

# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

[www.townofparadise.com](http://www.townofparadise.com)

## PLANNING DIRECTOR MEETING AGENDA

REGULAR MEETING – 2:00 PM – December 22, 2015

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk. Members of the public may address the Planning Director on any agenda item. If you wish to address the Planning Director on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the Planning Director Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to the Planning Director within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk Department located at 5555 Skyway, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

### CALL TO ORDER

#### 1. APPROVAL OF MINUTES

a. Approve the minutes of the August 20, 2015 Planning Director Meeting.

#### 2. CONTINUED PUBLIC HEARING - None

#### 3. PUBLIC HEARING

a. ROGERS (HAYS) **CONDITIONAL USE PERMIT (PL15-00384) APPLICATION:** Conditional Use Permit application proposing the establishment of a light manufacturing land use (CNC Milling) within a proposed +4800 square foot building space on a +1.65 acre property zoned Community Commercial (CC) and located at 5400 Clark Rd, AP No. 054-120-060.

b. EDWARDS **SITE PLAN REVIEW PERMIT (PL15-00387) APPLICATION:** Site plan review permit application proposing the conversion of an existing motel to 14 units of multi-family housing on a +1.14 acre property zoned Community Commercial (CC) and located at 4758 Skyway, AP No. 051-230-041.

#### 4. ADJOURNMENT

STATE OF CALIFORNIA ) COUNTY OF BUTTE )	SS.
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	

# PLANNING DIRECTOR MEETING MINUTES

## REGULAR MEETING – 2:00 PM – August 20, 2015

**CALLED TO ORDER** at 2:14 p.m. by Community Development/Planning Director Baker at 5555 Skyway, Paradise, California.

**STAFF PRESENT:** Community Development/Planning Director Craig Baker, Assistant Planner Susan Hartman and Assistant Town Clerk, Dina Volenski.

### **1. APPROVAL OF MINUTES**

- a. Director Baker approved the April 27, 2015 Planning Director Minutes.

### **2. CONTINUED PUBLIC HEARING - None**

### **3. PUBLIC HEARING**

Community Development/Planning Director Craig Baker announced that the purpose of today's meeting is to conduct a public hearing regarding **ST. THOMAS MORE MODIFIED SITE PLAN REVIEW PERMIT (PL15-00260) APPLICATION** Request to modify a previously approved Site plan review permit for the installation of a portable office building and shade structure for the Achieve Charter School on property zoned CS (Community Services) located at 767 Elliott Road, AP No. 052-080-111.

Director Baker stated that he had reviewed the memo prepared by Assistant Planner Hartman regarding the formal request from St. Thomas More Catholic Church to modify the site plan review permit to allow an additional  $\pm 346$  square foot administrative office portable building and  $\pm 1,020$  shade structure to the existing four portable buildings being used as classrooms for Achieve Charter School.

Director Baker opened the public hearing at 2:15 p.m.

There was no public comment

Director Baker closed the public hearing at 2:15 p.m.

Director Baker announced that he approved the modification to the previously approved Site Plan review permit modification request to allow the proposed  $\pm 346$  square foot portable office building and shade structure in addition to the existing four portable classroom buildings located at 767 Elliott Road and adopted the following findings to support the requested use permit modification:

- a. Find that the proposed modified project remains categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the State CEQA Guidelines.
- b. Find that the project, as modified and conditioned, is consistent with the Community Services designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements.

- c. Find that the project, as modified and conditioned, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.
1. Director Baker directed staff to re-issue the St. Thomas More Site Plan Review Permit, modified to include the proposed additional portable office building ( $\pm 346$  sq ft) and shade structure ( $\pm 1,020$  sq ft).
2. This decision may be appealed within seven days of the date of this hearing. As such, building permits cannot be issued for seven days.

#### **4. ADJOURNMENT**

Director Baker adjourned the Planning Director hearing at 2:18 p.m.

Date approved:

By:

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Craig Baker, Community Development/Planning Director

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Dina Volenski, Assistant Town Clerk





**TOWN OF PARADISE PLANNING DIRECTOR STAFF REPORT  
PLANNING STAFF REPORT  
MEETING DATE: December 22, 2015**

**FROM:** Susan Hartman, Assistant Planner

**AGENDA NO.** 3(a)

**SUBJECT:** Rogers (Hays) Conditional Use Permit (PL15-00384) Application

**DATE:** December 15, 2015

**APN** 054-120-060

**GENERAL INFORMATION:**

Applicant: Matt Rogers  
5712 Sawmill Rd  
Paradise, CA 95969

Location: 5400 Clark Rd

Requested Action: Use permit application to establish a light manufacturing land use (CNC Milling) within a portion of a proposed  $\pm 4800$  square foot building space on a vacant  $\pm 1.65$  acre property.

Purpose: Expand CNC milling services to area residents and businesses.

Present Zoning: Community Commercial (CC)

General Plan Designation: Town Commercial (TC)

Existing Land Use: Vacant

Surrounding Land Use: North: Commercial businesses  
East: Mobile Home Park/Single-family residential  
South: Single-family residential  
West: Clark Road

Parcel Sizes: 1.65 acres

CEQA Determination: Categorical Exemption – CEQA Guidelines Section 15332 (Class 32)

Other: An appeal of the Planning Director's action for the use permit can be made within seven (7) days of the decision date.

**NOTE: THE APPLICANT OR A REPRESENTATIVE SHOULD BE IN ATTENDANCE OR THE PLANNING DIRECTOR MAY NOT TAKE ACTION ON THIS APPLICATION.**

**SPECIAL INFORMATION:**

The project applicant, Matt Rogers, is requesting Town of Paradise use permit application approval for the establishment of a light manufacturing land use (CNC milling) within a portion of a proposed  $\pm 4800$  square foot commercial space located at 5400 Clark Road in Paradise. The property is currently vacant.

The  $\pm 1.65$  acre project site is situated within the Community Commercial (CC) zoning district. Primary access to the site is via an existing driveway encroachment on Clark Road, a state highway. Customer parking for the proposed use would be provided on-site accessed via a new paved driveway approach.

The proposed business activity would include the fabrication, sale and incidental storage of computer milled materials. Proposed days and hours of operation are Monday through Saturday, 8:00 a.m. to 5:00 p.m.

Wastewater disposal is proposed to be provided via the construction of an on-site wastewater disposal system. Any increase in storm water runoff resulting from the development or redevelopment of additional impervious surfaces on the resultant parcels will need to comply with Town adopted storm drainage post-construction standards designed to manage and maintain storm water runoff at pre-development levels.

While no trees are proposed to be removed at this time, construction and installation of proposed project improvements may result in the felling of a few pine trees large enough to be subject to the issuance of a Town of Paradise tree felling permit.

**ANALYSIS:**

Pursuant to Title 17 of the Paradise Municipal Code, the establishment of a light manufacturing land use on the project site is subject to town approval of a conditional use permit. Accordingly, the project applicant filed a use permit application with the Town of Paradise on November 3, 2015.

The project has received favorable responses from commenting agencies and, in consideration of the manner in which the site is improved; the project appears to be a reasonable location for the establishment of light manufacturing land use if conditioned prudently. The proposed function of the project is in compliance with all applicable zoning regulations and can be found

Rogers (Hays) Use Permit  
Agenda No. 3(a)

to be consistent with Paradise General Plan policies applicable to community commercial land uses.

**ENVIRONMENTAL REVIEW:**

As a project involving in-fill development of a property under 5 acres, in an area surrounded by developed land uses, the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332 of the State CEQA Guidelines.

**ANALYSIS CONCLUSION:**

After reviewing the existing environmental setting and circumstances associated with this application request, it is staff's position that the requested use permit application is reasonable and that the establishment of the proposed project land use will promote economic development of the Town of Paradise. Staff has developed several recommended conditions of project approval to insure the orderly development of this portion of the Paradise community. Therefore, staff endorses Planning Director approval of the Rogers use permit application, based upon and subject to the following recommended findings and conditions of project approval:

**FINDINGS FOR APPROVAL:**

1. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332 of the State CEQA Guidelines.
2. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan because the project will result in the establishment of a commercial land use in an area zoned for such use.
3. Find that the project, **as conditioned**, is in compliance with all applicable regulations of the Community Commercial zoning district.
4. Find that adequate infrastructure is currently in place to serve the proposed project.
5. Find that the project, as conditioned, will not detrimentally affect existing plant and

Rogers (Hays) Use Permit  
Agenda No. 3(a)

animal life in the project vicinity for the following reasons:

- a. The project is located within an area that has been altered from its natural state by long-established commercial and residential land uses;
- b. No known outstanding wildlife habitat exists in the immediate project vicinity; and
- c. No known rare or endangered plants are known to exist in the immediate project vicinity.

**RECOMMENDATION:**

After closure of the scheduled public hearing, **adopt the findings provided by staff and approve the Rogers use permit application** (PL15-00384) authorizing the establishment of a light manufacturing land use upon commercial property located at 5400 Clark Road, subject to the following conditions:

**GENERAL CONDITIONS**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Unless otherwise noted, it shall be the sole responsibility of the project developer to implement, monitor and fulfill the requirements of all conditions assigned to this use permit.
3. All work within the Clark Road public right of way is subject to Caltrans issuance of an encroachment permit.
4. Establish and maintain on-site parking facilities and pavement markings in accordance with all town parking ordinance regulations and the requirements of the Town Engineer.
5. Any outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.

Rogers (Hays) Use Permit  
Agenda No. 3(a)

6. All activities on the site shall be conducted in a manner that is in compliance with the Town's Noise Ordinance Regulations (PMC Chapter 9.18).
7. Secure Town of Paradise design review approval for any new business signs prior to the establishment of such signs on the site.
8. Maintain the property in a manner consistent with the Design Standards of the Clark Road Corridor.
9. Secure the issuance of a town-approved tree felling permit prior to the felling of any qualifying trees.
10. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review and the payment of the appropriate processing fees.
11. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

**CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT**

**ROADS AND ACCESS**

12. Secure issuance of an approved encroachment permit from Caltrans relating to proposed work in the right-of-way.

**DRAINAGE**

13. Prior to construction of any required site improvements, the project developer shall submit an engineered drainage analysis in accordance with the requirements of the Town Engineer and comply with all post-construction storm water design requirements

### **SANITATION**

14. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and issuance of permit approvals for installation of a sewage treatment and disposal system improvements to serve all proposed facilities. Provide evidence thereof to the Town Development Services Department (building division).

### **SITE DEVELOPMENT**

15. Submit three (3) copies of a detailed engineered site development and improvements plan showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including final parking facility design and site drainage design) and submitted to the Public Works Department (engineering division) for review and approval. Pay required site plan checking fee. Construction and drainage improvement plans must be approved **PRIOR TO CONSTRUCTION** or installation of the required facilities.
16. Show all easements of record on the site development and improvements plan as well as a fifty-foot building setback line measured from the centerline of Clark Road. Show a minimum 25-foot setback between storm drainage facilities and leach fields (primary and replacement).
17. If necessary, apply for and secure Town issuance of a grading permit satisfying all Engineering Division requirements and the current town adopted edition of the Uniform Building Code. Pay applicable grading permit fees per current fee schedule.
18. Submit a detailed storm water pollution prevention plan (**SWPPP**) to the State Regional Water Quality Control Board (along with the appropriate filing fee), if disturbing more than one acre. Provide a copy of this approved plan, if required, to the Town of Paradise prior to initiation of grading activities.
19. Submit a detailed soil erosion prevention plan to the Town Public Works Department for approval by the Town Engineer **PRIOR** to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.04.280.
20. Submit a detailed dust emissions control plan to the Town Public Works Department for approval **PRIOR** to the start of any earthwork.

21. Meet the requirements of the Town Building Official/Fire Marshal regarding submittal of building permit applications and all applicable Town adopted construction and fire code requirements.

#### **FIRE PROTECTION**

22. Meet the project requirements of the Building Official/Fire Marshal comments/conditions dated November 20, 2015 that are required to be fulfilled prior to the issuance of a building permit and any revisions thereto on file with the Town Development Services Department.

#### **CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATES OF OCCUPANCY**

#### **ROADS AND ACCESS**

23. Construct and install required project site frontage improvements in accordance with the approved Caltrans permit. Provide evidence thereof to the Town Development Services Department.

#### **SITE DEVELOPMENT**

24. Construct all necessary site, drainage, access, wastewater treatment/disposal and other facilities improvements as required by the Town Engineer and the Town Onsite Sanitary Official. All construction shall be in conformance with generally acceptable engineering and construction practices.
25. Submit landscaping plans and application fee to the Development Services Department (planning division) in accordance with Paradise Municipal Code requirements. **IMPORTANT NOTE:** No final building inspection or occupancy shall be permitted until the landscape plans for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).

