



Town of Paradise Planning Commission Meeting Agenda 6:00 PM – November 16, 2021

Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

Planning Commission Staff:

Susan Hartman, Community Development Director

Planning Commission Members:

Carissa Garrard, Chair
Ron Lassonde, Vice Chair
Lynn Costa, Commissioner
Kim Morris Commissioner
Zeb Reynolds, Commissioner

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, at 872-6291 ext. 417 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, 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

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. Approve Regular Meeting Minutes of October 19, 2021.

2. COMMUNICATION

- 2a. Recent Council Actions
2b. Staff Comments

3. PUBLIC COMMUNICATION

Comments may be submitted via e-mail to dvolenski@townofparadise.com prior to 4:00 p.m. the day of the meeting. Comments will not be accepted via YouTube. Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

*** * * * * PUBLIC HEARING PROCEDURE * * ***

- | | |
|-----------------------------------|--------------------------------|
| A. Staff comments | C. Close hearing to the public |
| B. Open the hearing to the public | D. Commission discussion |
| 1. Project applicant | E. Motion |
| 2. Parties for the project | F. Vote |
| 3. Parties against the project | |
| 4. Rebuttals | |

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for a maximum of five minutes unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a

special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

5a. **Sadler Conditional Use Permit Application (PL21-00096)**

The project proponent is requesting Town of Paradise approval of a use permit application proposing the establishment of a construction sales and services office on a 0.29-acre property zoned Community Commercial (CC) and located at 8336 Skyway, Assessor Parcel No. 051-132-051.

5b. **b. Item to be determined to be exempt from environmental review**

Paradise Pentecostal Church of God Conditional Use Permit Application (PL21-00115): Planning Commission consideration of a conditional use permit application proposing the establishment of a religious assembly land use. The project would create a 100-seat church within a standing commercial building. The project site is a +1.0-acre property zoned Community Commercial (CC), located at 1147 Wagstaff Rd, Paradise and further identified as Assessor Parcel Number 051-132-029.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

8a. Identification of future agenda items (All Commissioners/Staff)

9. 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	



Town of Paradise

Planning Commission Minutes

October 19, 2021
6:00 PM

CALL TO ORDER by Chair Garrard at 6:00 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Kim Morris, Ron Lassonde, Zeb Reynolds (via Teams) and Carissa Garrard, Chair

PLANNING COMMISSIONERS ABSENT: None

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Lassonde**, approved Regular Meeting Minutes of August 17, 2021. Roll call vote was unanimous.

2. COMMUNICATION

Community Development Director Susan Hartman provided an update on Town Council actions which included the approval and second reading of the Large Family Daycare Ordinance; the postponement of the Exceptions Committee Standards to be deferred until the November meeting; and at NRWS' request, Council approved waiving the year 4 customer service satisfaction survey due to the challenges NRWS has faced while working around the recovery and construction efforts.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Associate Planner Nick Bateman provided an overview of the Munjar Conditional Use Permit Application (PL21-00090) and requested Commission approve the project based on staff's recommendations. Mr. Bateman also stated that there is a seven-day appeal period and that no permits could be issued until that appeal period had closed.

1. The applicants described how they intend to design the yard with Commissioner Lassonde suggesting that the applicants provide examples as part of their design.

Chair Garrard opened the public hearing at 6:14 p.m.

There were no public comments.

Chair Garrard closed the public hearing at 6:15 p.m.

MOTION by Costa, seconded by Morris, adopted the required findings for approval as provided by staff, and approved the Munjar Conditional Use Permit Application (PL21-00090)

and affirmed staff's recommendation to approve this project subject to the following conditions of approval below. Roll call vote was unanimous.

GENERAL CONDITIONS

1. If any land use for which a conditional use permit has been granted and issued is not established within three (3) years of the permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
2. Apply for and secure Town of Paradise architectural design review approval for the project. Pursuant to Town Council resolution, there shall be no fee collected by the Town for this review process.
3. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.
4. 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.
5. 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, its environmental document 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 by the Planning Commission and the payment of the appropriate processing fees.
6. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

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

SITE DEVELOPMENT

7. Submit a detailed Soil Erosion, Sediment Control, and Dust Emission Control Plan to the Town Public Works Department for approval by the Town Engineer **PRIOR** to the start of any earthwork.

ROADS AND ACCESS

8. All work within the Clark Road public right of way is subject to Town issuance of an encroachment permit. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department. All work in the public right-of-way requires a licensed, bonded, and insured contractor.
9. Deed 25 feet from the center of the Clark Road right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.

GRADING / DRAINAGE

10. If more than fifty (50) cubic yards of soil is displaced in association with the project, apply for and secure Town issuance of a grading permit satisfying all Town Public Works Department requirements. Pay applicable grading permit fees per current fee schedule.

CONSTRUCTION

11. Meet the requirements of the Town Building Official regarding accessibility requirements, fire resistive materials, submittal of construction plans, building permit applications, and all applicable construction code requirements.

SANITATION

12. Complete the requirements of the Onsite Sanitary Official concerning application, final system design, and issuance of permit approvals for installation of a sewage disposal system to serve the proposed land use.

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

SITE DEVELOPMENT

13. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
14. Construct all necessary site, drainage, access, and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.
15. Submit landscaping plans and current application fee to the Development Services Department (Planning division) in accordance with Paradise Municipal Code requirements and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days). Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELo).

ROADS AND ACCESS

16. 20' deep driveways from each encroachment entrance/exit into the property shall be paved to reduce the tracking of materials into the public right of way.

UTILITIES

17. Meet the requirements of all utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.
18. Meet all requirements of the Paradise Irrigation District (PID) in accordance with written project review comments received from PID staff dated July 19, 2021, regarding water main upgrades and any revisions thereto on file with the Town Development Services Department.

SANITATION

19. Complete the requirements of the Town Onsite Sanitary Official regarding the installation of the required septic system. Provide evidence thereof to the Town Development Services Department (building division).
- 5b. Community Development Director Susan Hartman provided an overview of the Lupin Tentative Subdivision Map Application (PL20-00259) and requested Commission approve the project based on staff's recommendations. Ms. Hartman reminded Commission that there is a ten-day appeal period and that no permits could be issued until the appeal period had closed.
1. The applicants representative stated that they would try to beat the 2024 deadline and were looking to complete the conditions faster than required.

Chair Garrard opened the public hearing at 6:29 p.m.

There were no public comments.

Chair Garrard closed the public hearing at 6:30 p.m.

MOTION by Lassonde, seconded by Morris, adopted the required findings for approval as provided by staff, and approved the Lupine tentative subdivision map application (PL20-00259) of a tentative subdivision map application for a residential subdivision of real property into ten lots and a remainder lot to accommodate residential development, 5389 Newland Road, Assessor Parcel Number 054-181-051. Roll call vote was unanimous. There is a ten-day appeal period and no permits can be issued until that appeal period has closed.

CONDITIONS TO BE MET PRIOR TO RECORDATION OF FINAL SUBDIVISION MAP

ROADS/ACCESS

1. Prepare and submit three (3) copies of a detailed and engineered street and drainage improvement plans to the Public Works Department (Engineering Division) for review and approval by the Town Engineer. Approval of the designed improvement plans by the Town Engineer must be secured **PRIOR TO COMMENCEMENT** of project improvements construction.

2. Construct a full street section along the entire Newland Road Street frontage of the project site to the town-adopted B-4 road standard in a manner deemed satisfactory to the Town Engineer.
3. Apply for and secure town issuance of an encroachment permit for the proposed project roadway access connection to Newland Road for all work in the Newland Road right-of-way including the appropriate bonding and insurance certificates.
4. Establish a project interior fifty-foot minimum width private road easement as proposed; and construct full street section improvements within the road access instrument to the town-adopted A3-a road standard. Private road grades shall not exceed thirteen (13) percent per Town of Paradise Resolution No. 06-09.
5. Construct a paved forty-foot radius cul-de-sac bulb turnaround within a fifty-foot radius easement located at the terminus of the proposed cul-de-sac.
6. Apply for and secure town approval for new private road name. Place the approved name of the proposed road upon the final map.
7. Street signs shall be provided by the developer at the intersection of Newland Road and the new access roadway conforming with Butte County sign standard S-12-A.
8. The project developer shall install appropriate stop signs and other traffic signs and thermoplastic pavement markings as determined by the Town Engineer and in accordance with generally acceptable engineering practices.
9. Provide a road maintenance agreement for the proposed private road satisfying Engineering Division requirements. **(mitigation)**

DRAINAGE

10. The proposed Post Construction Standards Plan and Drainage Analysis dated February 4, 2021 is conceptually approved. Any modifications to the map shall trigger commensurate updates to these documents. A final Operations and Maintenance Plan shall be submitted to the Town before the project reaches completion.
11. Establish a fifteen-foot-wide drainage easement along the north boundary of Lot7 as proposed and offer for dedication to the Town of Paradise.
12. Show limits of the Special Permit Zone, as depicted on the 1980 McCain Master Storm Drain Study, on the final map information data sheet.

UTILITIES

13. Satisfy all utility company requirements regarding the construction and installation of new utility facilities as well as relocation of existing utility facilities, including establishment and offer of dedication of public utility easements. **NOTE:** All utilities are required to be placed underground in accordance with Paradise Municipal Code Section 16.11.020.

WATER SUPPLY

14. Prior to recordation of the final subdivision map, the project developer will be required to install a new water main within Newland Road from an existing valve in Newland Road, near South Libby Road, extending westerly to the project site and across the entire extent of the subject property's Newland Road frontage. **(mitigation)**
15. Installation of a water main valve providing a future connection point to the new water main within Newland Road will be required at a location near the north end of the Bennett Road right-of-way. **(mitigation)**
16. Meet all other project requirements of the Paradise Irrigation District (PID) regarding the installation of water main extensions, payment of development fees, etc. in accordance with the letter from PID staff dated March 1, 2021 and on file with the Town Community Development Department.

FIRE PROTECTION

17. Establish minimum required fire flow via fire hydrant(s) installation, water main extension(s) and installation, etc. Infrastructure improvements (water supply and fire hydrants) shall be completed and fire flow available prior to recordation of the final map.
18. The project developer shall execute and record an agreement with the Town of Paradise binding future subdivision property owners to a fuel modification and maintenance plan. **(mitigation)**
19. Meet all other requirements of the Paradise Fire Department in accordance with the Paradise Fire Department project review memorandum dated February 26, 2021 for the Lupine Subdivision and on file with the Town Community Development Department.

SANITATION

20. Satisfy all requirement of the Town of Paradise sewage disposal regulations concerning the design of the final subdivision map.

SITE DEVELOPMENT

21. Prior to the start of any site improvements construction and/or earthwork activities on the site, submit and secure Town Engineer approval of an engineered soils erosion, sedimentation prevention and dust emission control plan for the project. All activities associated with project development shall be conducted in compliance with all control and prevention measures outlined in the approved plan.
22. Apply for and secure Town issuance of a grading permit satisfying all Engineering Division requirements and the current adopted edition of the California Building Code. Pay applicable grading permit fees per current fee schedule.
23. This project will be subject to filing a Notice of Intent (NOI) with the Regional Water Quality Control Board and preparation of a Storm Water Pollution Prevention Plan (SWPPP). Provide evidence of an issued WDID# prior to commencement of work.
24. Access to lots for ingress, egress and public utilities shall be reserved and shown on the final map.
25. All easements of record shall be shown on the final subdivision map.
26. Indicate on the final subdivision map a fifty-foot building setback line measured from the centerline of Newland Road and a thirty-foot building setback line measured from the center of the interior fifty-foot private road easement.

OTHERS

27. a) Establish a special assessment district (or comparable mechanism) affecting all lots created via recordation of the Lupine Subdivision final map to assure maintenance of the project's onsite private roadway, drainage facilities, underground water main and affixed above-ground hydrants in a manner deemed satisfactory to the Town Attorney. **OR** b) The subdivision project's onsite interior roadway, water main extension with related above-ground fire hydrant(s), and drainage facilities shall be built to appropriate public construction standards and offered for dedication to the Town of Paradise and the Paradise Irrigation District, respectively. **(mitigation)**
28. Place the following notes on the final map information data sheet:
 - a. "At the time of building permit issuance, lot owners will be required to pay any Town of Paradise adopted development impact fees."
 - b. "If any archaeological resources are uncovered during the course of future development or construction activities, all work shall cease in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery." **(mitigation)**
 - c. "All lots identified in the Special Permit Zone will require an Elevation Certificate prior to development."
29. Provide documentation from the Butte County Tax Collector verifying payment of current property taxes and assessment liens imposed by the Town.

30. Provide monumentation as required by the Town Engineer complying with the State Subdivision Map Act and Town of Paradise standards.
31. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon areawide recreation facilities. Provide evidence of payment to the Town Community Development Department.
32. The project subdivider shall defend, indemnify, and hold harmless the Town of Paradise or its agents, officers, and employees from any claim, action or proceeding against the Town of Paradise or its agents, officers, or employees to attached, set aside, void or annul the Town of Paradise approval of the Lupine Subdivision if such action is brought forward within the time period provided in California Government Code Section 66499.37. The Town of Paradise shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense. In the event that the Town of Paradise fails to promptly notify the subdivider of any claim, action or proceeding, or if the Town fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the Town of Paradise. Nothing contained within this condition prohibits the local agency from participating in the defense of any claim, action, or proceeding, if both the following occur: (1) The agency bears its own attorney's fees and costs; and (2) The agency defends the action in good faith. The subdivider shall not be required to pay or perform any settlement unless the settlement is approved by the subdivider.

5c. Associate Planner Nick Bateman provided an overview of the Burnt Barn Distillery Conditional Use Permit Application (PL20-00279) and requested Commission approve the project based on staff's recommendations. Mr. Bateman reminded Commission that there is a seven-day appeal period and that no permits could be issued until the appeal period has closed.

Melissa Schuster, project applicant, thanked the Planning Commission for their service and described the Burnt Barn Distillery model.

Cliff Jacobson, project applicant, shared his experience in foodplant sanitation, commercial water treatment and wastewater management and addressed concerns about traffic, the need for additional signage and striping. He also addressed the State requirements for the project's wastewater maintenance schedule. In response, Community Development Director Susan Hartman recommended amending Condition 22 to only require the documentation as required by the State to be submitted as reference for the project's wastewater plan/maintenance schedule.

Town Engineer Marc Mattox presented on Engineering's conditions and recommendations. In response to Cliff Jacobson's comments on signage, Mr. Mattox recommended striking Condition 17(b) to include signage, as signage is already present on that road. Mr. Mattox did recommend keeping Condition 17(c), that the applicants stripe the sides of the road to help support traffic safety.

Chair Garrard opened the public hearing at 7:23 p.m.

1. Town Clerk Dina Volenski shared that the Planning Commissioners received a letter via email, from Kathryn Briggeman Houston in support of the project.

2. Bill Hartley spoke in support of the project and shared that during his tenure at Paradise Police Department, he does not recall ever investigating a car accident on Wayland Road.
3. Mark Thorp, business advocate for the Paradise Ridge Chamber of Commerce spoke in favor of the project and any business that would bring economic development back to the Ridge.
4. James Manley spoke in opposition of the project and shared concerns about living across from a parking lot and the increased traffic.
5. Elizabeth, spoke in opposition to the project and shared concerns about living across from a parking lot and the increased traffic.
6. Winston Fox shared concerns about the road conditions, increased traffic and noise pollution.

Chair Garrard closed the public hearing at 7:48 p.m.

After hearing public comment, Community Development Director Susan Hartman recommended amending Condition 14 to include an emphasis on a screening structure as part of the landscaping to hide the parking lot.

MOTION by Morris, seconded by Costa, adopted the required findings for approval as provided by staff, and approved the Burnt Barn Distillery Conditional Use Permit Application (PL20-00279) and affirmed staff's recommendation to approve this project subject to the following amended conditions of approval, below, including striking Condition 17 a, b, and c, amending Condition 14 to include a landscape plan that includes a screen to hide the parking lot, and amending Condition 22 to only require documentation on the wastewater maintenance schedule as required by the State. Roll call vote was unanimous.

GENERAL CONDITIONS

1. If any land use for which a conditional use permit has been granted and issued is not established within three (3) years of the permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
2. Apply for and secure Town of Paradise architectural design review approval for the project. Pursuant to Town Council resolution, there shall be no fee collected by the Town for this review process.
3. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.
4. 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.
5. 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, its environmental document 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 by the Planning Commission and the payment of the appropriate processing fees

6. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

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

CONSTRUCTION

7. Meet the requirements of the Town Building Official regarding accessibility requirements, fire resistive materials, submittal of construction plans, building permit applications, and all applicable construction code requirements.

UTILITIES

8. Provide copies of site plans and any other required construction documents to Paradise Irrigation District per comments received on March 10, 2021, on filed with the Community Development Department.

GRADING / DRAINAGE

9. Applicant shall prepare an engineered grading plan and corresponding Post- Construction Standards submittal for a Regulated Project prior to issuance of Building Permits. Pay applicable grading permit fees per current fee schedule.

SANITATION

10. Complete any requirements of the Onsite Sanitary Official concerning the use of the existing septic system for the domestic waste from the distillery (processing waste disposal to be overseen by the State Regional Water Quality Control Board).

UTILITIES

11. Submit construction plans to Paradise Irrigation District for review prior to the issuance of building permit(s) by the Town's Building Division.

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

SITE DEVELOPMENT

12. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.

13. Construct all necessary site, drainage, access, and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.
14. Submit landscaping plans and current application fee to the Development Services Department (Planning division) in accordance with Paradise Municipal Code requirements and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days). Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO).
15. If disturbing *over* one-acre (as shown), this project will be subject to filing a Notice of Intent (NOI) with the Regional Water Quality Control Board and preparation of a Storm Water Pollution Prevention Plan (SWPPP). If required provide evidence of an issued WDID# prior to commencement of work.

ROADS AND ACCESS

16. Submit a detailed Soil Erosion, Sediment Control Plan, and Dust Emissions Control Plan to the Town Public Works Department for approval by the Town Engineer **PRIOR** to the start of any earthwork.
17. ~~All work within the Wayland Road public right of way is subject to Town issuance of an encroachment permit. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department. All work in the public right of way requires a licensed, bonded, and insured contractor. The following are required for the encroachment permit:~~
 - a. ~~Paint striping of detail 27B right edge line around the property frontage and an additional 250' east and west for each side of the roadway. Final limits shall be determined by the Town Engineer.~~
 - b. ~~Install two W5-1 (road narrows signs) at the limits for the above required edge line termination for eastbound and westbound traffic with final locations to be determined by the Town Engineer.~~
 - c. ~~Install two W4-1 (CA) 15 MPH (curve/speed warning) signs near adjacent horizontal curves for eastbound and westbound traffic with final locations to be determined by the Town Engineer.~~
18. Provide a Truck Traffic Handling Route Map detailing how deliveries will be taken, trucks will be returned, and where deliveries will come from. Refer to the Town Engineer for requirements

FIRE SAFETY

19. Meet all requirements of the Town Fire Prevention Inspector. See attached comments dated March 3, 2021.

UTILITIES

20. Meet the requirements of all utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.
21. Meet all requirements of the Paradise Irrigation District (PIO) in accordance with written project review comments received from PIO staff dated March 10, 2021, on file with the Town Community Development Department

SANITATION

22. Complete the requirements of the Town Onsite Sanitary Official regarding the connection of the domestic waste to the existing septic system. In addition, provide an as-built, an Operations & Maintenance manual, and maintenance contract (with an approved Town licensed evaluator) for the distillery wastewater system as permitted by the Regional Water Quality Control Board.
23. Applicant must meet any requirements of the Butte County Department of Environmental Health regarding operation of the tasting room as well as permitting requirements for wholesale facilities.

AIR QUALITY

24. Meet all permitting requirements of the Butte County Air Quality Management District if operating a boiler that meets the threshold for a Permit to Operate.

BIOLOGICAL RESOURCES

25. Applicant must consult with the California Department of Fish and Wildlife (CDFW) prior to commencement of any construction activities within or adjacent to Calhouse Creek and its associated riparian habitat. If any permitting or agreements such as a lake and Streambed Alteration (LSA) Agreement is required, the applicant shall meet all requirements of the CDFW.
26. Within 7 days prior to the start of any ground disturbing or vegetation removal activities included in the project description that occur during the nesting season (February 1 - August 31), a nesting bird survey shall be conducted by a qualified biologist. If multiple years of construction will occur, then a survey shall be completed for each nesting season. If active nests are observed during a pre-construction survey, CDFW shall be consulted within 3 days prior to the start of construction. No-disturbance buffers for active nests (i.e. with eggs or young) should be determined by the qualified biologist and based on a variety of conditions including species, presence of visual buffers, proposed construction activities, nesting status, etc.

27. In order to reduce the potential for bird mortality, the applicant shall install screens, window patterns, or new types of glass such as acid-etched, fritted, frosted, ultraviolet patterned, or channel. Additional information can be found at: <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/collisions/buildings-and-glass.php>
28. Potential habitat for the Foothill Yellow Legged Frog (FYLF) exists in the vicinity of Calhouse creek. Relocation of threatened FYLF's is considered "take" as defined in the Fish & Game Code, section 86. If FYLF are detected during the preconstruction survey and a "take" is likely to result from Project activities, an Incidental Take Permit (ITP) (Fish & G. Code, §§ 2080.1) shall be obtained by the applicant prior to starting construction activities.

CONDITIONS OF LAND USE OPERATION

29. Comply with all Alcohol Beverage Control (ABC) regulations.
30. If the facility handles or stores hazardous materials or waste at or above reportable thresholds, the facility shall submit a Hazardous Material Business Plan into the California Environmental Reporting System (<https://cers.calepa.ca.gov/>) within 30 days of storing reportable hazardous materials as required by California Health and Safety Code Division 20, Chapter 6.95, Article 1, Section 25507 through 25508.2. Reportable quantities include 55-gallons or greater for a liquid, 200 cubic feet at standard temperature and pressure for a compressed gas and 500 pounds for a solid.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

Community Development Director Susan Hartman reported that a use permit for a concrete contractor will come to Commission in November; and that Planning received an application for Rental Guys at Wagstaff and Skyway.

9. ADJOURNMENT

Carissa Garrard adjourned the meeting at 7:59 p.m.

Date Approved:

By: _____
Carissa Garrard, Chair

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: November 16, 2021**

FROM: Christopher Smith, Associate Planner **AGENDA NO. 5(a)**
SUBJECT: Sadler Conditional Use Permit Application (PL21-00096)
DATE: November 9, 2021 **AP 051-132-051**

GENERAL INFORMATION:

Applicant: Dan Hays
1351 Mangrove Ave, Suite A
Chico, CA 95926

Location: 8336 Skyway, Paradise, CA 95969

Requested Action: Conditional Use Permit approval to establish a Construction Sales and Services use for concrete contracting. The project includes a 3,200 sf metal building and storage yard for equipment and materials.

Purpose: To provide concrete services to local construction jobs.

Project Density: N/A

Present Zoning: CC (Community Commercial)

General Plan Designation: TC (Town Commercial)

Existing Land Use: Vacant, unimproved

Surrounding Land Use: North: Vacant Commercial
East: Vacant Commercial
South: Vacant Commercial
West: Skyway, Rental Guys

Parcel Size: ±0.29 acres

CEQA Determination: Negative Declaration

Other: An appeal of the Planning Commission'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 COMMISSION MAY NOT TAKE ACTION ON THIS APPLICATION.

SPECIAL INFORMATION:

The property owner, Matthew Sadler, is requesting approval of a conditional use permit from the Town of Paradise to establish a construction sales and services use. The 0.29-acre project site is located in the northwestern portion of the Paradise community at 8336 Skyway and is situated within the Community Commercial (CC) zoning district. Project site improvements would include a 3,200 square-foot building, concrete encroachment, landings and walkways, a privacy-fenced yard and compacted driveway with parking spaces.

The owner intends to run a concrete business from a space inside one half of the building to be built on site. Interior space would include an office and storage of tools and materials. The fenced yard would also be used for storage. While the parcel would be used to store concrete materials, no concrete mixing or manufacturing would take place on site. The second half of the building would be rented; the renter and use has yet to be determined.

The parcel used to be the site of World Radiator beginning in the 1970s. In 1997 the business was shut down by the Department of Toxic Substances Control (DTSC) due to an investigation that found the site had been contaminated. Arsenic, antimony, antifreeze and lead were all found on site. This contamination was abundant enough to saturate the soils all the way down to the water table and had contaminated the groundwater as well.

DTSC attempted to motivate the owner to clean the parcel. In 2007 state funds were used to excavate the site, removing roughly 400 cubic yards of soil and 700 tons of concrete and debris. The lot was then backfilled with clean soil and graded to the original topography. A land use covenant was recorded in June of 2016, restricting uses to commercial and industrial along with specific development standards. The site continues to be monitored for proper land uses and several wells are regularly tested for groundwater contamination.

ENVIRONMENTAL REVIEW:

As a project consisting of a new commercial office building exceeding 2,500 square feet, the project is subject to an Initial Study, pursuant to the requirements of the California Environmental Quality Act (CEQA). An Initial Study has been completed and the project was determined to have a less than significant environmental impact, resulting in a negative declaration.

ANALYSIS:

Pursuant to Section 17.20 of the Paradise Municipal Code, the establishment of a construction sales and service land use with accessory storage of equipment and materials

is subject to town approval of a conditional use permit.

After reviewing the application materials and circumstances associated with this application request, it is staff's position that the requested conditional use permit application is reasonable and that the establishment of the proposed construction sales and service land use is vital to the rebuild of the Town of Paradise and the site is appropriate for such a use. Therefore, staff recommends Planning Commission approval of the Sadler Conditional Use Permit application, based upon and subject to the following recommended findings and conditions of project approval:

REQUIRED FINDINGS FOR APPROVAL:

- a. Find that the proposed project will have a less than significant impact, as evaluated under the California Environmental Quality Act (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 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 for approval as provided by staff and approve the Sadler Conditional Use Permit application (PL21-00096) to allow the establishment of a construction sales and service land use to include a contractor's office as well as vehicle and equipment storage subject to the following conditions:

GENERAL CONDITIONS

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 conditional use permit may become subject to revocation by the Town of Paradise.

1. All existing structures and signs on-site, relating to the construction sales and service land use, must meet minimum property line setbacks.
2. 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.

3. Maintain the property in a manner consistent with the Town of Paradise Design Standards.
4. If the facility handles or stores hazardous materials or waste at or above reportable thresholds, the facility shall submit a Hazardous Material Business Plan into the California Environmental Reporting System (<https://cers.calepa.ca.gov/>) within 30 days of storing reportable hazardous materials as required by [California Health and Safety Code Division 20, Chapter 6.95, Article 1, Section 25507 through 25508.2](#). Reportable quantities include 55-gallons or greater for a liquid, 200 cubic feet at standard temperature and pressure for a compressed gas and 500 pounds for a solid.
5. All activities associated with the proposed contracting service, equipment and storage land use shall be conducted in compliance with the Town of Paradise Noise Control Ordinance.
6. Concrete processing, including but not limited to batching and mixing, shall not take place on site.
7. Before a second business can occupy the vacant partition, wastewater calculations and a land use review must be completed by the Town's Onsite division.
8. The property owner shall be required to establish and maintain solid waste collection services for the project property, provided by the franchised solid waste hauler, for the duration of the construction sales and service land use.
9. Equipment and storage areas shall be shielded from off-site view with six-foot-tall sight obscuring fencing in a manner satisfactory to the Town Planning Director and consistent with town zoning regulations.