Rogers (Hays) Use Permit  
Agenda No. 3(a)

26. Meet the requirements of all other utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on site utility easements.
27. Meet the requirements of Northern Recycling and Waste Systems (NRWS) regarding the design and function of the solid waste/recycling enclosure and provide evidence thereof to Town Development Services Department (building division) staff.

**FIRE PROTECTION**

28. Meet all other project requirements of the Building Official/Fire Marshal comments/conditions dated November 20, 2015 and any revisions thereto on file with the Town Development Services Department.

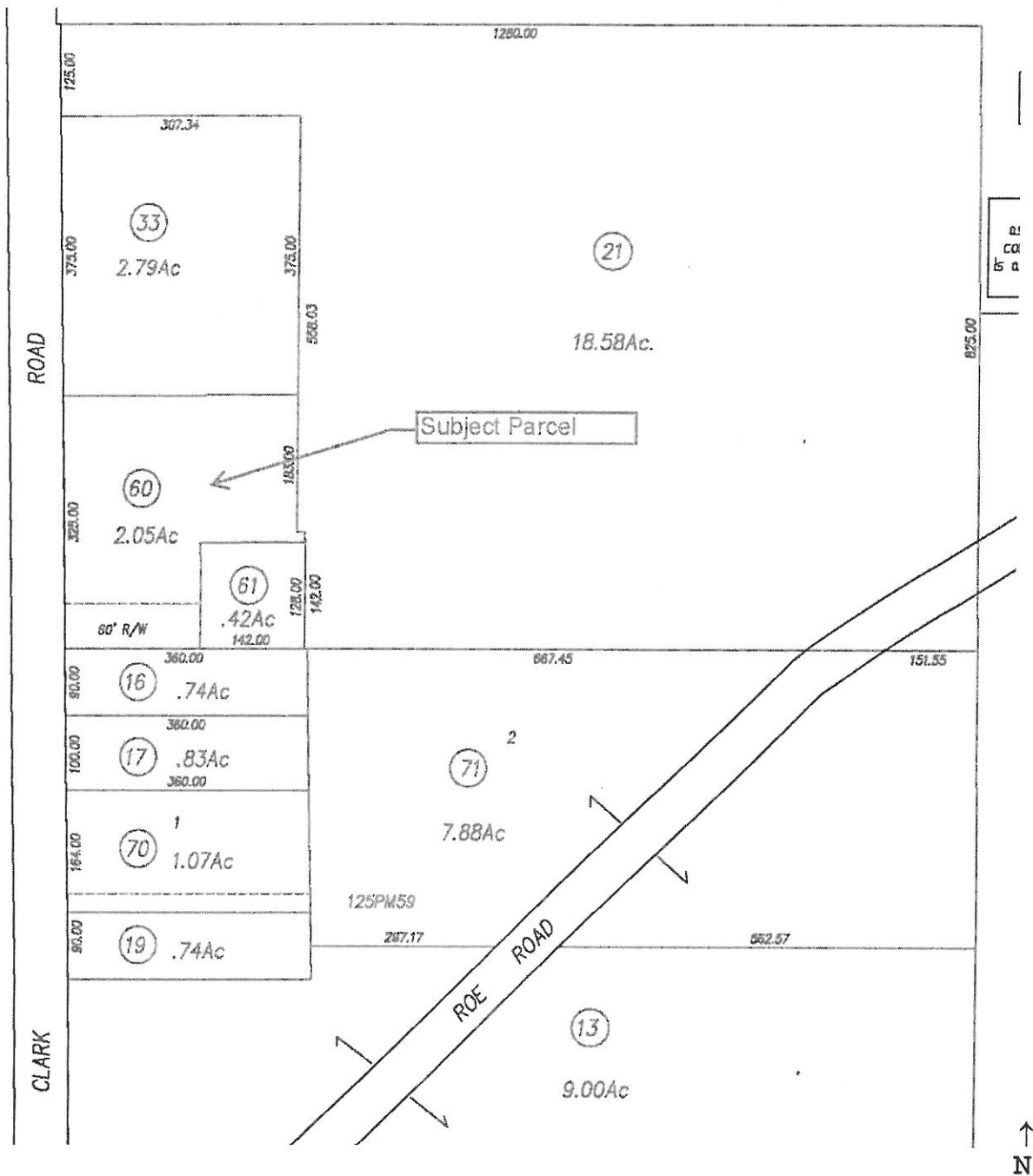
**SANITATION**

29. Meet the requirements of Town onsite sanitation staff regarding inspection and approval for the construction and final design of the onsite sewage disposal system.



**ATTACHMENTS FOR  
PLANNING DIRECTOR AGENDA NO. 3(a)**

1. Project vicinity map.
2. Notice sent to surrounding property owners for the December 22, 2015 public hearing
3. Mailing list of property owners notified of the December 22, 2015 public hearing
4. Sanitation clearance provided by from Town Onsite Sanitary Official Doug Danz dated November 12, 2015 indicating compliance with the town's sewage disposal regulations
5. Development review response from Paradise Irrigation District dated November 5, 2015
6. Development review response received from Town Building Official/Fire Marshal Tony Lindsey on November 20, 2015
7. Development review response from Town Engineer Marc Mattox dated November 19, 2015
8. Notice of exemption document for the Rogers Use Permit.
9. Written project description provided by developer
10. Project site plan, floor plan and building elevations (24"x 36") prepared by Hays & Associates (property owner)



APPLICANT: Dan Hays (for Matt Rogers)

ADDRESS: 5400 Clark Rd

OWNER: Hongyan Hays

**PROJECT DESCRIPTION:**

Conditional Use Permit application proposing the establishment of a light manufacturing land use (CNC milling) within an proposed  $\pm$  4800 sq ft building space on property zoned C-C (Community Commercial).

Zoning: CC

GENERAL PLAN: TC

FILE NO. PL15-00384

ASSESSOR PARCEL NO. 054-120-060

MEETING DATE: 12/22/2015

**NOTICE OF PUBLIC HEARING: PARADISE PLANNING DIRECTOR**

**NOTICE IS HEREBY GIVEN** by the Planning Director that a public hearing will be held on **Tuesday, December 22, 2015 at 2:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

- a. Item to be determined to be exempt from environmental review

**ROGERS (HAYS) CONDITIONAL USE PERMIT (PL15-00384) APPLICATION:** Conditional Use Permit application proposing the establishment of a light manufacturing land use (CNC Milling) within a proposed  $\pm 4800$  square foot building space on a  $\pm 1.65$  acre property zoned Community Commercial (CC) and located at 5400 Clark Rd, AP No. 054-120-060.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Town Hall. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x114.

CRAIG BAKER, Planning Director

054-090-068-000  
TALL PINES ENTERTAINMENT LTD  
PARTNERSHIP  
3473 MILDRED DRIVE  
FALLS CHURCH VA 22042

054-110-023-000  
HERRERA RENALDO NICHOLAS &  
ADESSA MARIE  
18 TUSCAN DR  
PARADISE CA 95969

054-110-052-000  
CALIFORNIA NEWSPAPERS  
PARTNERSHIP  
PO DRAWER 70  
PARADISE CA 95967

054-110-054-000  
MARTIN FAMILY TRUST ESTATE  
12242 MEREDIAN RD  
CHICO CA 95973

054-110-055-000  
CALIFORNIA NEWSPAPERS  
PARTNERSHIP  
101 W COLFAX  
DENVER CO 80202

054-120-016-000  
MOORE V DIANE REVOCABLE  
TRUST  
5940 WOODSDALE LN  
PARADISE CA 95969

054-120-017-000  
GREGORY LISA-ANNE ETAL  
5370 CLARK RD  
PARADISE CA 95969

054-120-021-000  
PINECREST MOBILE HOME PARK  
LLC  
P O BOX 1562  
PARADISE CA 95967

054-120-033-000  
MONTGOMERY CHARLES F &  
MARTHA L JT  
198 VALLEY VIEW DR  
PARADISE CA 95969

054-120-060-000  
HAYS HONGYAN  
1351 MANGROVE AVE #A  
CHICO CA 95926

054-120-061-000  
HARLAN ROBIN E SR & NANCY JEAN  
5380 CLARK RD  
PARADISE CA 95969

054-120-070-000  
WILSON FAMILY TRUST  
5368 CLARK RD  
PARADISE CA 95969

054-120-071-000  
YOUTH FOR CHANGE  
PO BOX 1476  
PARADISE CA 95967

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969

Paradise Recreation & Park Dis  
6626 Skyway  
Paradise, CA 95969

Paradise Ridge Chamber of  
Commerce  
5550 Skyway  
Paradise, CA 95969

Paradise Board of Realtors  
6178 Center Street  
Paradise, CA 95969

Paradise Downtown Business Ass.  
c/o Fir Street Gallery/Pam Funk  
6256 Skyway  
Paradise, CA 95969

Butte County Planning  
Courier

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist  
629 Entler Ave., Suite 15  
Chico, CA 95928

Butte Environmental Council  
116 W. 2<sup>nd</sup> Street #3  
Chico, CA 95928

Pacific Gas & Electric  
Laird Oelrichs, Land Agent  
350 Salem St.  
Chico, CA 95928

PROJECT: PL15-00384  
PROJECT NAME: HAYS USE PERMIT

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW REQUEST

TO: ENGINEERING ONSITE, CSS, PID, & BUSINESS & HOUSING

FROM: SUSAN HARTMAN, ASST PLANNER (872-6291 x114)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Conditional Use Permit application proposing the establishment of a light manufacturing land use (CNC milling) within an proposed ± 4800 sq ft building space on property zoned C-C (Community Commercial).

LOCATION: 5400 Clark Rd

ASSESSOR PARCEL NO.: 054-120-060

APPLICANT: Dan Hays

CONTACT PHONE: (530) 624-5777

DATE DISTRIBUTED: 11/05/2015

RETURN DATE REQUESTED: 11/19/2015

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT  
NOV 12 2015  
RECEIVED

\*\*\*\*\*  
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☒ YES ☐ YES, WITH CONDITIONS ☐ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

Land Use Review was approved in the 10/31/14 Land Division approval letter. This parcel is approved for a 360 gpd septic system which will adequately serve this project

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS <sup>2</sup>ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS. *DDanz*

j:\cdd\planning\shartman\drres\PL15-00384 HAYS CUP

H7  
7I-8I

PROJECT: PL15-00384  
PROJECT NAME: HAYS USE PERMIT

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW REQUEST

TO: ENGINEERING, ONSITE, CSS, PID, & BUSINESS & HOUSING

FROM: SUSAN HARTMAN, ASST PLANNER (872-6291 x114)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Conditional Use Permit application proposing the establishment of a light manufacturing land use (CNC milling) within an proposed + 4800 sq ft building space on property zoned C-C (Community Commercial).

LOCATION: 5400 Clark Rd

ASSESSOR PARCEL NO.: 054-120-060

APPLICANT: Dan Hays

CONTACT PHONE: (530) 624-5777

DATE DISTRIBUTED: 11/05/2015

RETURN DATE REQUESTED: 11/19/2015

\*\*\*\*\*  
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES ☐ YES, WITH CONDITIONS ☐ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

The site development plan shows a septic leach field fronting Clark Road in the northwest corner of Lot 3. The nearest trench appears to be about 4 feet from the east ROW line. This leach line location will not provide the required 25 foot setback from a potable water main.