CONDITIONS TO BE MET PRIOR TO ISSUANCE

10. Apply for and secure Town of Paradise architectural design review approval for the project. Pursuant to Town Council resolution, there shall be no fee collected by the Town for this review process.
11. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
12. Secure the issuance of an encroachment permit from the Town Public Works Department for the unpermitted gravel driveway encroachment along the Skyway

frontage of the project site in a manner deemed satisfactory to the Town Engineer.

13. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements. Use of the temporary commercial trailer will require application and issuance of a temporary use permit in addition to a building permit.
14. Submit and secure approval of required erosion and sediment control plan and a dust emissions control plan in a manner deemed satisfactory to the Town Engineer. Implementation and maintenance of the approved erosion and sediment control and dust emissions control plans shall be maintained and ongoing for the term of the proposed land use.

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND OCCUPANCY

ROADS AND ACCESS

15. Deed forty feet from the center of the Skyway right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.

UTILITIES

16. Meet the requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding the Sadler use permit application, dated September 21, 2021 and on file with the Town Development Services Department. If potable water cannot be restored by PID prior to occupancy, evidence of an approved temporary water system will be required.

SITE DEVELOPMENT

17. Required landscape plans for the proposed project shall be designed to provide for landscaping comprising a minimum of ten percent of the developed area of the site. Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO).

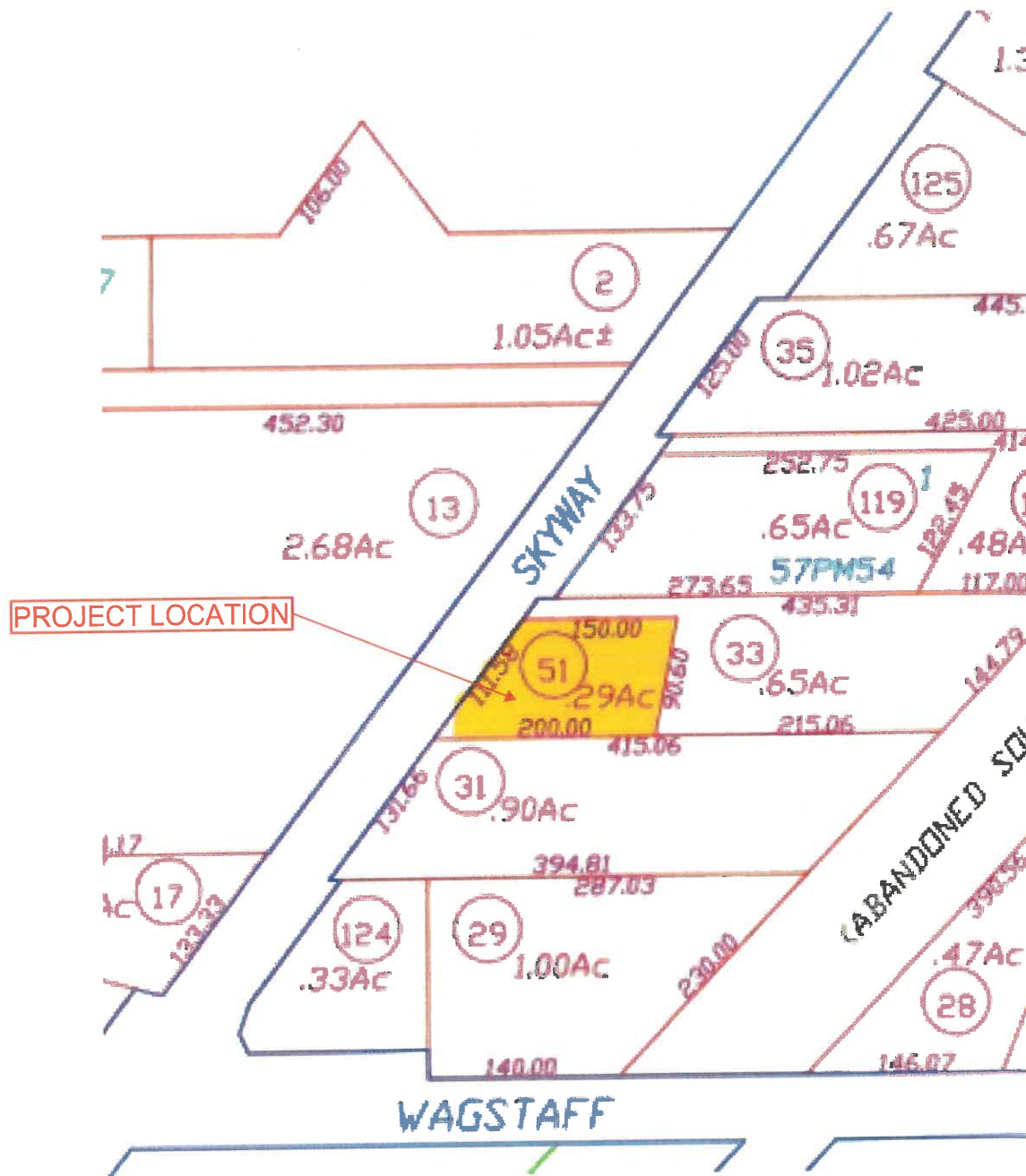
18. Complete the requirements of the Town Onsite Sanitary Official concerning application, permit issuance, and installation of a replacement septic system to serve this property. Provide evidence thereof to the Town Development Services Department (building division).
19. Establish and maintain on-site parking facilities containing a minimum of 4 parking spaces per business, one of which must be a van-accessible handicap space, in accordance with all town parking ordinance regulations including an accessible path of travel from the public right-of-way to the building.

Failure to uphold and maintain compliance with the conditions of this permit may result in the permit being administratively revoked by the Town of Paradise (PMC Section 17.45.230).

**ATTACHMENTS FOR THE
SADLER CONDITIONAL USE PERMIT (PL21-00096)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the November 16th, 2021 public hearing
3. Mailing list of property owners notified of the November 16th, 2021 public hearing
4. Comments received from reviewing departments/agencies
5. Negative Declaration for the Sadler Conditional Use Permit project
6. Conditional Use Permit application submitted by Dan Hays
7. Project site plan
8. Project Description

N ↑



APPLICANT: Daniel Hays

8336 Skyway, Paradise

OWNER: Matthew & Tammy Sadler

PROJECT DESCRIPTION: Proposed Construction Sales and Services land use on +/- 0.29 acre parcel zoned Community Commercial. Project includes a 3,200 sf metal building and a fenced yard for equipment storage.

ZONING: Community Commercial (CC)

GENERAL PLAN: Town Commercial (TC)

FILE NO. PL21-00096

ASSESSOR PARCEL NOS. : 051-132-051

MEETING DATE: November 16, 2021



TOWN OF PARADISE

Date: October 13, 2021

NOTICE OF ENVIRONMENTAL DOCUMENT AVAILABILITY AND PUBLIC HEARING TOWN OF PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on Tuesday, November 16th at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

Project title: Sadler Conditional Use Permit Application (PL21-00096)

Project location: 8336 Skyway, Paradise, CA; Assessor Parcel No. 051-132-051

Description of project: The project proponent is requesting Town of Paradise approval of a use permit application proposing the establishment of a construction sales and services office on a 0.29-acre property zoned Community Commercial (CC) and located at 8336 Skyway.

**Address where document
may be viewed:**

Town of Paradise
Building Resiliency Center
6295 Skyway, Paradise, CA 95969

<https://www.townofparadise.com/planning/page/environmental-documents>

Public review period: *Begins:* October 15, 2021
Ends: November 15, 2021

The project files are available for public inspection at the Development Services Department in the Building Resiliency Center. Any person wishing to respond to the proposed environmental document may file written responses no later than **November 15, 2021 at 5:00 p.m.** with the Paradise Development Services Department.

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 additional information, please contact the Development Services Department at (530) 872-6291, ext. 435.

Susan Hartman
Planning Director

• Apn
Owner
Owner2
Street_Address
City_State_Zip
051-131-013-000
Dubose Alexander R & Jennie
8394 Durnel Dr
Durham, Ca 95938

051-132-029-000
Johnson Paul A & Cynthia A
6319 County Rd 15
Orland, Ca 95963

051-132-035-000
County Of Butte
Dept Of Public Works
7 Country Center Dr
Oroville, Ca 95965

051-132-120-000
Gielow Pete D
1660 Kentucky St
Redwood City, Ca 94061

051-132-051-000
Sadler Matthew Owen & Tammy
Renee
3045 Chico River Rd
Chico, Ca 95928
051-131-014-000
Dubose Alex & Jennie
8394 Durnel Dr
Durham, Ca 95938

051-132-031-000
Hegenbart Eric J & Hegenbart Helen
L
Po Box 243
Magalia, Ca 95954

051-132-044-000
Town Of Paradise
5555 Skyway
Paradise, Ca 95969

051-132-124-000
Saige Seven
2546 Olive Hwy
Oroville, Ca 95966

051-131-002-000
Stuermer Nicole M Revocable Trust
C/O Stuermer Nicole Lheureux
Trustee
3 Blanqueta Ct
051-131-017-000
California Vocations Inc
564 Rio Lindo Ave 204
Chico, Ca 95926

051-132-033-000
Gilbertson Kurt L & Kim A
6303 Wall Ln
Paradise, Ca 95969

051-132-119-000
Gielow Pete D
1660 Kentucky St
Redwood City, Ca 94061

Sadler Labels

Sackler Labels

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Recreation & Park Dist.
6626 Skyway
Paradise, CA 95969

Paradise Ridge Chamber of
Commerce
6161 Clark Road Ste. 1
Paradise, CA 95969

Paradise Board of Realtors
6161 Clark Road Ste. 2
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
313 Walnut St., Ste. 140
Chico, CA 95928

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



Town of Paradise
 Community Development Department
 Building Resiliency Center
 6295 Skyway
 Paradise, CA 95969
 (530) 872-6291 x411

Town of Paradise Department Responses

PL21-00096		Sadler Conditional Use Permit
Commenting Department	Date received	Comment
Building	8/2/21	<p>1. Project shall adhere to the applicable California Building standards.</p> <p>Tony Lindsey, Building Official</p>
Engineering	8/16/21	<p>Conditions Prior to permit Issuance:</p> <ol style="list-style-type: none"> 1. "Encroachment permit for construction of new driveway." 2. "Grading permit if disturbed soil is greater than 50 CY." 3. "ESPC required for construction activities." <p>Conditions Prior To Permit Final</p> <ol style="list-style-type: none"> 4. "Right of Way appears to be required for dedication. Applicant shall endure that 40' half-width of Skyway has already been conveyed to the Town of Paradise. If it has not, Town shall prepare dedication documents accordingly." <p>Marc Mattox, Town Engineer</p>
Fire	8/2/21	<p><u>STANDARD FIRE CONDITIONS:</u></p> <ol style="list-style-type: none"> 1. "FIRE FLOW RESULTS PENDING - MINIMUM FIRE FLOW OF 1,500 GPM @ 20 psi from one hydrant within 400" <p>Tony Lindsey, Fire Marshal</p>
Onsite / Wastewater	8/3/21	<p>1. Obtain building permit for all septic construction.</p> <p>Bob Larson, Town Onsite Official</p>
Police department	8/2/21	<p>No Comments</p> <p>Eric R. Reinbold, Chief of Police</p>



Town of Paradise
 Community Development Department
 Building Resiliency Center
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 Paradise, CA 95969
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Paradise Irrigation District	9/21/21	<p>Conditions prior to permit final:</p> <ol style="list-style-type: none"> 1. "APN 051-132-051, 8336 Skyway, is currently served water through a 0.75" metered service connection. At the time of this response the water quality advisory has not been lifted at this parcel. Service lateral replacement(s) and backflow prevention are required at all water service connections assigned to this parcel to lift the water quality advisory. The service lateral(s) will be replaced at the current location(s) unless otherwise determined by PID. Please contact PID for more information on backflow prevention requirements. <p>Contact PID if the planned development requires any changes to the existing water service connection(s). Costs for any upgrades are the responsibility of the property owner. Call customer service at 530-877-4971 for questions or assistance.</p> <p>These comments apply to the domestic water supply only. Reviewed on 09/20/2021 by Water Works Engineers LLC, serving to support PID District Engineering."</p> <p>Water Works Engineers, serving as PID District Engineer.</p>
Butte County Public Health	9/28/21	<p>Conditions Prior to Permit Final:</p> <ol style="list-style-type: none"> 1. "If the facility handles or stores hazardous materials or waste at or above reportable thresholds, the facility shall submit a Hazardous Material Business Plan into the California Environmental Reporting System (https://cers.calepa.ca.gov/) within 30 days of storing reportable hazardous materials as required by California Health and Safety Code Division 20, Chapter 6.95, Article 1, Section 25507 through 25508.2. Reportable quantities include 55-gallons or greater for a liquid, 200 cubic feet at standard temperature and pressure for a compressed gas and 500 pounds for a solid." <p>Thomas Parker, Supervisor, Hazardous Materials Program.</p>

**TOWN OF PARADISE
NEGATIVE DECLARATION REGARDING ENVIRONMENTAL EFFECT**

1. Description of Project:

Conditional Use Permit application to establish a construction sales and services use, including additional warehouse space to be rented, on a .29-acre parcel zoned Community Commercial (CC). The project includes the construction of a 3,200 square foot structure which would be divided into two sections, each with a separate use.

2. Name and Address of Project Applicant:

Daniel Hays
1351 Mangrove Avenue, Suite A,
Chico, CA 95928

3. The Initial Study for this Project was Prepared on: August 31, 2021

4. NOTICE IS HEREBY GIVEN that the Planning Director of the Town of Paradise has reviewed the project described above pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code) and determined that it will not have a significant effect on the environment. An Environmental Impact Report will not be required.

5. A copy of the Planning Director's determination regarding the environmental effect of this project is available for public inspection at the Town of Paradise Development Services Department, Town Hall, 5555 Skyway, Paradise, CA. Copies thereof will be provided to any person upon payment of the established fee.

6. Any person wishing to respond to this negative declaration may file written responses no later than November 15, 2021 with the Paradise Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969, (530) 872-6291(Ext. 435). The Planning Director or the Planning Commission will review such comments and will either uphold the issuance of a negative declaration or require an environmental impact report to be prepared.

7. If no protest is lodged, the negative declaration may be formally adopted at the conclusion of the review period. Any negative declaration subject to state clearinghouse review shall not be formally adopted until such review has been completed.

By: _____
Susan Hartman, Planning Director

Date: 11/23/21

INITIAL STUDY
FOR THE
"SCC CONCRETE" PROJECT
CONDITIONAL USE PERMIT [PL21-00096]

**PROJECT DESCRIPTION AND
ENVIRONMENTAL SETTING FOR THE
“SCC CONCRETE” PROJECT
CONDITIONAL USE PERMIT [PL21-00096]**

PROJECT DESCRIPTION

The Applicant of the “SCC Concrete” project has filed applications requesting that the Town of Paradise approve a conditional use permit [PL21-00096], to authorize the establishment of a 3,200 Sq. Ft. warehouse in a permitted metal structure. In addition, a portion of the proposed warehouse would be partitioned and rented for an undetermined use.

ENVIRONMENTAL SETTING

Location

The subject parcel, identified with assessor’s parcel number 051-132-051, is located at 8336 Skyway in Paradise California, in Butte County. The project site is located in the north-eastern part of the Town. The site is located three parcels north of Wagstaff Road and north of Wayland Road. It is located within the SW ¼ of the NE ¼ of Section 11, Township 22 N, Range 3E, Mount Diablo Base & Meridian.

Land Use and Access

The 0.29-acre project site is located in the north-western portion of the Paradise community at 8336 Skyway and is situated within the Community Commercial (CC) zoning district. Project site improvements would include a 3,200 square feet building, concrete encroachment, landings and walkways, a privacy fenced yard and compacted driveway with parking spaces.

The owner intends to run a concrete business from a space inside one half of the proposed building. The second half would be rented; the renter and use has yet to be determined.

The parcel used to be the site of World Radiator beginning in the 1970s. In 1997 the business was shut down by the Department of Toxic Substances Control (DTSC) due to an investigation that found the site had been contaminated. Arsenic, antimony, antifreeze and lead were all found on site. This contamination was abundant enough to saturate the soils all the way down to the water table and had contaminated the groundwater as well.

DTSC attempted to motivate the owner to clean the parcel. In 2007 state funds were used to excavate the site, removing roughly 400 cubic yards of soil and 700 tons of concrete and debris. The lot was then backfilled with clean soil and graded to original topography. A land use covenant was recorded in June of 2016, restricting uses to commercial and industrial along with specific development standards. The site continues to be monitored for proper

land uses and several wells are regularly test for groundwater contamination.

Vegetation, Topography and Soils

The project site was relatively bare before the Camp Fire, and virtually nothing remained after the fire. Currently, the site has a small amount of grass, *Centaurea solstitialis* (Yellow Star Thistle) and *Ailanthus altissima* (Tree of Heaven); the latter two being invasive. The subject parcel has an elevation of approximately 2030 feet, with flat and compacted soil. Soils underlying the project site are characterized as “AVD” (Aiken very deep). This soil is the most common type found in Paradise. The AVD soils are generally found to depths of 7+ feet and have a high rate of infiltration. A portion of the property is TW-MA, which represents a high-water table and unnamed soils. Areas determined to be TW-MA are subject the Local Agency Management Program regulations and are evaluated by the Town of Paradise OnSite Division on an individual basis.

Public Services

Services and facilities available or potentially available to the project site include, but are not limited to the following listing:

Access:	Skyway
Communications:	AT&T and Comcast Communication Services
Electricity:	Pacific Gas and Electric Company
Public Safety:	Town of Paradise
Recreation:	Paradise Recreation and Park District
Schools:	Paradise Unified School District
Sewage Disposal:	Onsite wastewater treatment/disposal systems
Water Supply:	Paradise Irrigation District

PROJECT DETAILS

The current proposal for the “SCC Concrete” project includes the use of a 3,200 square feet metal building with a fenced yard for additional equipment storage. The initial development would also include paved landings, pathways and encroachment, as well as compacted gravel parking areas for employees and customers.

The metal structure will be divided into two independent spaces. One space would be used to run the proposed concrete business, store tools and materials, in conjunction with larger equipment in the fenced yard. The second space is intended to be rented to another business. The second business has yet to be determined and would require a land use review from the Town’s Onsite department. Planning approval may also be required.

Other site improvements associated with the project include but are not limited to: 1) A new septic tank and leach lines for wastewater; 2) The extension and installation of underground utilities (including water main extensions and electrical connections) 3); on-site signage.

TOWN OF PARADISE

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. **Name of Proponents:** Matthew Sadler
2. **Address and phone number of proponents:** 235A W. East Ave, PMB 136, Chico, CA; (530)-624-5777
3. **Date of checklist:** October 1, 2021
4. **Zoning and general plan designation:** Zoning: Community Commercial (CC) General Plan designation: Town Commercial (TC)
5. **Name of proposal, if applicable:** M. Sadler Conditional Use Permit

II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
1.	LAND USE AND PLANNING. Would the proposal:						
	a.	Conflict with general plan designation or zoning?	1, 8				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	1, 8				X
		c. Be incompatible with existing land use in the vicinity?	9				X
		d. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	8				X
		e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	9				X
	2.	POPULATION AND HOUSING. Would the proposal:					
		a. Cumulatively exceed official regional or local population projects?	1, 8				X
		b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	1, 8				X
		c. Displace existing housing, especially affordable housing?	1, 8				X
	3.	GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:					
		a. Fault rupture?	11, 12			X	
		b. Seismic ground shaking	11, 12			X	
		c. Seismic ground failure, including liquefaction?	11, 12			X	
		d. Seiche, Tsunami or volcanic hazard?	13				X
		e. Landslides or mudflows?	11			X	
		f. Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	10			X	
		g. Subsidence of the land?	12			X	
		h. Expansive soils?	7			X	
		i. Unique geologic or physical features?	1				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
4.	WATER. Would the proposal result in:						
	a.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	3, 10			X	
	b.	Exposure of people or property to water related hazards such as flooding?	3, 10			X	
	c.	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	3, 10				X
	d.	Changes in the amount of surface water in any water body?	3, 10				X
	e.	Changes in currents, or the course or direction of water movements?	3, 10				X
	f.	Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	14				X
	g.	Altered direction or rate of flow of groundwater?	14				X
	h.	Impacts to groundwater quality?	14				X
	i.	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	14				X
5.	AIR QUALITY. Would the proposal:						
	a.	Violate any air quality standard or contribute to an existing or projected air quality violation?	15, 16			X	
	b.	Expose sensitive receptors to pollutants?	9			X	
	c.	Alter air movement, moisture, or temperature, or cause any change in climate?	10				X
	d.	Create objectionable odors?	10				X
6.	TRANSPORTATION/CIRCULATION. Would the proposal result in:						
	a.	Increased vehicle trips or traffic congestion?	9				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		b. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	10				X
		c. Inadequate emergency access or access to nearby uses?	17			X	
		d. Insufficient parking capacity onsite and offsite?	10				X
		e. Hazards or barriers for pedestrians or bicyclists	1				X
		f. Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	10				X
		g. Rail, waterborne or air traffic impacts?	9				X
7.		BIOLOGICAL RESOURCES. Would the proposal result in impacts to:					
	a.	Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals and birds)?	5, 17			X	
	b.	Locally designated species (e.g. heritage trees)?	1				X
	c.	Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	1				X
	d.	Wetland habitat (e.g. marsh, riparian and vernal pool)?	9, 17				X
	e.	Wildlife dispersal or migration corridors?	1, 6				X
8.		ENERGY AND MINERAL RESOURCES. Would the proposal:					
	a.	Conflict with adopted energy conservation plans?	1				X
	b.	Use nonrenewable resources in a wasteful and inefficient manner?	1, 10				X
	c.	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	1, 18, 19				X
9.		HAZARDS. Would the proposal involve:					

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	a.	A risk of accidental explosion or release of hazardous substances (including, but not limited to; oil, pesticides, chemicals or radiation)?	10			X	
	b.	Possible interference with an emergency response plan or emergency evacuation plan?	20, 22				X
	c.	The creation of any health hazard or potential health hazard?	10			X	
	d.	Exposure of people to existing sources of potential health hazards?	10			X	
	e.	Increased fire hazard in areas with flammable brush, grass or trees?	21, 10			X	
10.	NOISE. Would the proposal result in:						
	a.	Increases in existing noise levels?	10, 23			X	
	b.	Exposure of people to severe noise levels?	10, 23			X	
11.	PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:						
	a.	Fire protection?	4, 9, 10			X	
	b.	Police protection?	9, 10			X	
	c.	Schools?	1, 9, 10			X	
	d.	Maintenance of public facilities, including roads?	1, 9, 10				X
	e.	Other governmental services?	9, 10				X
12.	UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:						
	a.	Power or natural gas?	9, 10			X	
	b.	Communications systems?	9, 10			X	
	c.	Local or regional water treatment or distribution facilities?	17			X	
	d.	Sewer or septic tanks?	10, 17				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		e.	Storm water drainage?	3, 9, 10			X
		f.	Solid waste disposal?	10		X	
		g.	Local or regional water supplies?	4, 17			X
	13.	AESTHETICS. Would the proposal:					
		a.	Affect a scenic vista or scenic highway?	1, 24, 25			X
		b.	Have a demonstrable negative aesthetic effect?	9, 10		X	
		c.	Create light or glare?	8, 10		X	
	14.	CULTURAL RESOURCES. Would the proposal:					
		a.	Disturb paleontological resources?	10, 27		X	
		b.	Disturb archaeological resources?	10, 27		X	
		c.	Affect historical resources?	26			X
		d.	Have the potential to cause a physical change which would affect unique ethnic cultural values?				X
		e.	Restrict existing religious or sacred uses within the potential impact area?				X
	15.	RECREATION. Would the proposal:					
		a.	Increase the demand for neighborhood or regional parks or other recreational facilities?	10			X
		b.	Affect existing recreational opportunities?	10			X
	16.	WILDFIRE. If located in or near state responsibility areas or lands classified as a very high fire hazard severity zones, Would the project:					
		a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	17, 22			X
		b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	10, 17		X	
		c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel	10, 17		X	

				SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
			breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?					
		d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	10, 17			X	
	17.	Greenhouse Gas Emissions. Would the project:						
		a.	Generate greenhouse gas emissions, either directly, or indirectly, that may have a significant impact on the environment?	10, 16			X	
		b.	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	10, 16				X
	18.	MANDATORY FINDINGS OF SIGNIFICANCE.						
		a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
		b.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				X	
		c.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connect with the effects of past projects, the effects of other current projects, and the effects of probable future projects).				X	
		d.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or				X	

				SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
			indirectly?					

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

1. **General Evaluation:** Potential environmental impacts associated with the proposed project have been identified upon the preceding environmental review checklist form. It has been determined that the proposed project will not result in a significant adverse effect on the environment because the project applicant agrees to application of the mitigation measures contained within this Initial Study.

The text that follows identifies and evaluates potential impacts and mitigation measures designed to minimize the potential environmental effects to a less than significant level. All mitigation measures contained within this initial study shall be incorporated into the proposed project either by the project applicant or the Town of Paradise

a. Item 1 – land Use and Planning:

A, B: The subject parcel is located in an CC (Community Commercial) Zone, which has an underlying general plan designation of Town Commercial (TC). The CC zone allows for an array of land uses subject to permit approval. The TC general plan designation does not conflict with the proposed concrete business use as it allows for a range of commercial land uses.

The project would not conflict with any local environmental plans or policies and is in line with the requirements of the Town’s general plan and zoning code. No conflict with general plan designation, zoning or land use plans, policies, or regulations would occur as a result of the project. There would be no impact.

C: All adjacent zoning is community commercial. While most parcels in the area are currently vacant, the current uses include a heavy equipment rental and aggregate yard, and a small engine repair shop. These uses are similar in nature and are considered compatible. There would be no impact.

D: The project location is significantly distant to any agricultural zoning or transportation routes. There would be no impact to agricultural resources or operations.

E: The proposed project is contained to a single parcel and would not create any physical barriers or other impediments that could affect the surrounding

community. No aspect of the proposed project will physically divide a community and therefore, the project would have no impact.

b. Item 2 – Population and Housing

A, B: The project does not include the construction of any housing. Moreover, the subject parcel is regulated by a covenant that prohibits the construction of any residence for human habitation. There would be no impact.