Neil Essila 11/5/15

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

j:\cdd\planning\shartman\drss\PL15-00384 HAYS CUP

# MEMORANDUM

TO: Susan Hartman, Assistant Planner

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 5400 Clark Road, 054-120-060

DATE: November 20, 2015

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT

NOV 2 2015

RECEIVED

Comments regarding Conditional Use Permit application proposing the establishment of a light manufacturing land use (CNC milling) mixed use occupancy B/F-2/S-2 within a proposed +/- 4800 SF building space on property zoned CC (Community Commercial)

1. Building permit application. Three (3) complete, full size, scaled, 2013 California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations
2. The Town of Paradise is located in seismic category D, 110 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, structures shall meet all the requirements of 2013 California Building Code Chapter 7A.
3. The minimum design snow load and roof live load for the Town of Paradise shall be thirty (30) pounds per square foot at 1,800 feet and elevations above. 5400 Clark Road site is approximately 1,654 feet (Google Earth).
4. Please submit a separate Accessibility site plan sheet detailing accessibility requirements of 2013 California Building Code Chapter 11B.
5. Please submit a separate plan sheets detailing compliance as per the 2013 California Green Building standards code nonresidential Mandatory Measures within the submittal.
6. Commercial fire access roads shall provide an access roadway with a minimum unobstructed width of twenty (20) feet wide and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
7. Roadways shall be extended to within one hundred and fifty (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by the Town of Paradise Fire Department and detailed on site plan.
8. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions. A soils report of the access roadway may be submitted which provides evidence of a 90-95% compaction of the soil along the access roadway. Access roadways that do not meet this requirement

- could be subject to a stop construction order until the roadway can be maintained.
9. Fire lane designations shall be required for all fire access roadways as determined by the Town of Paradise Fire Department. Posted signs which state "FIRE LANE, NO PARKING" shall be installed and curbs painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by the Town of Paradise Fire Department. All fire lanes shall be marked and identified prior to Certificate of Occupancy.
  10. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.
  11. New 5,948 SF type I-B Building mixed occupancy B/F-2/S-2 (no high pile storage) building. The required fire flow shall be 1500 gpm for 2 hour duration at 20 PSI residual operating pressure.
  12. Minimum 1 fire hydrant is required for the 5,948 type I-B Building. Maximum distance from structure to any point on street or road frontage is 250 feet and maximum 400 feet from a hydrant.
  13. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Town of Paradise Fire Department staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes of business systems.
  14. Permanent commercial/industrial three-dimensional street numbers, minimum twelve (12) inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible from the street and shall not be obstructed in any manner.
  15. Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite facilities. Numbers or letters shall be a minimum of four (6) inches in height and placed on a contrasting background.
  16. All flammable vegetation shall be removed from each building site with slopes less than fifteen percent (15%) at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
  17. Knox emergency access key box is required at each building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.
  18. A hazardous materials inventory and disclosure shall be provided with a complete listing of MSDS sheets, storage locations and a technical report shall be submitted for review and approval prior to or as part of the submission for a building permit.
  19. A fire permit is required for certain specific operations regulated by the California Fire Code. The permit is issued after application has been made to the Town of Paradise Fire Department and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits. Some permits require additional inspections and permit compliance that may require additional fees to be paid semi-annually.





TOWN OF PARADISE  
5555 Skyway  
Paradise, CA 95969  
(530) 872-6291

## MEMO

Date: November 19, 2015  
To: Craig Baker, Community Development Director  
From: Marc Mattox, Town Engineer  
RE: 5400 Clark Road, APN 054-120-060

---

The following are my comments relative to the proposed project.

1. Storm Drainage
  - a. Drainage analysis is required
  - b. Project shall comply with Town of Paradise Post-Construction Standards Plan (reference [www.townofparadise.com/stormwater](http://www.townofparadise.com/stormwater)) "Regulated project" if over 5,000SF of new impervious area.
2. Grading
  - a. If cut and fill volumes exceed 50 cubic yards then Engineered Grading Requirements will be in effect. Reference Appendix J CBC as adopted by Town of Paradise (attached).
  - b. Erosion control will be required through preparation and implementation of an Erosion Control Plan and Storm Water Pollution Prevention Plan. If the disturbed project area exceeds one acre, a Notice of Intent will need to be filed with the Regional Water Quality Control Board at the State Level.
  - c. Grading plans shall include dust emission control notes.
3. Site Design, Permits and Approvals:
  - a. Submit engineered plans for the project improvements (water, drainage, grading, electrical, etc.).
4. Engineering Division Approvals Required:
  - a. Engineer's Estimate for fee schedule. (civil improvements for on-site)
  - b. Erosion Control Plan Review.
  - c. Grading Permit (if applicable – fees per cut/fill volume)
  - d. Drainage Analysis Review
  - e. Engineered Site Plan.
5. Other Approvals Required:
  - a. Caltrans issuance of approved encroachment permit relating to proposed work in the right-of-way
    - i. Work in Caltrans right-of-way shall be complete prior to final building permit closure.

## NOTICE OF EXEMPTION

**To:** File: AP No: 054-120-060; [PL15-00384]

**From:** Town of Paradise, Development Services Department,  
Planning Division, 5555 Skyway, Paradise, CA 95969

**Project Title:** Rogers (Hays) Conditional Use Permit

**Project Applicant:** Matt Rogers

**Project Location:** 5400 Clark Rd

**Project Description:** Application proposing establishment of a light manufacturing land use in a proposed +4800 sq ft building space on property zoned C-C.

**Approving Public Agency:** Town of Paradise

**Person or Agency  
Carrying Out Project:** Matt Rogers

**Exempt Status:** \_\_\_\_\_ Ministerial (Section 15268)  
\_\_\_\_\_ Emergency Project (Section 15269)  
  X   Categorical Exemption  
Section 15332 Class   32  

**Reason for Exemption:** In-fill project on property under 5 acres.

**Contact Person:** Susan Hartman, Assistant Planner  
(530) 872-6291 ext. 114

**Signature:**



\_\_\_\_\_  
Town Planning Director

**Date:**

\_\_\_\_\_

# RFR Custom Fab

Creating the Unimaginable ...  
in CNCTechnology for Business

## 2015 PROJECT DESCRIPTION



Owner:	Matt Rogers
Business Name:	RFR Custom Fab, Incorporated
Addresses:	5712 Sawmill Road Paradise, CA 95969
Telephone:	530.228.7360
Email:	<a href="mailto:Matt_RFR@Comcast.net">Matt_RFR@Comcast.net</a>

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About Matt .....	4
Form of Ownership .....	4
Mission Statement .....	4
Immediate Growth and Long-Term Strategies .....	4
Future RFR Facility Site – 2015 to 2020.....	4
Business and Service Hours .....	4
Licenses and Permits .....	4
Site and Building Plans .....	4

## EXECUTIVE SUMMARY

Since its inception in 2003, RFR Custom Fab (RFR), a sole proprietorship, has operated for more than twelve (12) years under the continued ownership of Matt Rogers.

RFR's business is CNC (computer numerical control) milling. CNC milling is the computerized machining process of using rotary cutters to remove material from a work-piece advancing (or *feeding*) in a direction at an angle with the axis of the tool. It covers a wide variety of different operations and machines, on scales from small individual parts to large, heavy-duty gang milling operations. It is one of the most commonly used processes in industry and machine shops today for machining parts to precise sizes and shapes. RFR's existing CNC milling machine is a machining center (a milling machine with automatic tool changer, tool magazine and carousel, CNC control, coolant system, and enclosure).

Over the years... RFR has grown from a small fledgling part-time operation to a full-time operation and has recently outgrown its current facilities and location. To expand sales, and their subsequent fabrication, a second CNC machine is needed, together with one full-time and one part-time employees. In that regard, RFR Custom Fab (RFR) will be occupying a 4871 square foot first floor commercial building, with an additional 1077 sq. ft. mezzanine in Suite A, to be located at 5400 Clark Road, Paradise, CA 95969.

If the reader of this Project Description has questions regarding any of its information and/or preparation, they are encouraged to call its preparer—Hays & Associates, Daniel Hays at 530.624.5777 or email [Dan@HaysAssociates.com](mailto:Dan@HaysAssociates.com).

**About Matt..** Matt Rogers is a principled, highly motivated, self-taught and disciplined individual. In that respect, RFR's successes have come as a result of those personal qualities and his sincere desire to achieve the goals he sets for himself and those of his company—Customer Satisfaction! His company was started and continues to grow as a result of the customers who recognized these qualities and sought to do business with him.

## **OPERATIONAL DESCRIPTION**

**Form of Ownership** RFR Custom Fab was a sole proprietorship, wholly owned by Matt Rogers, however, he reformulated his company as RFR Customer Fab, Incorporated, a California "S" Corporation, on November 1, 2015.

**Mission Statement** RFR's mission is to provide the finest CNC workmanship available in the marketplace; expand its service area and clientele and, most important—consistently provide and maintain the highest levels of quality service and accountability that RFR's customers have come to appreciate and trust since beginning its operations in 2003.

**Immediate Growth and Long-Term Strategies** RFR's immediate and long term business growth is solely dependent upon occupying the new larger facility that will accommodate one new CNC milling machine. Matt has scheduled a full-time person, capable of its operation, upon the building's completion. As additional growth occurs, the long-term strategy is to purchase additional CNC machines at a time conducive to the requirements of verifiable customer based production needs.

**Future RFR Facility Growth on the Site – 2015 to 2020** In 2013, recognizing that the RFR facilities and site had been out-grown and no longer allowed the business to cultivate and produce for new customers, Matt began looking for a larger facility in which to expand his operations. After looking at dozens of existing buildings in Paradise and Chico, none of which met his requirements, he decided to have a new facility designed and constructed.

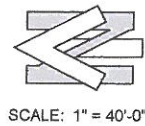
The new site and proposed new facility and equipment will accommodate RFR's current and future operations for at least the next 3 years. Thereafter, as the continued business operations grow, RFR will expand its operations into other portions of the building that, in the interim, will be sub-let to other independent business tenants. Initially, RFR will occupy 60% of the building, Suite A. Suites B and C, at 1200 square feet each, will be leased to qualified tenants that meet the zoning and use requirements of the Town of Paradise.

**Business and Service Hours** Normal business hours are 8AM to 5PM, Monday through Saturday.

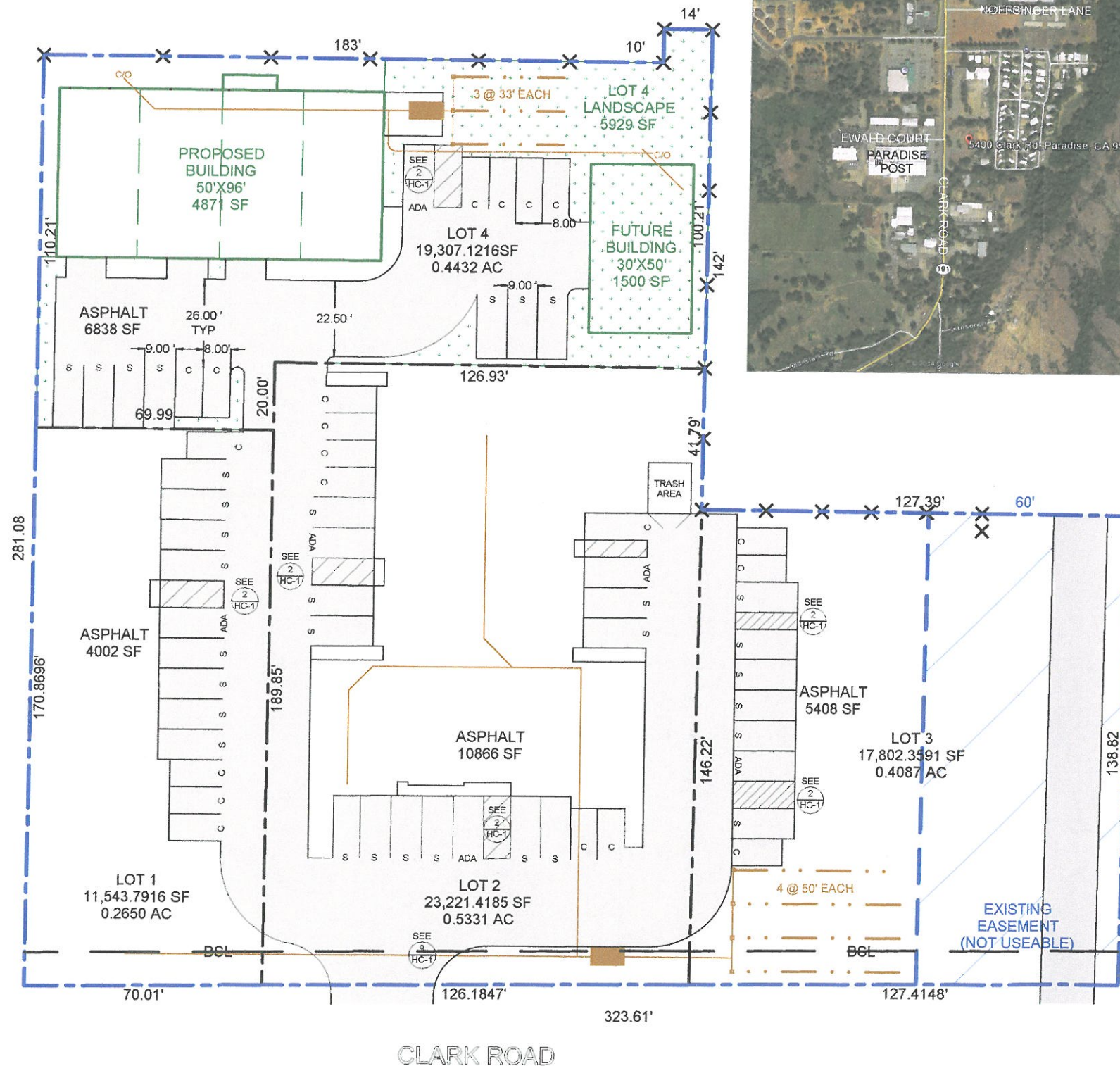
**Licenses and Permits** There are no state or federal licenses or permits required for the operations of RFR, except that a use permit, required by the Town of Paradise, is required for his manufacturing use in a community commercial zone.