C: No housing would be demolished, and no residents or other people would be displaced as a result of the project. No replacement housing would be required. There would be no impact.

c. Item 3 – Geologic Problems

A, B, C: The project is located in an area with the possibility of strong seismic ground shaking, as is much of California. The 2019 Butte County Local Hazard Mitigation Plan lists the Town's vulnerability to earthquakes as high, but outlines those occurrences are unlikely. The project is not located in an area with any identified earthquake fault zone. The Plan lists the potential of future earthquake and liquefaction as "occasional/unlikely" and lists the area as having a generally low potential for liquefaction. However, the proposed structure, being built to current code standards, would not be at a high risk from seismic activity. The project is not located in area identified as a liquefaction zone by the California Department of Conservation (See figure 1). The likelihood of any effects from fault rupture, seismic ground shaking, seismic ground failure, and liquefaction are low. Impacts would be less than significant.

D. The project is not located near the ocean or any body of water substantial enough to be subject to seiche risks. The project would not be at risk from volcanic hazards. The USGS indicates that the project is not located within a volcanic hazard zone. There would be no impact.

E. The project is not located in area identified as a landslide zone by the California Department of Conservation. 2019 Butte County Local Hazard Mitigation Plan shows that the project area has a low to moderate landslide potential. The impact from the proposed project would be less than significant.

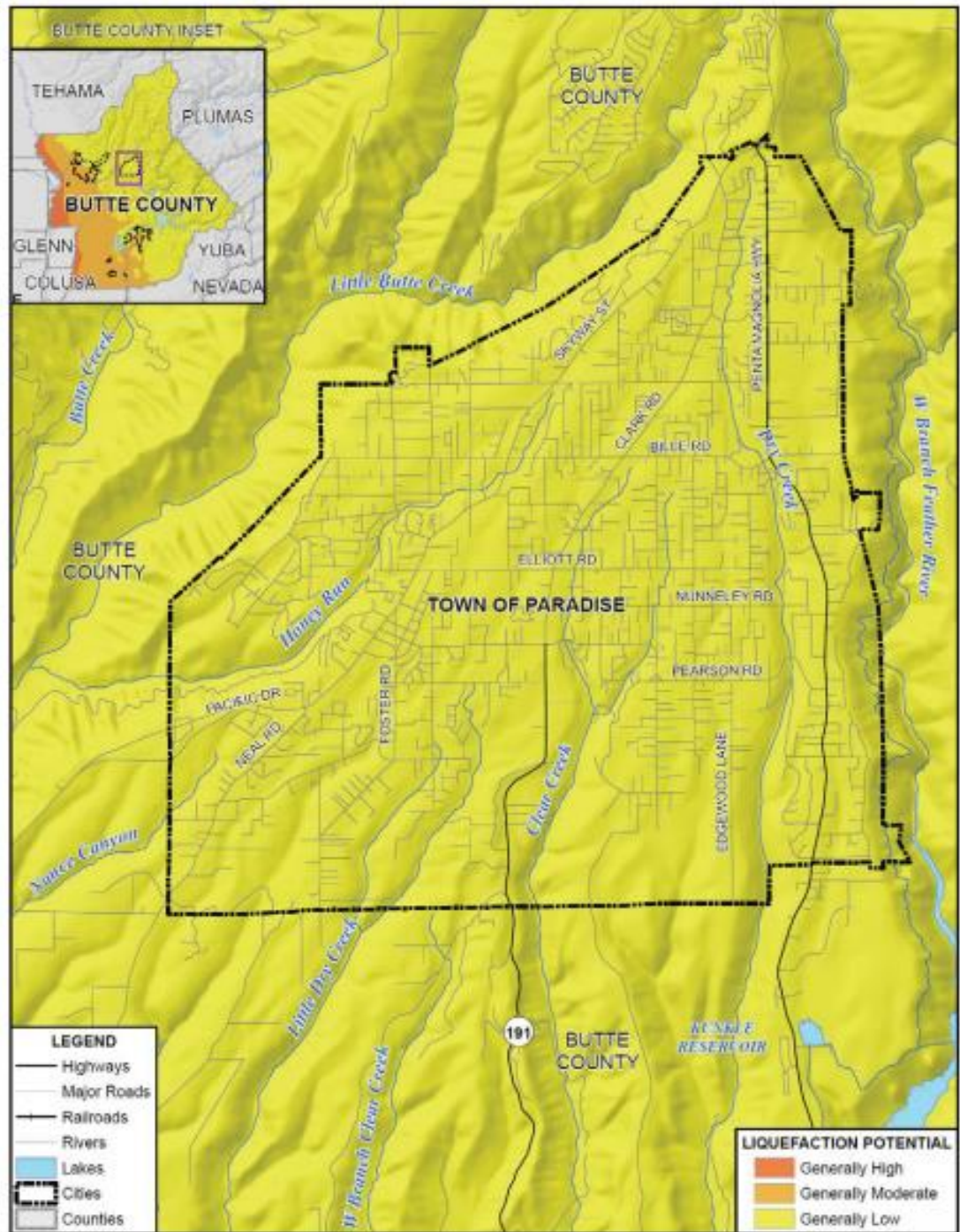
F. Long term soil erosion and loss of topsoil are not expected from the operation of the distillery. Soil disturbances in the long-term operation of the facility would be limited to light vehicle traffic on established, compacted driveways. Soil erosion and loss of topsoil can potentially result from the

short-term construction activities required to establish the project facilities. The required Erosion and Sediment Control Plan would keep ensure that project activities did not cause soil erosion and impacts to topsoil. The impact of the project would be less than significant.

G. The project is not located in close proximity to any fault and is unlikely to be subject to landslides or liquefaction (See figures 1 and 2). The proposed project is not expected to be at risk from geologic hazards. The structures would be built to current California code, further reducing any risk of geologic hazards. The impact from the proposed project is expected to be less than significant.

H. The project area has not been assessed for the presence of expansive soils. However, the proposed structures would be built to current California building code, which includes provisions to safeguard against structural failure. A less than significant impact from the project is expected.

I: No locally recognized unique geological or physical features are located on the project site. There would be no impact from the project.



Foster
Morrison

0 1 2 Miles



Data Source: Butte County General Plan 2030, Butte County GIS, Cal-Atlas; Map Date: 3/1/2019.

Butte County
Local Hazard Mitigation Plan Update
October 2019

Town of Paradise

Annex 1

Figure 1: Liquefaction Potential

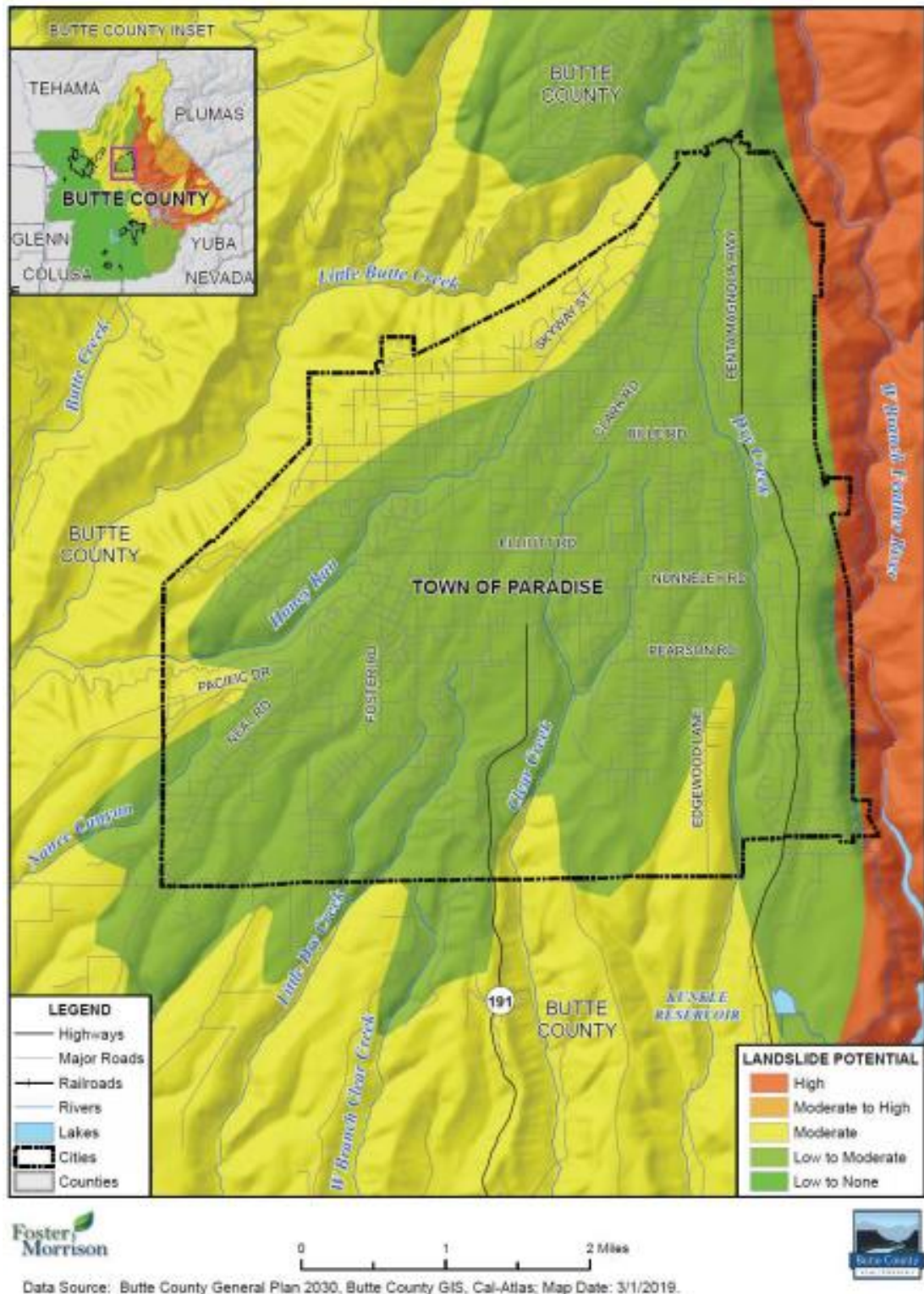


Figure 2: Landslide Potential

d. Item 4 – Water

A, B: The proposal does not include any features that would increase surface runoff or alter surface runoff substantially enough to cause water related hazards or flooding. Impacts from surface runoff on-or-off site are expected to be less than significant.

C, D, E: The project is not near any bodies of water and does not propose any activities that would change the amount of surface water in any water bodies. No changes in currents or flow directions would result from the project. There would be no impact from the project.

F, G, H, I: The project is located on a parcel which would remain primarily pervious to water. The proposed construction of impervious features that could alter drainage would be limited to a small area relative to the size of the parcel. No underground construction would take place as part of the proposed project. Groundwater in the area would not be reduced, have its flow altered, be interrupted, or otherwise impacted. No wells would be utilized to provide water for the project. The project would not result in decreased groundwater availability for public water supplies. Potential contaminants from wastewater systems are controlled by adherence to the Town of Paradise's Local Area Management Plan and septic regulations. No project components would introduce contaminants to groundwater, meaning there would not be a risk of contamination. There would be no impact from the proposed project.

e. Item 5 – Air Quality

A: The project location is subject to the requirements of the Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan and the Butte County Air Quality Management District (BCAQMD). A project would be considered to conflict with the goals of the Plan if it were to result in or induce growth in population, employment, land use, or regional vehicle miles travelled that is inconsistent with the growth projections of the plan. The proposed project, being a small concrete business, would not create demand for any measurable direct or indirect population growth or residential development. The proposed project would not create a substantial increase in employment. The BCAQMD screening recommendations preclude further analysis. Because the project would not exceed the threshold of 15,000 sq. ft., further quantification of criteria air pollutants is not necessary and a less-than-significant impact for criteria air pollutants may be assumed.

B: No parks, playgrounds, schools, hospitals, day care center, nursing homes, hospitals, or other similar sensitive receptors are located in proximity to the proposed project. No sensitive receptors such as those listed would be affected.

The proposed project site is located in a commercially zoned area. No concrete mixing or operational impacts would occur as a result of the proposed project. The site is to be used for storage purposes only. The potential residential exposure to pollutants from short term construction would be reduced below a potentially significant level with standard best management practices. Impacts would be less than significant.

C: The project would not create any structures or features that could potentially alter air movement, moisture, temperature, or any change in climate. Heat produced by the burner would not be substantial enough to cause increases to the ambient temperature of the surrounding area. There would be no impact from the proposed project.

D: The proposed use of storing construction tools and equipment would not produce any significant airborne odors. There would be no impact from the proposed project.

f. Item 6 – Transportation / Circulation

A: The project would create an increase in vehicle trips in the area of Skyway including traffic from employees, customers, and occasional material deliveries. However, because the Town of Paradise and the area of Skyway lost such a substantial portion of its population, traffic impacts from the proposed project would not exceed the amount of traffic Skyway supported before the fire. There would be no impact from the proposed project.

B: The project would make no changes to any public or private road. The project would not create any hazardous design features such as sharp curves, dangerous intersections, or similar features. No incompatible use is proposed as part of the project. No impact would occur as a result of the project.

C: The project site is served by the Paradise fire and police departments. The project proposal has been reviewed by the Town fire official and Police chief. Ingress and egress has been deemed sufficient for emergency vehicles. No portion of the project would affect the ability of emergency services to access and serve the property or reduce their ability to serve other properties in town. The project would not result in inadequate emergency access. The impact of the project would be less than significant.

D: The project proposal includes a total of 4 parking spaces, which meets the requirements of Paradise Municipal Code. The proposed parking for the project would be sufficient. There would be no impact.

E, F: Circulation is governed by the Town of Paradise General Plan's circulation

element, Town code regarding streets and public places, and Town code regarding vehicles and traffic. The project would not conflict with any provision of the general plan or any other governing document. No pedestrian, public transit, or bicycle facilities are in conflict with the project. The proposed project would not conflict with any applicable plans and no impacts would result. No project components would create hazards or barriers to pedestrians or bicyclists. There would be no impact from the proposed project.

G: No railway, Airport land use zone, or navigable waters are located near the project area. There would be no impact to rail, waterborne, or air traffic.

g. Item 7 – Biological Resources

A: The U.S. Fish and Wildlife Service BIOS map viewer indicates that the Hamlin Canyon USGS quad containing the subject parcel has the potential to contain several Federal and State endangered and threatened species. The species potentially present in the Paradise East USGS Quad are listed in the figure below.

Scientific Name	Common Name	Status – State	Status – Federal
Rana boylei	foothill yellow-legged frog (amphibian)	Endangered	None
Haliaeetus leucocephalus	bald eagle (Bird)	Endangered	Delisted

Figure 3: Endangered and Threatened Species within the Hamlin Canyon Quadrangle

Any potential habitat for these listed species was likely destroyed or significantly reduced in the 2018 Camp Fire, which significantly damaged the project parcel. Prior to the Camp Fire, this parcel was contaminated by a multitude of toxic substances, which led to the removal and replacement of the soils on the property. Impacts to endangered, threatened, and rare species are not expected as a result of the proposed project. Impacts would be less than significant.

B, C: The Town of Paradise General Plan outlines several goals and policies related to the preservation of trees or other natural communities. The project would remove several trees that were killed in the Camp Fire. Because the trees to be removed are dead, the project would not conflict with any local policy or ordinance protecting them. The project would not conflict with any other local policy or ordinance protecting biological resources. There would be no impact.

D: The project parcel does not have any wetland habitat. The proposed project would not result in any impact.

E: A CNDDDB record search did not indicate that any wildlife corridors or wildlife nursery sites would be located in the project area. The project is not located in an area identified as being within the area of any migratory deer herd, as outlined in the Town's General Plan. The project would not create any barriers that would impede the movement of wildlife. Proposed structure on the property does not cover a substantial enough area to impede the movement of wildlife. No impact from the project is expected.

h. Item 8 – Energy and Mineral Resources

A: The Town of Paradise has no published renewable energy plans. The project would be built to current California building code, including all energy use standards. No conflict with local or State energy plans are expected. There would be no impact from the proposed project.

B: The project is expected to incur no larger energy expense than is typical of similar small commercial buildings during construction. The proposed project proposed would be required to be constructed in accordance with current Town adopted California Building Standards Code energy-efficiency standards and CalGreen building design features. The proposed project does not include any features not necessary for the simple operation of construction sales and services. No wasteful expenditure of energy is expected because of the project. There would be no impact.

C: The proposed project location is not within or within proximity to any State identified Surface Mining and Reclamation Act study areas or any existing mines. The Town of Paradise does not identify any locally important mineral resources sites in its general plan or any other policy document. No impact would result from the proposed project.

i. Item 9 – Hazards

A, C, D: The Project's short-term construction would include the transport and use of potentially hazardous materials including concrete and solvents. The use of these materials is typical of construction projects and would not indicate a high risk of hazards to the public or environment. Operation of the construction sales and service land use would include the storage and transport of potentially hazardous concrete materials. These materials can pose a potential hazard if agitated, spilled or leaked into the surrounding environment. These risks would be reduced by the fact that the proposed construction business would operate on a relatively small scale. The risk of creating hazards to the public is low and not unusual due to the sparsely populated location of the

project. Production, storage, and transportation of potentially hazardous materials would be managed through a Hazardous Materials Business Plan administered by the Butte County Department of Environmental Health. Mitigation measures to reduce the risk of any potential risk related to hazardous materials would be imposed by the plan. Impacts from the project would be less than significant.

B: The subject parcel is located within the area of the 2019 Butte County Local Hazard Mitigation Plan and the Town of Paradise & Upper Ridge Wildfire Evacuation Plan. The project would not create any structures or other impediments that would affect the execution of the Wildfire Evacuation Plan or any other emergency response actions. The Town Fire Official has concluded that appropriate ingress and egress for emergency vehicles has been proposed for the project. The project would have no impact to emergency response or evacuation.

E: The subject parcel is nearly completely absent of vegetation or flammable materials. The structure itself will be made of noncombustible metal. The project materials detail a compacted driveway and parking lot along with some concrete pads, further reducing fire potential. The impact is expected to be less than significant.

j. Item 10 – Noise

A, B: The short-term construction activities required to construct the project would cause a temporary increase in ambient noise levels on the project site. Construction activities would be subject to the restrictions of the Town Noise Ordinance and would not cause a significant impact. Long term increases to ambient noise levels are not expected as a result of the project. Administrative operations and storage of equipment would not produce noise in excess of limitations put in place by the Town Noise Ordinance. Impacts from the project related to noise would be less than significant.

k. Item 11 – Public Services

A: The proposed project would not create a need for new government services or facilities. The Town currently has the capacity to provide services such as fire protection, police protection, schools, parks, and other services, for a larger population than currently resides in Paradise. The project would not conflict with any Town of Paradise General Plan goals, policies, or programs related to public services. Fire protection services are provided by the Paradise Fire Department. Fire flow requirements are the responsibility of the Paradise Fire Department with the cooperation of the Paradise Irrigation District (PID). Information provided by the Fire Department and the PID indicate that fire flows in the vicinity are sufficient to serve the needs of the project. The Town Fire

Official has indicated that the proposed ingress and egress to the property would be suitable for emergency vehicle access. The project would result in a less than significant impact to fire protection services.

B: Policing services in the project area are provided through the Paradise Police Department. No concerns were expressed during the Police Departments review of the project proposal. The project, being a relatively small and rural development, would not cause an increased demand for police services. Impacts to police protection from the project would be less than significant.

C: No new homes would be constructed as part of the proposed project. No measurable or foreseeable impact to school services would result from the project. Impact fees to the Paradise Unified School District would be required for new construction occurring with the project. These fees would offset any possible impacts. Impacts to school services from the proposed project would be less than significant.

D: The proposed project would create no new housing or increase residential capacity. No Town parks would need to create new facilities or expand existing facilities as a result of the project. No impact to parks services would result from the proposed project.

E: The project would not create any new housing or otherwise increase the residential capacity of the Town. Public facilities would not need to increase their size or capacity to accommodate the project. Impacts to other public facilities would be less than significant. The project site is located within the Town of Paradise and is currently served by the Paradise Fire Department and Police Department. No new facilities, increases to service area, or other impacts to city services would result from the proposed project. There would be no impact.

I. Item 12 – Utilities and Service Systems

A, B: Power demand for the project would be typical of a small commercial project. No excessive power demand would be created by the project. The property would have electrical and natural gas established through PG&E. Replacement infrastructure including undergrounded electric lines, natural gas, phone, and internet lines would need to be built to bring power, natural gas, and communication to the proposed construction. Impacts from these installations are limited to the project area and would not require the installation of new infrastructure elsewhere. Impacts from the project would be less than significant.

C: No new construction of water treatment facilities would be required for the

project. A replacement service lateral connection from the nearest water main would be required due to damage from the Camp Fire. These upgrades are typical of fire-damaged properties. Impacts from the proposed project would be less than significant.

D: The parcel will be served by a septic system with a 1,500-gallon tank and eighty feet of leach lines. An experienced local engineer has calculated the construction sales and services use requiring the system to process sixty gallons per day or less. If an additional use is added, the owner is required to return to an engineer for updated calculations and alterations to the septic system, if necessary. No impact would occur as a result of the project.

E: No stormwater drainage system is proposed as part of the project. Runoff from new impervious surfaces are not expected to be substantial enough to cause damage or impacts to the property or adjacent areas. No storage of materials that could cause polluted runoff would take place as part of the project. No impact would occur as a result of the project.

F: Solid waste would be generated during the construction process. However, Calgreen standards require at least 65% of nonhazardous construction and demolition waste to be recycled and/or salvaged. These State recycling standards ensure that short-term construction waste would amount to a less than significant impact. No aspect of the long-term operation of the proposed project is not expected to generate an unusual or excessive quantity of solid waste. Impacts would be less than significant.

G: Water service in the Town of Paradise is established through the Paradise Irrigation District. The proposed distillery project has been reviewed by the Paradise Irrigation District who has confirmed that the project would have sufficient water supplies to serve its use. There would be no impact from the project.

m. Item 13 – Aesthetics

A: There are no State Scenic Highways or eligible State Scenic Highways in the Town of Paradise according to the California Department of transportation. The Town of Paradise General Plan recognizes several Scenic Corridors and Gateway areas. No locally identified scenic gateway is located near the proposed project area. No impact to the aesthetic resources or visual character of the locally recognized scenic gateway areas or scenic corridors would result from the proposed project.

The Town of Paradise General Plan does not expressly identify any scenic vista areas in the Town. No impacts to State recognized or eligible scenic

highways would occur as a result of the proposed project. The proposed project would have no impact on any recognized local or State scenic vista.

B: The proposed project is located on a property that was substantially damaged in the 2018 Camp Fire. The proposed project would include the construction of a metal building, fenced yard as well as proposed parking areas. However, due to the extent of the recent fire damage on the project site, impacts to the visual quality of the proposed project site would be less than significant.

C: The proposed project would result in a minor increase to nighttime light visible on the property. The Town of Paradise requires that all exterior lighting be designed, established, and maintained to reflect away from nearby and adjoining residences within 200 feet. The proposed project would not create new sources of light substantial enough to be considered a significant impact. As designed, and subject to standard Town conditions of approval, the proposed project would have a less than significant impact.

n. Item 14 – Cultural Resources

A, B: No excessive or atypical amount of ground disturbing work is proposed as part of the project. However, after the Department of Toxic Substances Control (DTSC) discovered the site was contaminated, they removed 400 cubic yards of soil and 700 tons of concrete and debris from the site. Impacts from the project would be less than significant.

C: No California Historic or archaeological Resources listed by the state Historical Resources Commission are located in the project area. The Town of Paradise does not maintain a list of local historic or archaeological resources. No historical or archaeological resources would be affected by the proposed project. No impact to historical resources would result from the project.

D, E: No locally identified religious or otherwise sacred uses or artifacts are known to be present on the project site. There would be no impact from the proposed project.

o. Item 15 – Recreation

A, B: The proposed project does not include any new housing or other facilities that would increase local population levels. No recreational facilities would need to be expanded to accommodate the project. No increased demand for or use of recreational facilities would occur as a result of the project. Recreational facilities would not be impacted by the project.

p. Item 16 – Wildfire

A: The Town of Paradise is subject to the evacuation measures outlined in the

Town of Paradise Evacuation Traffic Control Plan. No portion of the project would impair access or escape from the property or along nearby Skyway. The project proposal has been reviewed by the Town Fire Official who determined that ingress and egress would be suitable for emergency vehicles. No impact to the Paradise emergency evacuation plan would occur as a result of the project.

B: Prevailing winds in the Town of Paradise, known as the Jarbo Gap winds come primarily from the Feather River Canyon area northeast of the Town and blow southwest. Fire risk is high throughout the Town of Paradise, especially during the Summer and Fall seasons. The project is not expected to cause an increased risk of wildfire danger. The development of the proposed parking areas would reduce the amount of unmanaged vegetation on the property and create a fire break. The Town Fire official reviewed the project application and expressed no concern regarding fire risk. The project would have a less than significant impact.

C, D: The project proposes the addition of new gravel parking areas, access roads, and utility connections for the proposed structures. New utility connections to the property would be undergrounded, significantly reducing the risk of fire. The proposed structures and parking areas would not pose a risk of fire higher than any other typical construction. The Town Fire official reviewed the project application materials and did indicate any concern that the project might increase the risk of fire. Impacts from the project would be less than significant.

q. Item 17 – Greenhouse Gases

A: Potential sources of greenhouse gas from the proposed project include vehicle emissions during the construction of the facility and potential emissions from the operation of the sales office. Potential impacts from construction activities would be short-term in nature and would be negligible considering the relatively small scale of the proposed project. Potential emissions from the long-term operation of the sales office include the daily traffic of employees and customers. New development must adhere to a number of Town policies, building code requirements, development standards design guidelines, and standard practices that contribute to the reduction of greenhouse gasses. Below is a list of standards applied to this project which aid in implementing emissions reductions:

- 1) *Compliance with California's Title 24 Building Energy Efficiency Standards for Residential Buildings*
- 2) *Consistency with the Town's Design Standards for energy efficiency*

3) Consistency with the State's Water Efficient Landscape Ordinance

4) Adherence to Butte County Air Quality Management District mitigation measures for construction sites (e.g., dust suppression measures, reducing idling equipment, maintenance of equipment per manufacturer specs, etc.)

5) Diversion of 65% of construction waste

Impacts would be less than significant.

B: The Town of Paradise has authored no local plan or policies relating to greenhouse gas emissions. The project would comply with all State regulations regarding GHG emissions. There would be no impact from the proposed project.

r. Item 18 – Mandatory Findings of Significance

A, B: As outlined in the above environmental checklist, the project would not cause impacts with potential to degrade the quality of the environment, threaten habitat, reduce wildlife population levels, threaten plant communities, or negatively affect historical resources. The above checklist demonstrates that the project would have limited overall impact and that any potential impacts would be mitigated in a manner that would reduce them below the level of significance. Impacts would be less than significant.

B: Impacts from the proposed project would be limited in the long term. Most potential impacts outlined in the above checklist would occur as a result of short-term construction activities. The impact would be less than significant.

C, D: The project would be consistent with Town zoning regulations and the Town general plan. No similar projects or developments exist in the surrounding area. As outlined in the above checklist, the project would not cause adverse impacts to traffic, aesthetic resources, safety, noise, or other areas of consideration. The project would not contribute to a larger cumulative impact and would not cause adverse impacts to humans. The impact would be less than significant.