**Site and Building Plans** Please see the attached site plan, floor and elevations plans.





## LOCATION MAP



## PROJECT CODE ANALYSIS

GENERAL CODES:  
PROJECT TITLE:  
OWNER:

2013 CALIFORNIA BUILDING CODE  
ROGER'S BUILDING  
MATT ROGERS  
5712 SAWMILL ROAD  
PARADISE, CA 95960  
054-120-060 (A PORTION)  
VACANT  
COMMUNITY COMMERCIAL  
COMMERCIAL  
TOWN OF PARADISE  
5555 SKYWAY, PARADISE, CA. 95969

ASSESSOR'S PARCEL NO:  
CURRENT LAND USE:  
CURRENT ZONING:  
G.P. DESIGNATION:  
JURISDICTION:

BUILDING SITE DATA:

GROSS BUILDING SITE AREA:  
PROPOSED BUILDING AREA:  
REMAINING AREA:

AREA	% OF TOTAL
19,307 SQ. FT.	100.00%
4,872 SQ. FT.	25.23%
14,473 SQ. FT.	74.77%
	100.00%

## BUILDING ANALYSIS

### COMMERCIAL STRUCTURE

USE:  
OCCUPANCY GROUPS:  
CONSTRUCTION TYPE:  
FLOOR AREA ALLOWED:  
BASIC =

OFFICE, MANUFACTURING & WAREHOUSE  
B - OFFICE/F-2 - METAL PRODUCTS/S-2 STORAGE  
I-B

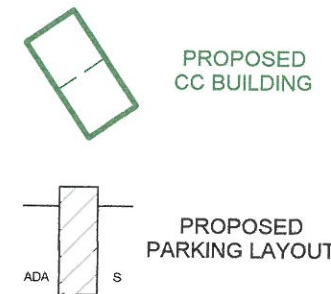
8,500 SQ. FT.

PROPOSED FLOOR AREA:  
SUITE "A" OCCUPANCY:

5,948 SQ. FT. (AS SHOWN BELOW)  
3,548 SQ. FT. - OCCUPANT LOAD - 6  
846 SQ. FT. - OCCUPANT LOAD - 3  
1625 SQ. FT. - OCCUPANT LOAD - 2  
1077 SQ. FT. - OCCUPANT LOAD - 1  
1200 SQ. FT. - OCCUPANT LOAD - 2  
124 SQ. FT. - OCCUPANT LOAD - 1  
1076 SQ. FT. - OCCUPANT LOAD - 1  
1200 SQ. FT. - OCCUPANT LOAD - 2  
124 SQ. FT. - OCCUPANT LOAD - 1  
1076 SQ. FT. - OCCUPANT LOAD - 1

OFFICE:  
WAREHOUSE:  
MEZZANINE:  
SUITE "B" OCCUPANCY:  
OFFICE:  
WAREHOUSE:  
SUITE "C" OCCUPANCY:  
OFFICE:  
WAREHOUSE:

## LEGEND



PROPERTY DATA:

OVERALL @ 71859 SF = 1.6497 AC  
EASEMENT @ 8,355 SF = 0.1918 AC  
NET USEABLE @ 63,504 SF = 1.4579 AC

PARKING ANALYSIS:

PARKING AC @ 6838 SF  
BUILDING @ 4800 SF  
OFFICE @ 846 SF = 4 SPACES  
WAREHOUSE @ 3954 = 6 SPACES  
PARKING SPACES PROVIDED:  
14 SPACES  
4 SPACES AVAILABLE

## SHEET AND PLAN INDEX

SHEET NO.	SHEET DESCRIPTION
SD-1	SITE DEVELOPMENT PLAN
A-1	FLOOR PLANS
A-1.1	DIMENSIONED FLOOR PLAN
A-2	ELEVATIONS
A-3	SECTION CUT
HC-1	ADA DESIGN CRITERIA
HC-2	ADA DESIGN CRITERIA
E-1	ELECTRICAL PLAN
MP-1	MECHANICAL & PLUMBING
S-1	STRUCTURAL NOTES
S-2	STRUCTURE DETAILS
S-3	MEZZANINE JOIST PLAN
L-1	LANDSCAPE TREE PLAN
L-2	LANDSCAPE SHRUB PLAN

REVISIONS:

WES GILBERT  
ENGINEER  
530.880.1315  
W Gilbert Engineering  
140 Yellowstone Drive, Suite 110  
Chico, CA 95973  
LICENSE NO.



A BUILDING  
DESIGNED FOR:

MATT  
ROGERS  
RFR  
CUSTOM  
FAB

MAILING ADDRESS:

5712 Sawmill Road  
Paradise, CA 95969

PROPERTY ADDRESS:

5400 Clark Road  
Paradise, CA 95969

ASSESSOR'S NO'S.  
054-120-060 (A Portion)



HAYS & ASSOCIATES  
DESIGN • DEVELOPMENT

1351 MANGROVE AVE - STE A  
CHICO, CALIFORNIA 95926  
OFFICE (530) 624-5777

DAN@HAYSSOCIATES.COM

SITE  
DEVELOPMENT  
PLAN

DRAWN  
MMI  
CHECKED  
DH

MAY 2015

1" = 40'-0"

SHEET NO.

SD-1 27



REVISIONS:

WES GILBERT

ENGINEER

530.890.1315

W Gilbert Engineering

140 Yellowstone Drive, Suite 110

Chico, CA 95926

LICENSE NO.



A BUILDING DESIGNED FOR:

MATT ROGERS

RFR

CUSTOM FAB

MAILING ADDRESS:

5712 Sawmill Road

Paradise, CA 95969

PROPERTY ADDRESS:

5400 Clark Road

Paradise, CA 95969

ASSESSOR'S NO.'S

054-120-060

HAYS & ASSOCIATES

DESIGN • DEVELOPMENT

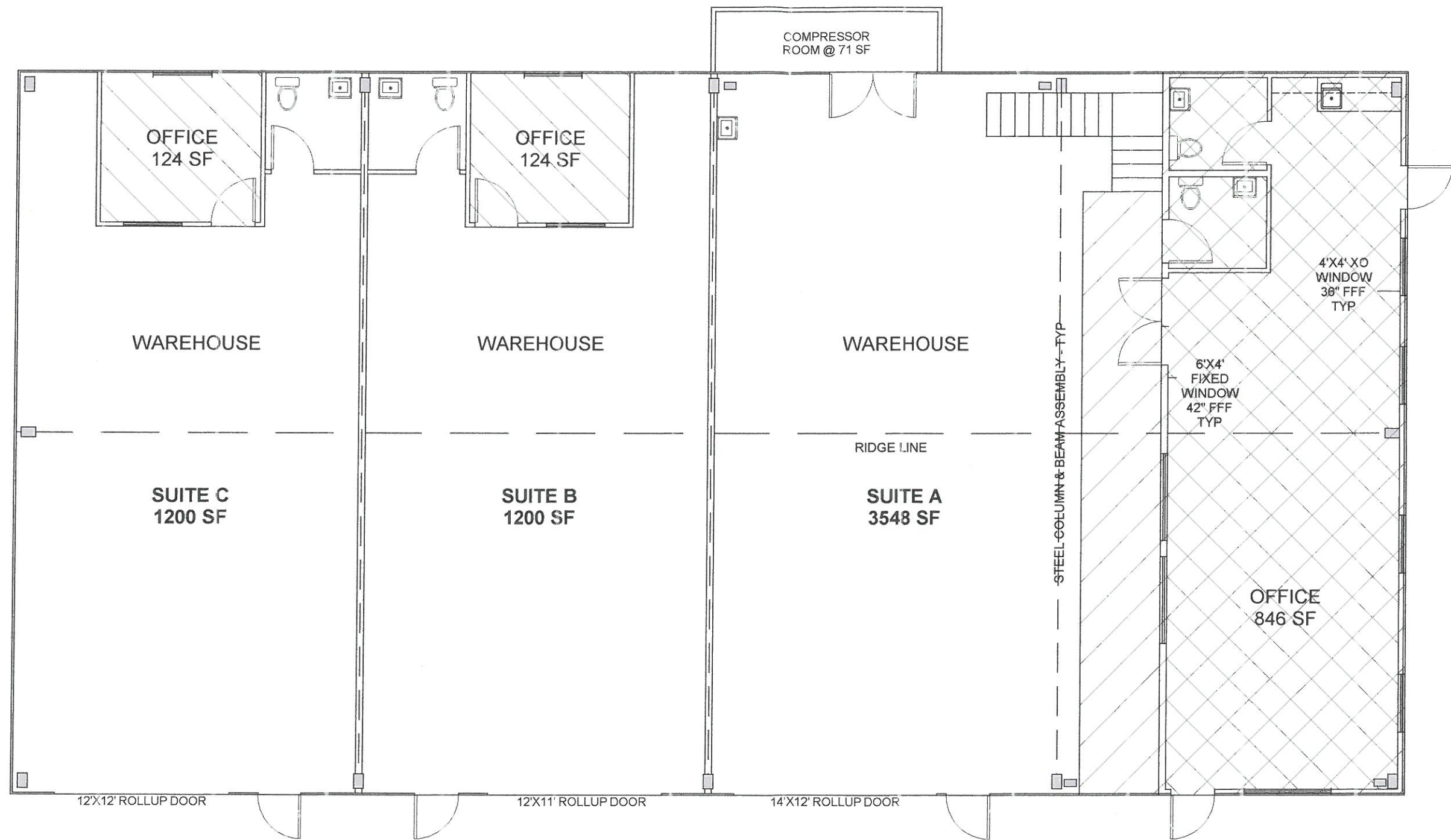
1351 MANGROVE AVE - STE A

CHICO, CALIFORNIA 95926

OFFICE (530) 624-5777

DAN@HAYSASSOCIATES.COM

FLOOR PLAN
DRAWN MMI
CHECKED GB
MAY 2015
1/8" = 1'-0"
SHEET NO.