IV. **REFERENCES**

1. Town of Paradise 1994 General Plan, Volumes I-III, Town of Paradise Community Development Department and Quad Consultants, October 1994
2. Town of Paradise Land Use Constraints Diagram, Figure 2-3 (High Archaeological Sensitivity Area), of the 1994 Town of Paradise General Plan
3. Master storm drainage study and facilities plan, Paradise, California, 1980, McCain Associates
4. Paradise Irrigation District water distribution map, 1993
5. USGS topographic map: Cherokee Quadrangle, 1994
6. The California natural diversity data base BIOS web map, state Department of Fish and Wildlife. Web link: [BIOS viewer 5.96.99 \(ca.gov\)](#)
7. "Soils of Paradise and Their Ability to Treat Domestic Wastewater," Wert and Associates, 1992
8. Town of Paradise Zoning Ordinance; Town of Paradise Development Services Department
9. Review of surrounding area by Town staff; 6/15/21
10. Burnt Barn Distillery project application materials submitted to the Town of Paradise on November 9, 2017
11. Butte County Local Hazard Mitigation Plan, Appendix E, Paradise. October 2019. Web Address: [p.pd \(buttecounty.net\)](#)
12. California Geological Survey's Earthquake Zones of Required Investigation webmap. 2021. Web link: [Earthquake Zones of Required Investigation \(ca.gov\)](#)
13. California's Exposure to Volcanic Hazards. United States Geological Survey.

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<https://pubs.usgs.gov/sir/2018/5159/sir20185159ver1.1.pdf>

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15. Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan. Sacramento Valley Air Quality Engineering and Enforcement Professional, 2018. Web Link: [Microsoft Word - 2018 Triennial AQAP approved BCC 12-7-18 Final Draft 7 26 18 \(bcaqmd.org\)](#)
16. CEQA Air Quality Handbook. Butte County Air Quality Management District, 2014. Web Link: [Draft CEQA Handbook – August 16, 2013 \(bcaqmd.org\)](#)
17. Comments from Town Departments and interested Agencies. Compiled 8/16/21.
18. Surface Mining and Reclamation Act Mineral Lands Classification data portal. California Department of Conservation. Web link: [CGS Information Warehouse \(ca.gov\)](#)
19. Mines Online interactive web map. California Department of Conservation. Web link: [Mines Online \(ca.gov\)](#)
20. Butte County Local Hazard Mitigation Plan, Paradise. Butte County, 2014. Web Link: [p.pd \(buttecounty.net\)](#)
21. Very High Fire Hazard Severity Zones in LRA. Map for Paradise. Calfire, 2008. Web Link: [Map of CAL FIRE's Fire Hazard Severity Zones in Local Responsibility Areas – Paradise](#)
22. Town of Paradise Evacuation Traffic Control Plan. Town of Paradise, 2015.
23. Town of Paradise Noise Control Ordinance. Town of Paradise. Web link: [Chapter 9.18 - NOISE CONTROL | Code of Ordinances | Paradise, CA | Municode Library](#)
24. California State Scenic Highway System Map. Caltrans, 2018. Web link: [California State Scenic Highway System Map \(arcgis.com\)](#)

25. Caltrans Vista Point Data Set. Caltrans, 2019. Web map: [Caltrans Home : Vistas : Vistas \(arcgis.com\)](#)
26. California Historical Resources. California State Parks Office of Historic Preservation, 2021. Web Link: [California Historical Resources](#)
27. Department of Toxic Substances Control, 2021. Web Link: [Department of Toxic Substances Control](#)



TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

[Project Number (to be filled by town staff): PL____ - ____]

Applicant Dan Hays Email Dan@TheSteelBuilder.com
Phone (530) 624-5777 Mailing Address 1351 Mangrove Avenue - Suite A, Chico, CA 95926
Applicant Interest in Property (Owner, Lessee, other) Land Development Consultant
(If applicant is *not* the property owner, the owner's signature or owner-signed letter of authorization *must* accompany this application)
Owner Matt and Tammy Sadler Phone (530) 624-5777
Owner mailing address 236A W. East Avenue, PMB 136, Chico, CA 95973
Property Address 8336 Skyway Parcel Acreage 0.29
Engineer (Name, Address) Wes Gilbert Phone (530) 809-1315
Engineer Phone Same Email Wes@WGilbertEngineering.com
AP Number(S) 051-132-051 Zone CC Existing Use Vacant
Detailed project description (Attach additional sheets if necessary) _____
See attached

Approximate no. yards cut and fill 50 +/-
Radial distance to nearest billboard None Sq. ft. of proposed structure/project 3200 SF
Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) _____
Distance to nearest fire hydrant S @ 254 / N @ 186 +/- Distance from centerline 50' +/-
Days of operation 5 Hours of operation 8 to 5 Proposed no. of employees 4
Residential Density _____ Max. Occupancy 7 Max. height of proposed structure 21'-0"
Describe exterior design and finish (attach additional sheets if necessary) _____
See Drawings

Method of sewage disposal Onsite Septic Tank and Leachfield

Is the proposed project site considered sensitive for archaeological resources? Yes _____ No X (Please consult staff.)

(Note: If yes, please submit payment of fees to the Northeastern Information Center for an archaeological records inventory search)

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature [Signature] Date 7/21/21
Property Owner's Signature _____ Date 7/21/21
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW

Note: By signing this application form, the applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.



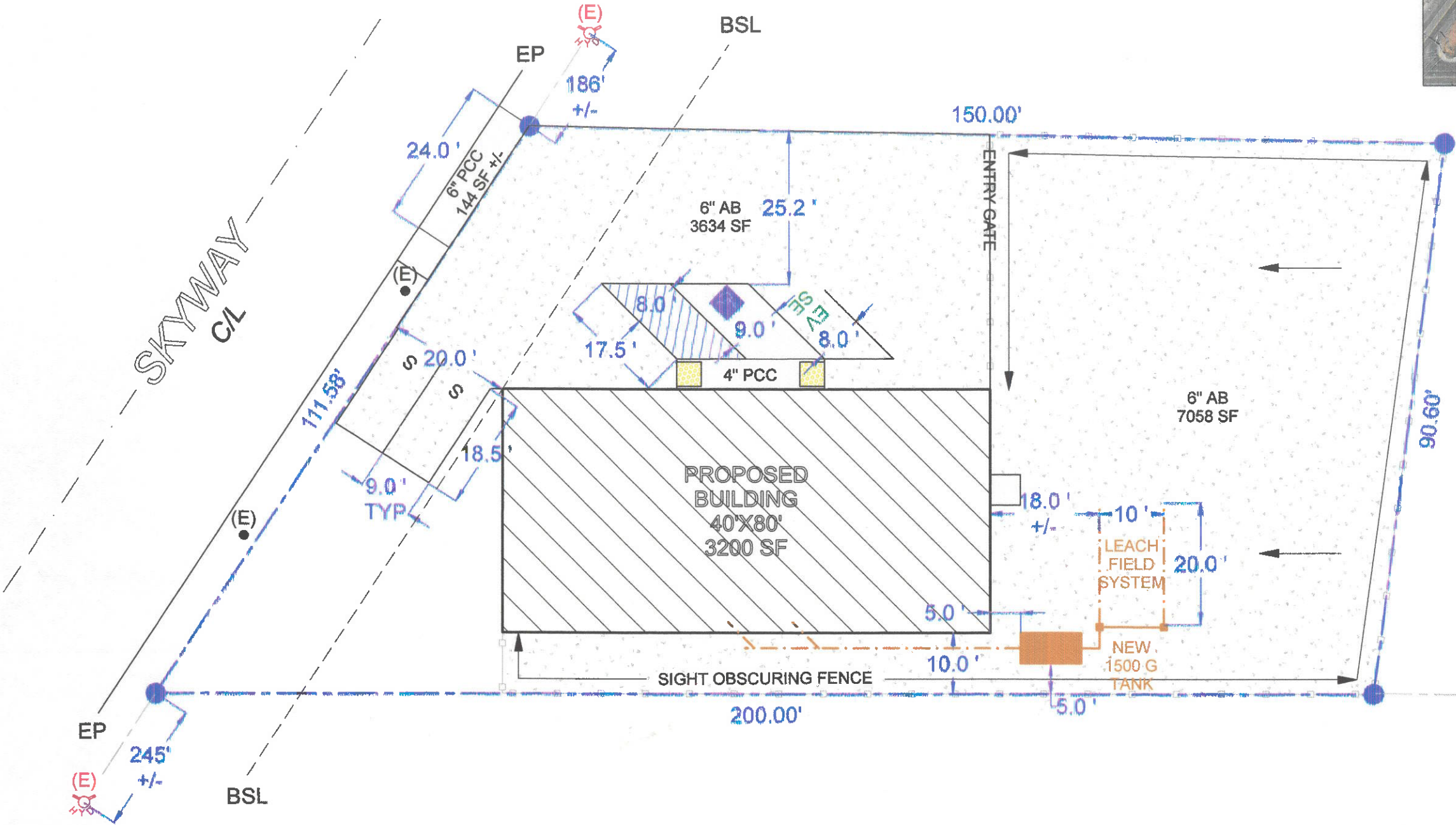
LOCATION MAP
NTS



SCALE: 1" = 20'-0"

LEGEND:

EXISTING PROPERTY LINES	
ADJACENT PROPERTY LINES	
BUILDING SETBACK LINE	
SITE OBSCURING FENCE	
UTILITY POLE	
(E) FIRE HYDRANT	
ADA VAN PARKING	
STANDARD PARKING	
COMPACT PARKING	
EVSE PARKING	
TANK & LEACHFIELD SYSTEM	
EXISTING	
TRUNCATED DOMES	
EXISTING DRAINAGE FLOW	
PCC FLATWORK	



TRASH NOTE:
ALL TRASH CONTAINERS WILL BE KEPT
IN THE WAREHOUSE UNTIL PICKUP DAY,
THEN PLACED OUT FOR PICKUP, AND
RETURNED TO BUILDING AT DAYS END.

CONSTRUCTION NOTES:
ALL WORKS PERFORMED ON THIS SITE AND BUILDING SHALL BE PERFORMED
BY LICENSED, BONDED AND INSURED CONTRACTORS, NO EXCEPTIONS

REVISIONS:

WES GILBERT
ENGINEER

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

A SITE
PLAN FOR:

SADLER
CONCRETE
CONSTRUCTION

MAILING ADDRESS:
236A W. East Avenue
PMB136
Chico, CA 95973
PROPERTY ADDRESS:
8336 Skyway
Paradise, CA 95969
ASSESSOR'S NO'S.
051-132-051

THE STEEL BUILDER

A DIVISION OF
HHAYS INCORPORATED
1351 MANGROVE AVE - STE A
CHICO, CALIFORNIA 95226
OFFICE (530) 624-5777
DAN@THESTEELBUILDER.COM

CONDITIONAL
USE PERMIT
PLAN

DRAWN
MMI
CHECKED
DH

AUGUST 2021
1" = 20'-0"

SHEET NO.
CUP-1

2021
PROJECT DESCRIPTION
SCC CONCRETE BUILDING

Business Name: SCC Concrete
Property Owner: Matt Sadler
Mailing Address: 236A W. East Avenue
PMB136
Chico, CA 95973
Telephone: 530.979.0553
Email: SadlerConstruction@Hotmail.com

PROJECT SUMMARY

SCC Concrete has conducted its business in the Town of Paradise for many years... and now requires that it has its own warehouse to store and maintain/repair its equipment. The owner will be parking his construction equipment within the fenced area... together with onsite storage of rebar and wood and metal concrete form materials—and all hand and finishing tools will be stored inside the warehouse. Any needed equipment repairs will be done inside the building.

The 3200 SF building will be divided into two suites... the rear unit and fenced yard will be occupied by SCC and the front unit will be leased to another contractor and/or business owner to conduct their business—those business activities shall be confined to the interior of the building.

OPERATIONAL DESCRIPTION

Business and Service Hours Monday through Friday; 8am to 5pm

Licenses and Permits There are no state or federal licenses or permits required for the operations of the proposed project.

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

If the reader of this Project Description has questions regarding any of its information and/or preparation, they are encouraged to call:

Matt Sadler at 530.979.0553 or email SadlerConstruction@Hotmail.com


Matt Sadler

2021 PROJECT DESCRIPTION

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Matt Sadler at 530.979.0553 or email SadlerConstruction@Hotmail.com



Matt Sadler

July 5, 2021

Town of Paradise
5555 Skyway
Paradise, CA 95969

2

To whom it may concern:

By this letter, please be advised that Dan Hays will act as our agent in all matters relating to the submittal and processing of our new commercial building to be located at 8336 Skyway... including but not limited to—its plan submittals, design review, septic system, building permits, etc.

In that regard, please copy him with any notices and/or communications that are also sent to me... his contact information is as follows:

Dan Hays
The Steel Builder
1351 Mangrove Avenue – Suite A
Chico, CA 95926
(530) 624-5777
Dan@TheSteelBuilder.com

If you have any question please call me at (530) 979-0553.

Best regards,


Matt Sadler
SCC Concrete
236A W. East Avenue
PMB136
Chico, CA 95973

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: November 16, 2021**

FROM: Nick Bateman, Associate Planner **AGENDA NO. 5(b)**
SUBJECT: Paradise Pentecostal Church of God Use Permit Application (PL21-00115)
DATE: November 9, 2021 **AP 051-132-029**

GENERAL INFORMATION:

Applicant: Paradise Pentecostal Church of God
Nathan Mayo
51 Skymountain Circle
Chico, CA. 95928

Location: 1147 Wagstaff Road, Paradise, CA 95969

Requested Action: Approval of a Conditional Use Permit allowing the establishment of a religious assembly land use in an existing 3,900 square foot warehouse and small office on an ± 1.0 -acre parcel zoned Community Commercial (CC). The project would consist of altering the warehouse facility to include a 100-seat church sanctuary in the warehouse and utilizing the office for administrative purposes.