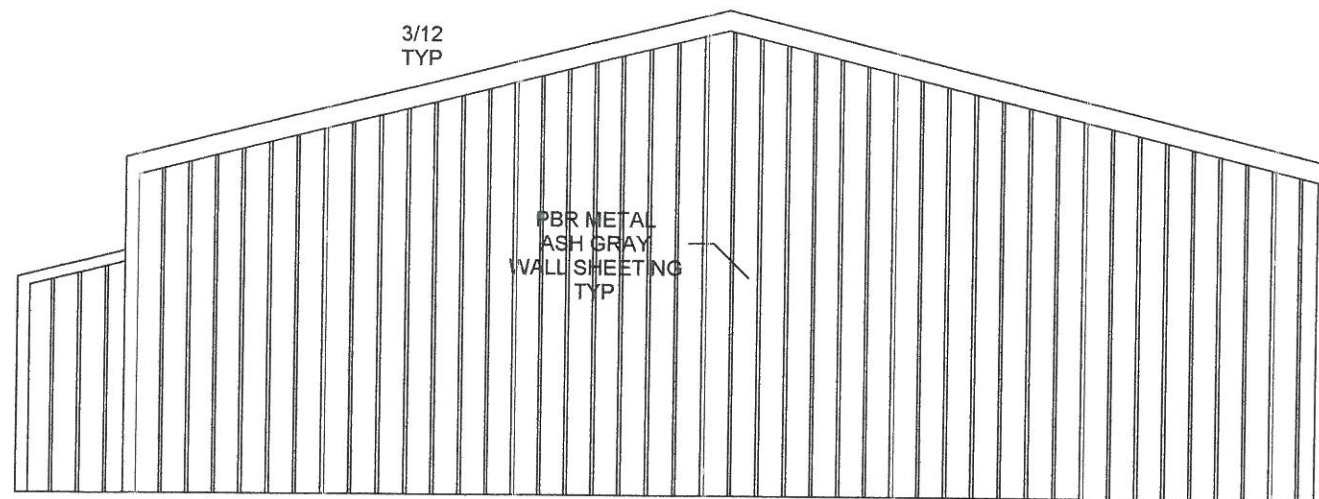


FLOOR PLAN - 5948 SF

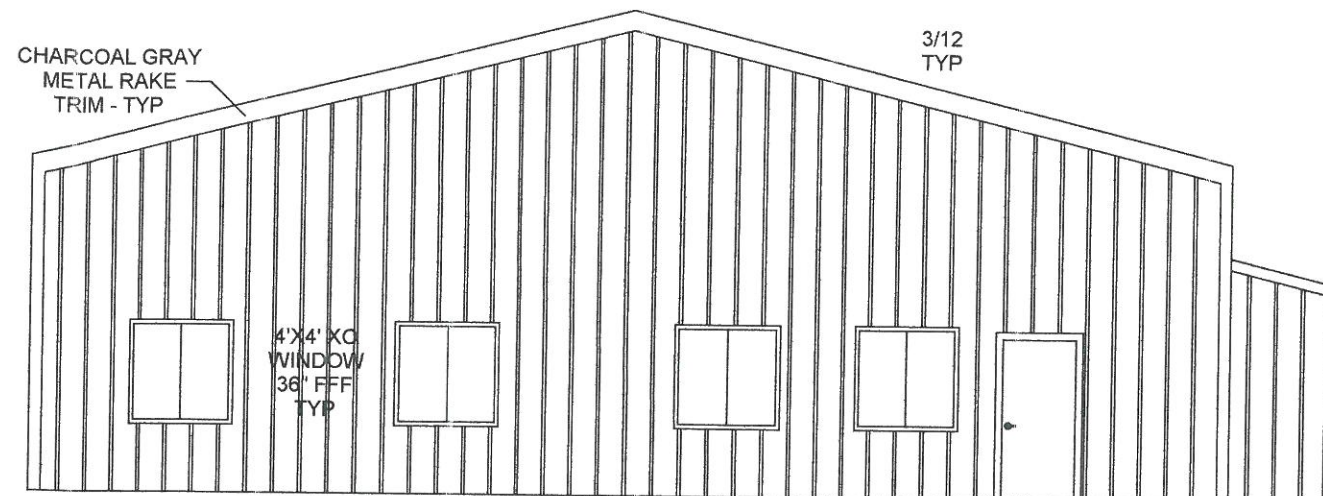
- MEZZANINE @ 1077 SF
- OFFICE @ 846 SF

- NOTE:
- INTERIOR WALLS ARE SHOWN AS PTDF PLATE LINE
  - EXTERIOR WALLS ARE SHOWN AS PTDF PLATE LINE
  -

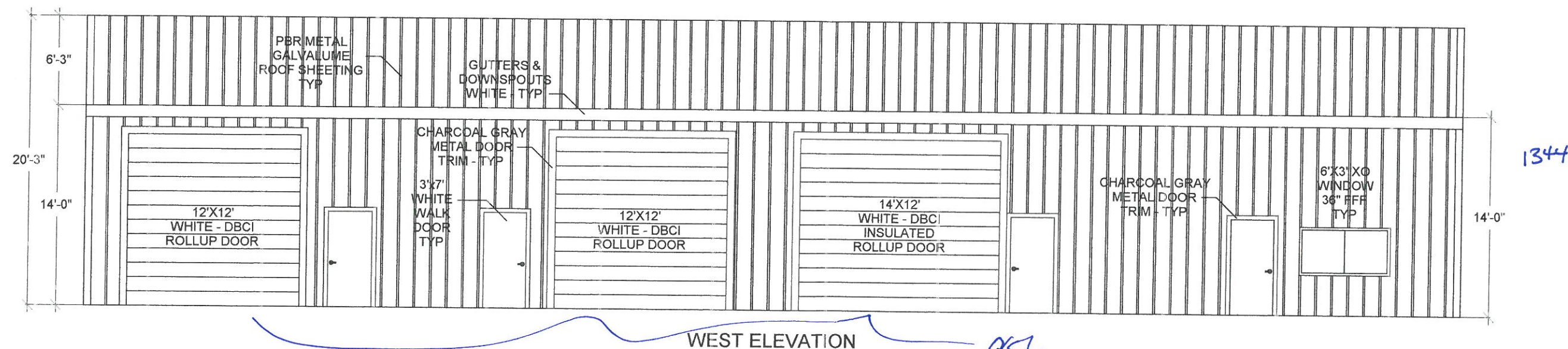




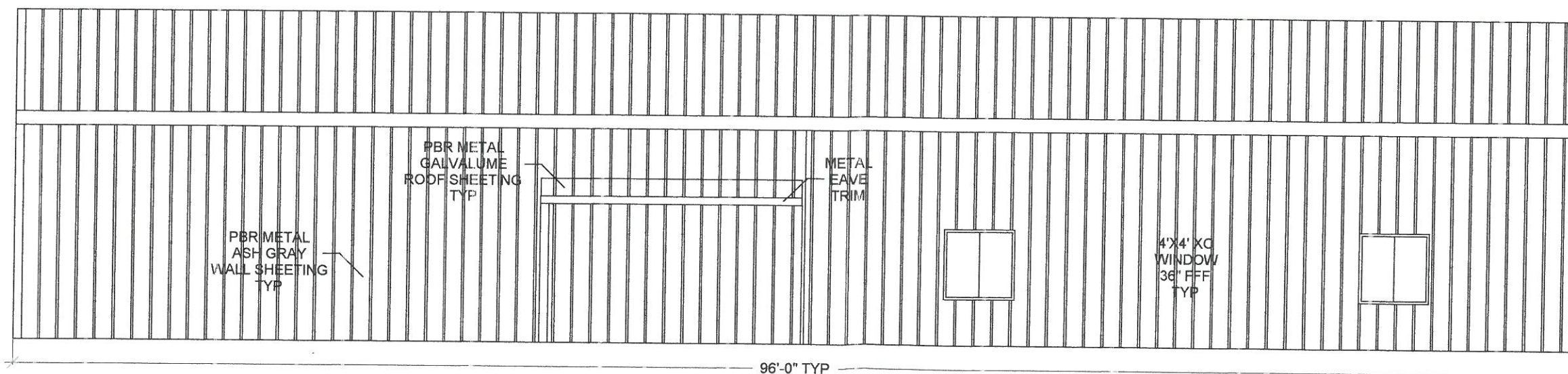
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

REVISIONS:

**WES GILBERT**  
ENGINEER  
530.890.1315  
W Gilbert Engineering  
140 Yellowstone Drive, Suite 110  
Chico, CA 95923  
LICENSE NO.



A BUILDING  
DESIGNED FOR:

**MATT  
ROGERS  
RFR  
CUSTOM  
FAB**

MAILING ADDRESS:

5712 Sawmill Road  
Paradise, CA 95969

PROPERTY ADDRESS:

5400 Clark Road  
Paradise, CA 95969

ASSESSOR'S NO'S.  
054-120-060



**HAYS & ASSOCIATES**  
DESIGN • DEVELOPMENT

1351 MANGROVE AVE - STE A  
CHICO, CALIFORNIA 95926  
OFFICE (530) 624-5777  
DAN@HAYSASSOCIATES.COM

ELEVATIONS

DRAWN  
MMI  
CHECKED  
WG

MAY 2015

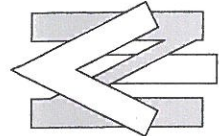
1/8" = 1'-0"

SHEET NO.

**A-2** 29



TREE LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NO. TREES
TREES				
T-1	BETULA NIGRA	RED RIVER BIRCH	15 GAL	
T-2	ROBINIA AMBIGUA	IDAHO LOCUST	15 GAL	2
T-3	GINKGO BILOBA	MAIDEN HAIR	15 GAL	1
T-4	PISTACIA CHINENSIA	CHINESE PISTACHE	15 GAL	2
T-5	WISTERIA FLORIBUNDA	JAPANESE AND CHINESE WISTERIA	15 GAL	1
T-6	MAGNOLIA DAWSONIANA	MAGNOLIA	15 GAL	1
T-7	LABURNUM WATERERI	GOLDEN CHAIN TREE	15 GAL	1
T-8	LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	3
T-9	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL	1

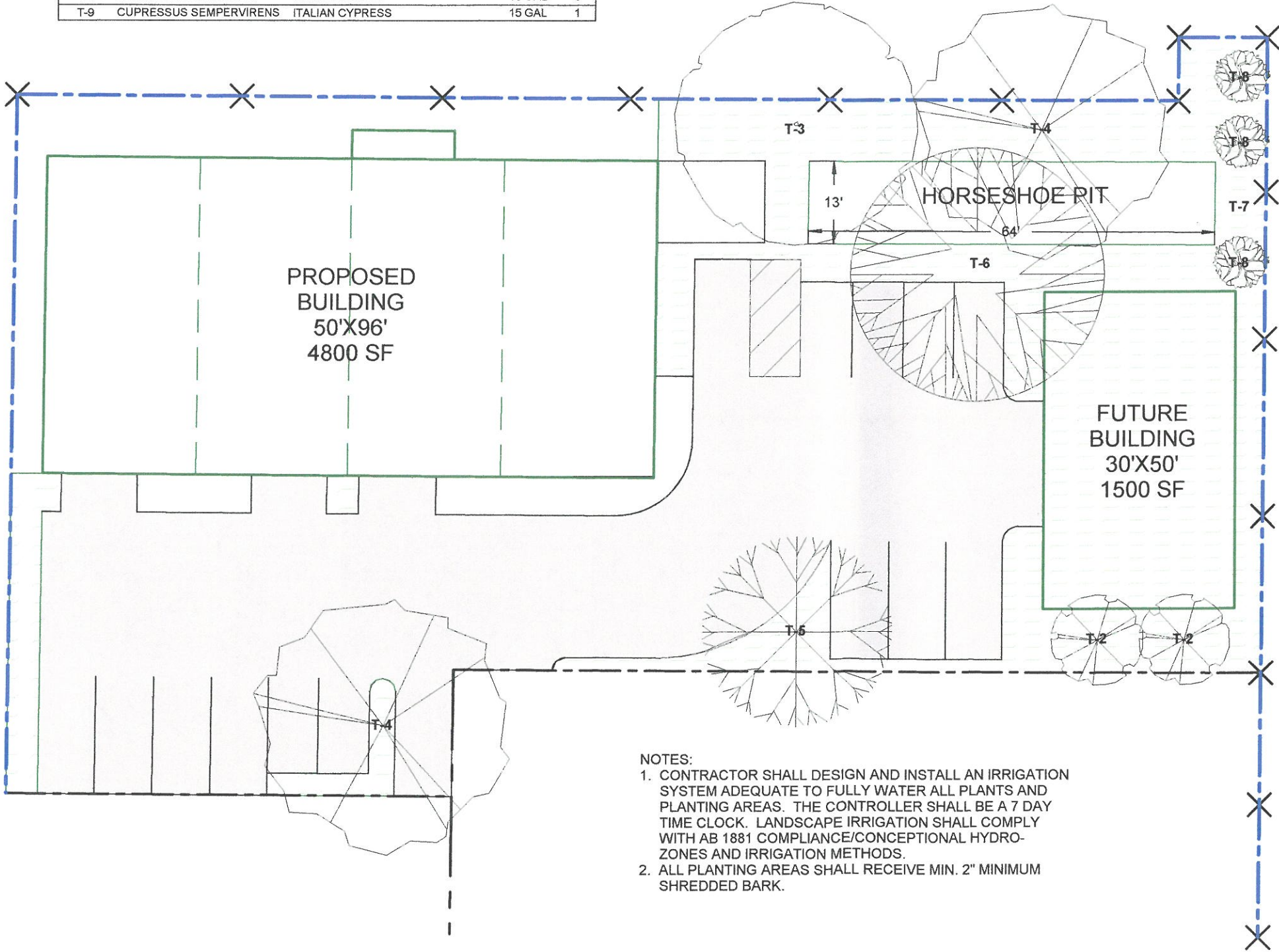


SCALE: 1" = 20'-0"

- NOTES:
1. CONTRACTOR SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM ADEQUATE TO FULLY WATER ALL PLANTS AND PLANTING AREAS. THE CONTROLLER SHALL BE A 7 DAY TIME CLOCK. LANDSCAPE IRRIGATION SHALL COMPLY WITH AB 1881 COMPLIANCE/CONCEPTIONAL HYDRO-ZONES AND IRRIGATION METHODS.
  2. ALL PLANTING AREAS EXCEPT LAWNS SHALL RECEIVE MIN. 2" SHREDDED BARK MULCH.

TREE LEGEND

- RED RIVER BIRCH
- IDAHO LOCUST
- MAIDEN HAIR
- CHINESE PISTACHE
- MAGNOLIA
- WISTERIA
- GOLDEN CHAIN
- CRAPE MYRTLE
- FLOWERING DOGWOOD
- ITALIAN CYPRESS



- NOTES:
1. CONTRACTOR SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM ADEQUATE TO FULLY WATER ALL PLANTS AND PLANTING AREAS. THE CONTROLLER SHALL BE A 7 DAY TIME CLOCK. LANDSCAPE IRRIGATION SHALL COMPLY WITH AB 1881 COMPLIANCE/CONCEPTIONAL HYDRO-ZONES AND IRRIGATION METHODS.
  2. ALL PLANTING AREAS SHALL RECEIVE MIN. 2" MINIMUM SHREDDED BARK.



REVISIONS:

WES GILBERT  
ENGINEER  
530.890.1315  
W Gilbert Engineering  
140 Yellowstone Drive, Suite 110  
Chico, CA 95973  
LICENSE NO.

A BUILDING  
DESIGNED FOR:

**MATT  
ROGERS  
RFR  
CUSTOM  
FAB**

MAILING ADDRESS:  
5712 Sawmill Road  
Paradise, CA 95969

PROPERTY ADDRESS:  
5400 Clark Road  
Paradise, CA 95969

ASSESSOR'S NO.'S.  
054-120-060

**HAYS & ASSOCIATES**  
DESIGN + DEVELOPMENT

1351 MANGROVE AVE - STE A  
CHICO, CALIFORNIA 95926  
OFFICE (530) 624-5777  
DAN@HAYSASSOCIATES.COM

LANDSCAPE  
TREE PLAN

DRAWN  
MMI  
CHECKED  
WG

FEBRUARY 2015

1" = 20'-0"

SHEET NO.

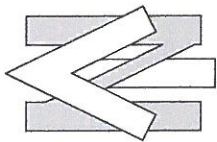
**L-1**

30



PLANT AND SHRUB LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NO. PLANTS
SHRUBS				
S-1	CANNACEAE	CANNA	1 GAL	
S-2	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	5
S-3	CAMELLIA JAPONICA	CAMELLIA	5 GAL	
S-4	RHODODENDRON	AZALEA	2 GAL	
S-5	AGAPANTHUS ORIENTALIS	LILY OF THE NILE	2 GAL	29
S-6	PEROVSKIA 'BLUE SPIRE'	RUSSIAN SAGE	2 GAL	21

GROUND COVER				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NO. PLANTS
G-1	AJUGA REPTANS	CARPET BUGLE	FLAT	24
G-2	LANTANA MONTEVIDENSIS	LANTANA 'IRENE'	FLAT	24
G-3	THYMUS PRAECOX	THYME	FLAT	24
G-4	CORYDALIS LUTEA	CORYDALIS	FLAT	24
G-5	OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE	FLAT	24
G-6	PASSIFLORA CAERULEA	BLUE CROWN PASSION FLOWER	FLAT	24
G-7	DIASCIA	TWINSPUR 'RUBY FIELD'	FLAT	24

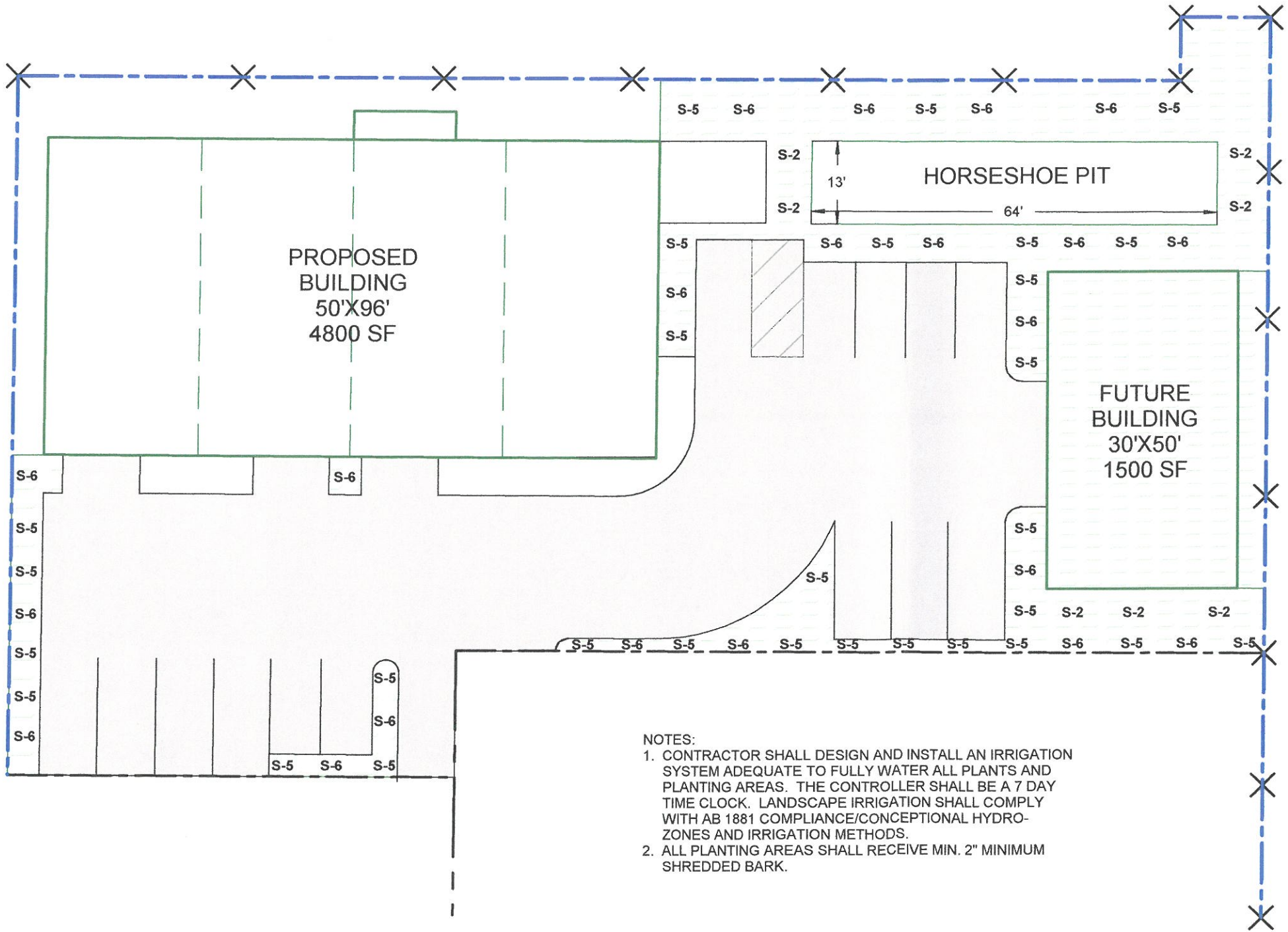


SCALE: 1" = 20'-0"



SHREDDED  
WALK-ON  
BARK  
TYP

LOT 4  
LANDSCAPE  
5929 SF



- NOTES:
1. CONTRACTOR SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM ADEQUATE TO FULLY WATER ALL PLANTS AND PLANTING AREAS. THE CONTROLLER SHALL BE A 7 DAY TIME CLOCK. LANDSCAPE IRRIGATION SHALL COMPLY WITH AB 1881 COMPLIANCE/CONCEPTIONAL HYDRO-ZONES AND IRRIGATION METHODS.
  2. ALL PLANTING AREAS SHALL RECEIVE MIN. 2" MINIMUM SHREDDED BARK.

PARADISE  
GARDENS SQUARE

REVISIONS:

WES GILBERT  
ENGINEER  
530.890.1315  
W Gilbert Engineering  
140 Yellowstone Drive, Suite 110  
Chico, CA 95973  
LICENSE NO.



A BUILDING  
DESIGNED FOR:

MATT  
ROGERS  
RFR  
CUSTOM  
FAB

MAILING ADDRESS:  
5712 Sawmill Road  
Paradise, CA 95969

PROPERTY ADDRESS:  
5400 Clark Road  
Paradise, CA 95969

ASSESSOR'S NO'S.  
054-120-060

HAYS & ASSOCIATES  
DESIGN • DEVELOPMENT  
1351 MANGROVE AVE. STE A  
CHICO, CALIFORNIA 95926  
OFFICE (530) 624-5777  
DAN@HAYSSOCIATES.COM

LANDSCAPE  
SHRUB PLAN

DRAWN  
MMI  
CHECKED  
WG

MAY 2015  
1" = 20'-0"

SHEET NO.

L-2

**TOWN OF PARADISE PLANNING DIRECTOR  
PLANNING STAFF REPORT  
MEETING DATE: December 22, 2015**

**FROM:** Susan Hartman, Assistant Planner  
**SUBJECT:** Edwards Site Plan Review Application (PL15-00387)  
**DATE:** December 15, 2015

**AGENDA NO. 3 (b)**

**AP 051-230-041**

**GENERAL INFORMATION:**

Applicant &  
Landowner: Tyler Edwards  
PO Box 5999  
Oroville, CA 95966

Location: 4758 Skyway

Requested Action: Site Plan Review permit approval to authorize the conversion of an existing motel to 14 units of multi-family housing on a  $\pm 1.14$  ac property.

Purpose: To provide residential rental units and additional housing opportunities.

Project Density:  $\pm 12.3$  dwelling units per acre

Present Zoning: Community Commercial (CC)

General Plan Designation: Town Commercial (TC)

Existing Land Use: Motel

Surrounding Land Use: North: West Bound Skyway  
South: East Bound Skyway  
West: Light Manufacturing  
East: Vacant Auto Body Repair

Project Site Area:  $\pm 1.14$  acre

Environmental  
Determination: Categorical Exemption – CEQA Guidelines Section 15301 (Class 1)

Other: An appeal of the Planning Director's decision can be made within seven (7) days of the decision date.

**NOTE: THE APPLICANT OR A REPRESENTATIVE SHOULD BE IN ATTENDANCE OR THE PLANNING DIRECTOR MAY NOT TAKE ACTION ON THIS APPLICATION.**

### **SPECIAL INFORMATION:**

The project applicant has requested authorization from the Town of Paradise to convert an existing motel on a  $\pm 1.14$  acre property located at 4758 Skyway into 14 units of multi-family housing. To this end, the project applicant has submitted a formal land use entitlement (site plan review) application to the town proposing to remodel and add on to the existing structure on the project site. The finished project will consist of 12, 1-bedroom units ( $\pm 550$  sq ft each), 1 studio unit ( $\pm 330$  sq ft), and a 2-bedroom managers unit ( $\pm 650$  sq ft).

In January 2015, a density bonus agreement was executed and recorded with the property owner/developer allowing an increased density of up to 15 residential apartment units in exchange for three affordable housing units, defined by Health and Safety Code Section 65915, as part of the project.

The interior remodel of the existing motel will include the installation of new kitchen facilities, windows, heating and air systems (HVACs), floor coverings, electrical wiring, doors, paint, stucco siding, and the conversion of 4 existing attached carports to living space. One of the rental units will be remodeled to be an ADA (Americans with Disabilities Act) compliant unit.

Site improvements include the establishment of 20 parking stalls, one of which will be handicapped accessible, an accessible path of travel through the facility, a new solid waste and recycling enclosure, a lighted directory, as well as new pavement along the entire perimeter of the property.

The existing workshop building, in-ground pool, and pool side shade structure are proposed to be removed.

### **ANALYSIS:**

The project site is situated within the Community Commercial (CC) zoning district. The establishment of 14 dwelling units on a single parcel is defined within the Paradise Municipal Code (PMC) as a "multiple-family residential" land use subject to town approval of a site plan review in the CC zone. Accordingly, the project applicant has filed an site plan review application seeking town sanction of this proposed new land use.

As a project involving the minor alteration of an existing structure, the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the State CEQA Guidelines.

## **ANALYSIS CONCLUSION**

Written input received from commenting agencies were supportive of the project. The proposed project, **if conditionally approved by the Planning Director as recommended**, is consistent with the Paradise General Plan, existing zoning and would be compatible with the surrounding land uses. Town staff has developed several mitigation measures that, if the project is approved by the Planning Director, should be incorporated into the project as conditions of approval in order to insure the safe and orderly development of the project area. Accordingly, staff is recommending project approval, based upon and subject to the following lists of findings and conditions of project approval:

## **REQUIRED FINDINGS FOR APPROVAL:**

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the State CEQA Guidelines.
- b. Find that the project, **as conditioned**, is consistent with the Town Commercial designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements.
- c. Find that the project, **as conditioned**, is consistent with all applicable provisions of the Community Commercial zoning district.
- d. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.

## **RECOMMENDATION:**

Adopt the required findings as provided by staff and approve the Edwards Site Plan Review application (PL15-00387) to authorize the establishment of a multiple-family residential land use upon property identified as AP 051-230-041 subject to the following conditions:

## **GENERAL CONDITIONS OF PROJECT APPROVAL**

Edwards Site Plan Review  
Agenda No. 3(b)

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. All work within the Skyway public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.
3. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
4. Maintain the property in a manner consistent with the Edwards Density Bonus Agreement dated January 6, 2015.
5. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements
6. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal site plan review permit modification review and the payment of the appropriate processing fees.

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

**DRAINAGE**

7. Provide a final design solution for development drainage per requirements of the Town Engineer and the town's **INTERIM DRAINAGE DESIGN GUIDELINES** prepared April 2, 1998. This final design shall be constructed in a manner that includes the establishment of all necessary drainage improvements both on and off-site to accommodate existing and additional project induced drainage flows without generating any off-site adverse effects and comply with all post-construction storm water design requirements

## **SANITATION**

8. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and the issuance of permit approvals for installation of a sewage treatment and disposal system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (building division).

## **SITE DEVELOPMENT**

9. If disturbing over an acre of land, provide evidence of submittal of a Notice of Intent (NOI) to the State of California Regional Water Quality Control Board and provide the town with a copy of the project Storm Water Pollution Prevention Plan (SWPPP).
10. Submit and secure Town Engineer approval of an engineered soils erosion, sedimentation prevention and dust emission control plan for the project. Show all erosion control devices and sedimentation basins required pursuant to the PMC Sec. 15.02.300. All activities associated with project development shall be conducted in compliance with all control and prevention measures outlined in the approved plan.
11. If more than 50 cubic yards of soil is to be displaced, apply for and secure town issuance of a grading permit satisfying all engineering division requirements and the current adopted edition of the UBC. Pay applicable grading permit fees per current fee schedule.
12. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
13. Submit three (3) copies of a detailed engineered site plan showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including final parking facility design) and submitted to the Public Work Department (Engineering Division) for review and approval. Pay required engineered site plan checking fee. Construction and drainage improvement plans must be approved **PRIOR** to construction or installation of the required facilities.
14. Provide a final solid waste enclosure design which addresses location concerns to the satisfaction of Northern Waste and Recycling Services as outlined in comments dated December 9, 2015 and on file with the Development Services Department.
15. Secure Design Review approval for the proposed building façade.



## **UTILITIES**

16. Meet the requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding this project, dated November 16, 2015 and on file with the Town Community Development Department.
17. Meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities. Provide evidence of compliance with these requirements to the Town Building Official.

## **FIRE PROTECTION**

18. Meet the applicable requirements of the Paradise Fire Department in accordance with the Fire Marshal's plan check review dated November 20, 2015, on file with the Town Development Services Department.

## **OTHERS**

19. Pay development impact fees in accordance with Paradise Municipal Code requirements.

## **CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY**

## **SITE DEVELOPMENT**

20. Construct all necessary site, drainage, access, wastewater treatment/disposal and other facilities improvements as required by the Town Engineer and the Town Onsite Sanitary Official. All construction shall be in conformance with generally acceptable engineering and construction practices.
21. If any parking spaces are proposed within the 50 foot setback from the centerline of Skyway, secure Town of Paradise Town Engineer approval and pay current processing fee for an application for parking within the street setback review pursuant

Edwards Site Plan Review  
Agenda No. 3(b)

to the provisions contained within Paradise Municipal Code Section 17.38.200.H (*Basic Regulations – Vehicle Parking*).

22. Secure the issuance of a tree felling permit prior to the felling of any qualifying trees on or off-site.
23. Submit landscaping plans and application fee to the Development Services Department (planning division) in accordance with Paradise Municipal Code requirements. Landscape plans shall include provisions for the planting of tree species within landscape areas. All landscape trees shall be a minimum fifteen-gallon size and shall be selected and ultimately approved by the Town for inclusion within the landscape plan primarily based upon their ability to provide shade for the project site. Smaller ornamental tree species (i.e. dogwood, crepe myrtle) shall not be considered suitable. **IMPORTANT NOTE:** No final building inspection or occupancy shall be permitted until the landscape plans have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation of all approved landscaping materials).

## **FIRE PROTECTION**

24. As determined acceptable by the Town Fire Marshal, meet all other project requirements of the Paradise Fire Department in accordance with the Fire Department development review comments/conditions dated November 20, 2015 and on file with the Town Community Development Department.

## **OTHERS**

25. The required on-site solid waste storage and collection facility shall be constructed to the satisfaction of Northern Recycling and Waste Services (NRWS) staff. Provide evidence thereof to the Town Development Services Department.

**LIST OF ATTACHMENTS FOR EDWARDS SITE PLAN REVIEW PERMIT  
APPLICATION (PL15-00387)**

1. Project site vicinity map.
2. Notice sent to surrounding property owners for the December 22, 2015 public hearing.
3. Mailing list of property owners notified of the December 22, 2015 public hearing for the Edwards Site Plan Review project.
4. Project description submitted by property owner/developer, Tyler Edwards.
5. Comments received from Building Official/Fire Marshal Tony Lindsey dated November 20, 2015.
6. Comments received from Onsite Sanitary Official Doug Danz dated November 12, 2015.
7. Comments received from Paradise Irrigation District representative Neil Essila dated November 16, 2015.
8. Comments received from Town Engineer Marc Mattox dated November 19, 2015.
9. Comments received from Northern Recycling & Waste Services dated December 9, 2015.
10. Notice of exemption document for the Edwards Site Plan Review project.
11. Recorded density bonus agreement dated January 6, 2015.



**NOTICE OF PUBLIC HEARING: PARADISE PLANNING DIRECTOR**

**NOTICE IS HEREBY GIVEN** by the Planning Director that a public hearing will be held on **Tuesday, December 22, 2015 at 2:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

- a. Item to be determined to be exempt from environmental review

**EDWARDS SITE PLAN REVIEW PERMIT (PL15-00387) APPLICATION:** Site plan review permit application proposing the conversion of an existing motel to 14 units of multi-family housing on a  $\pm 1.14$  acre property zoned Community Commercial (CC) and located at 4758 Skyway, AP No. 051-230-041.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Town Hall. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x114.

CRAIG BAKER, Planning Director

051-230-004-000  
MURPHY MARGARET  
4705 SKYWAY  
PARADISE CA 95969

051-230-038-000  
PINE REVOCABLE LIVING TRUST  
912 LAKEVIEW DRIVE  
DAYTON NV 89403

051-230-039-000  
SMITH WILLIAM  
11 PREMIER CT  
CHICO CA 95928

051-230-040-000  
AMY FAMILY TRUST  
PO BOX 544  
PARADISE CA 95967

051-230-041-000  
EDWARDS TYLER  
PO BOX 5999  
OROVILLE CA 95966

051-230-042-000  
HOWARD FAMILY TRUST  
5811 GOLDEN OAKS RD  
PARADISE CA 95969

051-230-052-000  
BELLEFEUILLE REVOCABLE INT VIV  
TRUST ETAL  
5090 WARNKE DR  
PARADISE CA 95969

051-230-053-000  
PURITZ FAMILY TRUST  
P O BOX 935  
CHICO CA 95927

051-230-059-000  
SCHOTT DAVID C REVOCABLE  
INTER VIVOS TRUST  
5921 SKYWAY #A  
PARADISE CA 95969

051-230-060-000  
YODER DEBORAH ANN  
4721 SKYWAY  
PARADISE CA 95969

051-240-012-000  
ANDERSON BROTHERS CORP  
RETIREMENT PLAN TRUST  
5584 LITTLE GRAND CANYON DR  
PARADISE CA 95969

051-240-017-000  
FIORE MARY L REVOCABLE INT VIV  
TRUST  
199 PACIFIC DR  
PARADISE CA 95969

051-240-026-000  
GREENWELL LAURIE L  
203 PACIFIC DR  
PARADISE CA 95969

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969

Paradise Recreation & Park Dis  
6626 Skyway  
Paradise, CA 95969

Paradise Ridge Chamber of  
Commerce  
5550 Skyway  
Paradise, CA 95969

Paradise Board of Realtors  
6178 Center Street  
Paradise, CA 95969

Paradise Downtown Business Ass.  
c/o Fir Street Gallery/Pam Funk  
6256 Skyway  
Paradise, CA 95969

Butte County Planning  
Courier

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist  
629 Entler Ave., Suite 15  
Chico, CA 95928

Butte Environmental Council  
116 W. 2<sup>nd</sup> Street #3  
Chico, CA 95928

Pacific Gas & Electric  
Laird Oelrichs, Land Agent  
350 Salem St.  
Chico, CA 95928

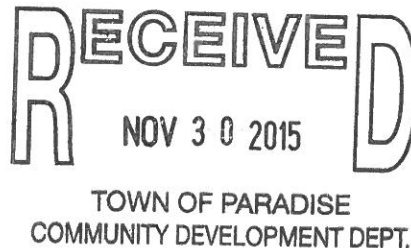


4758 Skyway apartment project.  
Project description

To whom it may concern,

I'm proposing to the Town of Paradise to convert the dilapidated motel located at 4758 Skyway known as the (Carousel Motel) into 14 apartment units. The current single story structure consists of 16 single room motel units and 1 two bedroom manager's house. The finished project will consist of 12 – single bedroom units (roughly 550 sq ft) one studio unit (roughly 330sq ft) and 1- two bedroom unit (roughly 650 sq ft). Currently the property has a laundry facility and a workshop building with a restroom. We propose to remove the shop building and eliminate the laundry facility. Each unit will consist of new kitchens, windows, HVAC, floor coverings, electrical wiring, doors, paint, stucco siding, and bathrooms. The property currently has an in ground pool which will be removed. One unit will be an ADA compliant unit and will also include sidewalks and parking spaces to meet code. Landscaping will be basic to match the area.

Sincerely,  
Tyler Edwards  
(530)403-9830



# MEMORANDUM

TO: Susan Hartman, Assistant Planner

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 4758 Skyway, 051-220-065

DATE: November 20, 2015



Comments regarding Site Plan Review application proposing the conversion of an existing motel to 14 units of multi-family housing on a +-1.14 ac property zoned C-C (Community Commercial)

1. The conversion of a non-transient motel to multi-family apartment housing is within the same occupancy group R-2. The conversion of 4 of carport group U occupancies into conditioned R-2 occupancy is an occupancy change. If the conversion/addition square footage is less than 50% of the total square footage than a remodel building permit applies.
2. Building permit application. Three (3) complete, full size, scaled, 2013 California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations
3. The Town of Paradise is located in seismic category D, 110 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, structures shall meet all the requirements of 2013 California Building Code Chapter 7A.
4. The minimum design snow load and roof live load for the Town of Paradise shall be thirty (30) pounds per square foot at 1,800 feet and elevations above. 4758 Skyway site is approximately 1,478 feet (Google Earth).
5. Please submit a separate Accessibility site plan sheet detailing accessibility requirements of 2013 California Building Code Chapter 11B.
6. Please submit a separate plan sheets detailing compliance as per the 2013 California Green Building standards code nonresidential Mandatory Measures within the submittal.
7. Commercial fire access roads shall provide an access roadway with a minimum unobstructed width of twenty (20) feet wide and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
8. Roadways shall be extended to within one hundred and fifty (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by the Town of Paradise Fire Department and detailed on site plan.
9. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds



including in adverse weather conditions. A soils report of the access roadway may be submitted which provides evidence of a 90-95% compaction of the soil along the access roadway. Access roadways that do not meet this requirement could be subject to a stop construction order until the roadway can be maintained.

10. Fire lane designations shall be required for all fire access roadways as determined by the Town of Paradise Fire Department. Posted signs which state "FIRE LANE, NO PARKING" shall be installed and curbs painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by the Town of Paradise Fire Department. All fire lanes shall be marked and identified prior to Certificate of Occupancy.
11. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.
12. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Town of Paradise Fire Department staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes of business systems.
13. Permanent commercial/industrial three-dimensional street numbers, minimum twelve (12) inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible from the street and shall not be obstructed in any manner.
14. Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite facilities. Numbers or letters shall be a minimum of four (6) inches in height and placed on a contrasting background.
15. A lighted directory (site map) meeting the Fire Department specifications is required at each entrance to the complex as directed by the Town of Paradise Fire Department. A site plan with all building locations identified by a number of letter, space numbers, fire protection equipment, etc. shall be reviewed and approved by the Town of Paradise Fire Department prior to installation.
16. All flammable vegetation shall be removed from each building site with slopes less than fifteen percent (15%) at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
17. Knox emergency access key box is required at each building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.
18. An operational fire permit is required for annual life safety inspections regulated by the California Fire Code. The permit is issued after application has been made to the Town of Paradise Fire Department and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits.

PROJECT: PL15-00387  
PROJECT NAME: EDWARDS SITE PLAN REVIEW

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW REQUEST

TO: ENGINEERING, ONSITE, CSS, POLICE, PID, &  
BUSINESS & HOUSING

FROM: SUSAN HARTMAN, ASST PLANNER (872-6291 x114)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Site Plan Review application proposing the conversion of an existing motel to 14 units of multi-family housing on a +1.14 ac property zoned C-C (Community Commercial).

LOCATION: 4758 Skyway

ASSESSOR PARCEL NO.: 051-230-041

APPLICANT: Tyler Edwards

CONTACT PHONE: (530) 403-9830

DATE DISTRIBUTED: 11/05/2015

RETURN DATE REQUESTED: 11/19/2015

RECEIVED

\*\*\*\*\*  
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES ☒ YES, WITH CONDITIONS ☐ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

As per LUR approval letter dated 10/29/15 an additional septic tank is required to be installed for this project to advance. — DDanz

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

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13I

PROJECT: PL15-00387  
PROJECT NAME: EDWARDS SITE PLAN REVIEW

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW REQUEST

TO: ENGINEERING, ONSITE, CSS, POLICE, PID, BUSINESS & HOUSING

FROM: SUSAN HARTMAN, ASST PLANNER (872-6291 x114)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Site Plan Review application proposing the conversion of an existing motel to 14 units of multi-family housing on a 1.14 ac property zoned C-C (Community Commercial).

LOCATION: 4758 Skyway

ASSESSOR PARCEL NO.: 051-230-041

APPLICANT: Tyler Edwards

CONTACT PHONE: (530) 403-9830

DATE DISTRIBUTED: 11/05/2015

RETURN DATE REQUESTED: 11/19/2015

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.  
NOV 16 2015  
RECEIVED

\*\*\*\*\*  
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

\_\_\_ YES \_\_\_ YES, WITH CONDITIONS \_\_\_ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

Fire flows in this area are substantially below the minimum residential standard. If the septic system includes pumping equipment, an RP backflow prevention assembly will be required at the water meter. The cost for installation, maintenance and testing of the assembly is the responsibility of the property owner.

Neil Essila

11/16/2015

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

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PROJECT: PL15-00387  
PROJECT NAME: EDWARDS SITE PLAN REVIEW

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW REQUEST

TO: ENGINEERING ONSITE, CSS, POLICE, PID, &  
BUSINESS & HOUSING

FROM: SUSAN HARTMAN, ASST PLANNER (872-6291 x114)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Site Plan Review application proposing the conversion of an existing motel to 14 units of multi-family housing on a +1.14 ac property zoned C-C (Community Commercial).

LOCATION: 4758 Skyway

ASSESSOR PARCEL NO.: 051-230-041

APPLICANT: Tyler Edwards

CONTACT PHONE: (530) 403-9830

DATE DISTRIBUTED: 11/05/2015

RETURN DATE REQUESTED: 11/19/2015

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.  
NOV 19 2015  
RECEIVED

\*\*\*\*\*  
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

       YES        ✓   YES, WITH CONDITIONS             NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

- \* Project will need the following: encroachment permit, compliance with stormwater post construction standards plan, state stormwater permit (if disturbed area is greater than 1 acre), sealed grading, erosion control and civil improvement plans
- \* Other considerations: can parking stalls #15-20 be constructed at 45° in line with WB skyway? concern with potential wrong way driving with perpendicular layout.  
NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

j:\cdd\planning\shartman\dris\PL15-00387 EDWARDS SPR

*Alh*

**Baker, Craig**

---

**From:** Tim Velkonis [TimV@NorthernRecycling.biz]  
**Sent:** Wednesday, December 09, 2015 6:33 AM  
**To:** Baker, Craig  
**Cc:** Doug Speicher  
**Subject:** Carousel Motel

Good morning Craig, In response to our discussion, for safety concern's the proposed location for the trash and recycling would not meet our specifications. There are alternatives that would be suitable and accessible for all parties in this project. One such alternative would be on the west side driveway approximately 50 feet in from the road way. There seems to be plenty of room for an area to house both trash and recycling containers and or carts. Doug or myself would also be available to discuss other alternatives on the site with the owners or engineers. Thanks for your time.

**Tim Velkonis**  
**Operations Manager**  
**Northern Recycling & Waste Services**  
**920 American Way**  
**Paradise, CA 95969**  
**530 876-3340**  
**530 624-9790 cell**

## NOTICE OF EXEMPTION

**To:** File: AP No: 051-230-041; [PL15-00387]

**From:** Town of Paradise, Development Services Department,  
Planning Division, 5555 Skyway, Paradise, CA 95969

**Project Title:** Edwards Site Plan Review Permit

**Project Applicant:** Tyler Edwards

**Project Location:** 4758 Skyway

**Project Description:** Application proposing conversion of an existing motel to 14 units of multi-family housing on property zoned C-C.

**Approving Public Agency:** Town of Paradise

**Person or Agency  
Carrying Out Project:** Tyler Edwards

**Exempt Status:** \_\_\_\_\_ Ministerial (Section 15268)  
\_\_\_\_\_ Emergency Project (Section 15269)  
  X   Categorical Exemption  
Section 15301 Class   1  

**Reason for Exemption:** Minor alterations to an existing structure.

**Contact Person:** Susan Hartman, Assistant Planner  
(530) 872-6291 ext. 114

**Signature:**



\_\_\_\_\_  
Town Planning Director

**Date:**

\_\_\_\_\_



2015-0001417

Recorded REC FEE 0.00  
Official Records  
County of Butte CONFORMED COPY 1.00  
DANACE J. BRUBBS  
County Clerk-Recorder

09:02AM 15-Jan-2015 Page 1 of 7

RECORDING REQUESTED BY  
AND AFTER RECORDATION  
MAIL TO:

Town of Paradise  
5555 Skyway  
Paradise, CA 95969

Attn: Town Clerk

FOR RECORDER'S USE ONLY

(The recordation of this document is not subject to recording fees pursuant to  
California Government Code Section 27383)

DENSITY BONUS AGREEMENT CONTAINING  
AFFORDABLE HOUSING COVENANT

→ This Affordable Housing Covenant is made on January 6, 2015, between  
the TOWN OF PARADISE ("Town"), acting to carry out the obligations under the  
density bonus provisions of California Government Code section 65915 and  
Paradise Municipal Code Chapter 17.44 relating to an affordable housing  
project for the Town of Paradise and Tyler Edwards, Inc. ("Owner"), with respect  
to that certain parcel of real property (the "Site") legally described on Exhibit A. The  
Town and the Owner agree that the Site shall be subject to the conditions, restrictions,  
reservations and rights of Town specified below: ← 7-TC

1. USE OF THE SITE. The Owner hereby covenants and agrees, for itself,  
its lessees, successors and assigns, as follows:

A. Development. The Site will be developed with 15 rehabilitated  
residential apartment units including three units that will be affordable apartment  
units ("Affordable Units"), along with appurtenant parking and landscaping improvements  
(the "Project").

B. Rent and Income Restrictions. Based on Health and Safety Code  
section 65915, three Affordable Units of the Project shall be leased to households  
with incomes at or below 60% of Median Income adjusted by actual household size  
at rents that do not exceed 30% of 60% of the Median Income adjusted by  
household size, less a utility allowance.

C. Reporting Requirements. Annual reports and annual income  
recertifications shall be submitted by the owner to the Town. The reports, at a  
minimum, shall include:



Exhibit "A"

- (1) The number of persons per unit
- (2) Tenant name
- (3) Initial occupancy date
- (4) Rent paid per month
- (5) Gross income per year
- (6) Percent of rent paid in relation to income.

Annual income recertifications shall also contain those documents used to certify eligibility. Town may, from time to time during the term of this Covenant, request additional or different information and Owner shall promptly supply such information in the reports required hereunder. Owner shall maintain all necessary books and records, including property, personal and financial records, in accordance with requirements prescribed by Town with respect to all matters covered by this Covenant. Owner, at such time and in such forms as Town may require, shall furnish to Town statements, records, reports, data and information pertaining to matters covered by this Covenant. Upon request for examination by Town, Owner, at any time during normal business hours, shall make available all of its records with respect to all matters covered by this Covenant. Owner shall permit Town to audit, examine and make excerpts or transcripts from these records.

2. MAINTENANCE. The Owner and all successors in interest, agree that they shall maintain the improvements and landscaping on the Site in a clean and orderly condition and in good condition and repair and keep the Site free from accumulation of debris and waste materials.

3. TRANSFER NOTICE. The Owner shall notify Town of any sale, transfer, convey, encumber, assign or lease of the whole or any part of the Site at least ninety (90) days prior to any proposed transfer.

4. NO DISCRIMINATION. The Owner covenants by and for itself and any successors in interest that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual preference, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Site, nor shall the Owner itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the Site.

5. NONDISCRIMINATION AND NONSEGREGATION CLAUSES. All deeds, leases or contracts made relative to the Site, the improvements thereon or any part thereof, shall contain or be subject to substantially the following nondiscrimination and nonsegregation clauses:

A. **In deeds:** The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual preference, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy,



## Exhibit "A"

tenure or enjoyment of the land herein conveyed, nor shall the grantee, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.

B. **In leases:** The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual preference, national origin or ancestry in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the land herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the land herein leased.

C. **In contracts:** There shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual preference, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land, nor shall the transferee, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the land.

6. NO IMPAIRMENT OF LIEN. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Covenant shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other financing or security instrument; provided, however, that any successor of Owner to the Site shall be bound by such covenants, conditions, restrictions, limitations and provisions, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

7. DURATION. The covenants contained in paragraphs 1, 2 and 3 of this Covenant shall be deemed to run with the land and shall remain in effect for a period of not less than thirty (30) years from the date of recordation of this Covenant. The covenants against discrimination contained in paragraphs 5 and 6 of this Covenant shall be deemed to run with the land.

8. SUCCESSORS AND ASSIGNS. The covenants contained in this Covenant shall be binding for the benefit of the Town and its respective successors and assigns and any successor in interest to the Site or any part thereof, and such covenants shall run in favor of the Town and such aforementioned parties for the entire period during which such covenants shall be in force and effect, without regard to whether the Town is or

Exhibit "A"

remains an owner of any land or interest therein to which such covenants relate. The Town, and such aforementioned parties, in the event of any breach of any such covenants, shall have the right to exercise all of the rights and remedies, and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach. The covenants contained in this Covenant shall be for the benefit of and shall be enforceable only by the Town, and its respective successors and such aforementioned parties.


9. SUBORDINATION. Upon written request by Owner, Town shall agree that the terms and conditions of this Covenant shall be subject to and subordinate to the terms and conditions of financing obtained by Owner, through a lender acceptable to the Town (the "Lender") and upon terms and conditions reasonably approved by the Town (including without limitation the conditions set forth in Health and Safety Code Section 33334.14), to be secured by a mortgage against the Site.

IN WITNESS WHEREOF, the Town and Owner have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized, as of January 6, 2015.

TOWN OF PARADISE

By:   
Lauren M. Gill, Town Manager

OWNER

By:   
Tyler Edwards, Inc.

APPROVED AS TO FORM:


  
Dwight L. Moore, Town Attorney

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE TOWN OF PARADISE, COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 41, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "VISTA VILLAGE UNIT # 1", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON JULY 3, 1950, IN BOOK 18 OF MAPS, AT PAGE(S) 20 AND 21, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 41 AND RUNNING THENCE NORTH  $20^{\circ} 11'$  WEST ALONG THE WESTERLY LINE OF SAID LOT 41, A DISTANCE OF 219.89 FEET TO THE SOUTHERLY LINE OF PARADISE-CHICO HIGHWAY; THENCE NORTH  $69^{\circ} 49'$  EAST ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, A DISTANCE OF 251.99 FEET; THENCE SOUTH  $20^{\circ} 11'$  EAST, 168.88 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 41, SAID POINT BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2663.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE SOUTHERLY LINE OF SAID LOT 41, (THE LONG CHORD OF SAID CURVE BEARS SOUTH  $58^{\circ} 21' 51''$  WEST), AN ARC DISTANCE OF 257.09 FEET TO THE POINT OF BEGINNING.

AP NO. 051-230-041