Purpose: To provide worship services for the community and space for the existing congregation of the Church.

Present Zoning: Community Commercial (CC)

General Plan Designation: Town Commercial (T-C)

Existing Land Use: Unoccupied building formerly used as an HVAC contracting office and warehouse

Surrounding Land Use:

North:	Vacant Community Commercial Zoned Parcel
East:	Yellowstone Kelly Heritage Trail
South:	Wagstaff Road
West:	Vacant Community Commercial Zoned Parcel

Parcel Size: ± 1.0 acre

CEQA Determination: Categorically exempt – CEQA section 15303, class 3

Other: An appeal of the Planning Commission'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 COMMISSION MAY NOT TAKE ACTION ON THIS APPLICATION

PROJECT INFORMATION:

The project applicant is seeking approval from the Town of Paradise, via Conditional Use Permit approval, to establish a religious assembly land use in standing building on a Community Commercial (CC) zoned property. The ±1.0-acre property is located on Wagstaff Road near the intersection of Skyway and Wagstaff Road and is addressed as 1147 Wagstaff Road.

The proposed project is a 100-seat church and an administrative office. The church hall would be established in the warehouse portion of the standing structure while the administrative office would be established in the attached office section of the building. Additional improvements would include a new parking area and upgraded septic system.

The proposed use would include church services on weekday evenings and on Sunday mornings. Administrative use of the facility would be conducted throughout the week.

Access to the site is via a public street encroachment to Wagstaff Road. Customer parking for the site would be provided through a compacted gravel parking area which would include a paved ADA accessible space.

ANALYSIS:

This project has been determined by planning staff to belong to a class of projects which are categorically exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (CEQA section 15303, Class 3).

The project has received favorable responses from the commenting departments and agencies. The project is proposed in a reasonable location for the establishment of a church if conditioned appropriately. The proposed project is in compliance with all applicable zoning regulations and can be found to be consistent with the Paradise General Plan policies applicable to Town commercial land uses.

ANALYSIS CONCLUSION:

Upon review of the existing environmental setting and the project proposal, it is staff's position that the requested conditional use permit application is reasonable and appropriate. Staff has developed recommended conditions of project approval to insure the orderly development of the project. Staff endorses the Planning Commission approval of the Paradise Pentecostal Church of God conditional use permit application, based upon and subject to the following recommended findings and conditions of project approval:

REQUIRED FINDINGS FOR APPROVAL:

1. Find that the project, as conditioned, will not result in any significant adverse effects on the environment.
2. Find that, as conditioned, the project is consistent with the goals and policies of the Paradise General Plan.
3. Find that the project, as conditioned, is in compliance with all applicable regulations of the Community Commercial (CC) zoning district.
4. Find that adequate infrastructure is currently in place to serve the proposed project.
5. Find that the project, as proposed and conditioned, will be compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare because the land use compatible with the zoning and would not be out of character for the surrounding area.

RECOMMENDATION:

Adopt the required findings for approval as provided by staff, and approve the Paradise Pentecostal Church of God Conditional Use Permit application (PL21-00115) to authorize the proposed religious assembly land use in the standing building on a ±1.0-acre property zoned Community Commercial (CC), subject to the following conditions of approval:

GENERAL CONDITIONS

1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
2. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.
3. Only low-growing vegetation with high-moisture content, such as flowers and ground covers and green lawns, free of dead vegetative debris, shall be allowed within five (5) feet of any structure.
4. 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, its environmental document 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 by the Planning Commission and the payment of the appropriate processing fees
5. Pay any applicable development impact fees in accordance with Paradise

Municipal Code requirements.

6. Phase 2 conversion (future) of the upstairs area to classrooms will require modification of this conditional use permit by the Planning Commission.

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

SITE DEVELOPMENT

7. Submit a detailed Soil Erosion and Sediment Control 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.
8. Applicant shall prepare Stormwater Post-Construction Plan for a Small Project if installing/replacing no more than 5,000 sf of impervious surfaces or a Regulated Project if installing/replacing over 5,000 sf of impervious surfaces for review and approval by the Town Engineering.
9. Submit three (3) copies of an engineered site plan and drainage improvements plan related to the project site's proposed new features (i.e. parking facility, walkways, and concrete curbing) to the Public Works Department (engineering division) for approval, and pay site plan checking fee. Approval of the detailed site plan by the Town Engineer is required **PRIOR TO COMMENCEMENT** of site work for the project.
10. Deed forty-feet (40') from the center of the Wagstaff Rd Road right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.

GRADING / DRAINAGE

11. If more than fifty (50) cubic yards of soil is displaced in association with the project, apply for and secure Town issuance of a grading permit satisfying all Town Public Works Department requirements. Pay applicable grading permit fees per current fee schedule.

CONSTRUCTION

12. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildfire Urban Interface construction requirements.

SANITATION

13. Complete any requirements of the Onsite Sanitary Official concerning

application, final system design, and issuance of permit approvals for installation of a sewage disposal system to serve the proposed land use.

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

SITE DEVELOPMENT

14. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
15. Construct all necessary site, drainage, access, and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.
16. Fulfill the requirements of the local solid waste services provider (NRWS) regarding the locations of solid waste containers.
17. If any parking spaces are proposed within the 50-foot setback from the centerline of Wagstaff Road, secure Town of Paradise Town Engineer approval and pay current processing fee for an application for Parking Within the Street Setback Review.

ROADS AND ACCESS

18. All work within the Wagstaff Road public right of way is subject to Town issuance of an encroachment permit from the Town of Paradise Public Works Department. All work in the public right-of-way requires a licensed, bonded, and insured contractor.

UTILITIES

19. Meet the requirements of all utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.
20. Meet all requirements of the Paradise Irrigation District (PID) in accordance with written project review comments received from PID staff dated October 1, 2021, regarding water service lateral replacement and backflow installation and any revisions thereto on file with the Town Development Services Department.

SANITATION

21. Complete the requirements of the Town Onsite Sanitary Official regarding the installation, operation, and maintenance of the required septic system. Provide evidence thereof to the Town Development Services Department (building division).

**LIST OF ATTACHMENTS FOR THE PARADISE PENTECOSTAL CHURCH
OF GOD CONDITIONAL USE PERMIT APPLICATION (PL21-00115)**

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the November 16, 2021 public hearing
3. Mailing list of property owners and agencies notified of the public hearing
4. Comments received from reviewing departments/agencies
5. Notice of Exemption for the Paradise Pentecostal Church of God CUP
6. Completed Conditional Use Permit application and site plan

PTN. N. 1/2 SEC. 11 T.22N. R.3E. M



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APPLICANT: Paradise Pentecostal Church of God

OWNER: Paradise Pentecostal Church of God

PROJECT DESCRIPTION: Planning Commission consideration of a request for a conditional use permit to establish a church in a standing building on a ±1-acre lot. The project is proposed at 1147 Wagstaff Road, further identified with the assessor's parcel number 051-132-029. The church would serve a maximum congregation of 100 individuals.

ZONING: Community Commercial (CC)

GENERAL PLAN: Town Commercial (T-C)

FILE NO. PL21-00115

ASSESSOR PARCEL NOS. : 051-132-029

MEETING DATE: 11/16/21

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, November 16, 2021 at 6:00 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

PARADISE PENTECOSTAL CHURCH OF GOD CONDITIONAL USE PERMIT APPLICATION (PL21-00115): Planning Commission consideration of a conditional use permit application proposing the establishment of a religious assembly land use. The project would create a 100-seat church in a standing building. The project site is a ± 1 -acre property zoned Community Commercial (CC), located at 1147 Wagstaff Rd, Paradise and further identified as Assessor Parcel Number 051-132-029.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Building Resiliency Center at 6295 Skyway. 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 x 417.

SUSAN HARTMAN
Planning Director

*Paradise Pentecostal
church*

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Recreation & Park Dist.
6626 Skyway
Paradise, CA 95969

Paradise Ridge Chamber of
Commerce
6161 Clark Road Ste. 1
Paradise, CA 95969

Paradise Board of Realtors
6161 Clark Road Ste. 2
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
313 Walnut St., Ste. 140
Chico, CA 95928

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

apn
owner
owner2
street_address
city_state_zip

051-132-029-000
JOHNSON PAUL A & CYNTHIA A
6319 COUNTY RD 15
ORLAND CA 95963

051-131-013-000
DUBOSE ALEXANDER R & JENNIE
8394 DURNEL DR
DURHAM CA 95938

051-131-017-000
CALIFORNIA VOCATIONS INC
564 RIO LINDO AVE 204
CHICO CA 95926

051-131-019-000
RAJPUT INDERPAL SINGH
8229 SKYWAY
PARADISE CA 95969

051-132-028-000
MOORHEAD FAMILY TRUST ESTATE
C/O TUTER ROSE SUCC TRUSTEE
1526 DAYTON RD
CHICO CA 95928

051-132-031-000
HEGENBART ERIC J & HEGENBART
HELEN L
PO BOX 243
MAGALIA CA 95954

051-132-033-000
GILBERTSON KURT L & KIM A
6303 WALL LN
PARADISE CA 95969

051-132-044-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

051-132-051-000
SADLER MATTHEW OWEN & TAMMY
RENEE
3045 CHICO RIVER RD
CHICO CA 95928

051-132-119-000
GIELOW PETE D
1660 KENTUCKY ST
REDWOOD CITY CA 94061

051-132-120-000
GIELOW PETE D
1660 KENTUCKY ST
REDWOOD CITY CA 94061

051-132-121-000
HUDSON DARYLL
3273 ERLE RD
LINDA CA 95901

051-132-122-000
BUTTS ORIN E & SONYA A
6321 SHELTON CT
MAGALIA CA 95954

051-132-124-000
SAIGE SEVEN
2546 OLIVE HWY
OROVILLE CA 95966

051-142-005-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

051-142-012-000
SKYWAY FUELS INC
108 ALICANTE CT
ROSEVILLE CA 95747

051-142-019-000
HAIR FOTI MICHELLE ETAL
HAIR JASON
20750 VENTURA BLVD STE 204
WOODLAND HILLS CA 91364

051-144-001-000
WIBORG GLEN R REVOCABLE TRUST
C/O WIBORG GLEN R TRUSTEE
181 EVERS CREEK CONNECTION RD
WHITEFISH MT 59937

051-144-035-000
LANCE ERIN L
701 E LASSEN AVE #90
CHICO CA 95973

Paradise Pentecostal
Church



Town of Paradise Department Responses

PL21-00115		Paradise Pentecostal CUP																																																																	
Commenting Department	Date received	Comment																																																																	
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	10/28/21 AS	Conditions Prior to issuance "See prior items. New parking lot site plan needs to be fully engineered and account for new impervious surfaces and drainage impacts." Marc Mattox, Town Engineer "Yes, this parcel will require confirmation of ROW width, and possible dedication. Please incorporate this into the current review/comments." Ashley Stanley, Principal Engineer
Fire	9/29/21	No comments given. Chris Rainey, Fire Prevention Inspector
Onsite / Wastewater	10/4/21	Conditions prior to issuance "Applicant will need to apply for a new construction permit for their proposed wastewater system. We have approved an onsite land use review for a maximum of 100 seats." Bob Larson, Town Onsite Official
Police department	9/22/21	No comments given. Eric R. Reinbold – Chief of Police
Paradise Irrigation District	10/1/21	"APN 051-132-029 was previously served water through a 0.75" metered service connection. At the time of this response the water quality advisory has not been lifted at this parcel. A service lateral replacement and backflow requirements are required at this parcel to lift the water quality advisory. The service lateral will be replaced in its previous location unless otherwise determined by PID. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service. These comments apply to the domestic water supply only. Reviewed on 10/01/2021 by Water Works Engineers LLC, on behalf of PID." Water Works Engineers, serving as PID District Engineer.
Northern Recycling and Waste Services	9/21/21	Conditions Prior to issuance "Trash enclosures were not listed on the site plan or referenced within the application. Prior churches have had a mix of commercial bin or container (like residential) services. Depending on the service levels chosen will determine if an enclosure is necessary. Please have the applicant review the pre-approved bin enclosures set forth by NRWS and the Town of Paradise." Andrew Guidi, NRWS

PROJECT NO. PL21-00115
PROJECT NAME: Paradise Pentecostal CUP

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: CSS, ENG, Onsite, Fire, PD, NRWS
FROM: Nick Bateman, Associate Planner
REQUEST: REVIEW AND COMMENT
DESCRIPTION OF PROJECT: Proposed establishment of a 100 seat church in a standing 3,780 sq. ft. building that was previously an HVAC contracting business.

LOCATION 1147 Wagstaff Road
AP NOS.: 051-132-029
APPLICANT: Paradise Pentecostal Church of God / Nathan Mayo
CONTACT PHONE: 530-682-5907
DATE DISTRIBUTED: 9/21/21
RETURN DATE REQUESTED: 10/5/21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

	Onsite	10/4/21
Signature	Agency	Date

DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance F = Required for Project Final na = Not applicable

I		F	na	BUILDING		I	F	na	ENGINEERING	
					3 sets of construction plans					Encroachment permit (must be licensed and bonded)
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					Repair permit – check if electrical is required					Address assignment
					Wastewater easement/covenant					

J:\cdd\css\forms-bldg\dev svc project tracking sheet

CONDITIONS PRIOR TO ISSUANCE:

Applicant will need to apply for a new construction permit for their proposed wastewater system. We have an approved an onsite land use review for a maximum of 100 seats.

CONDITIONS PRIOR TO PERMIT FINAL:

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

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DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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



Signature

Building

Agency

9/30/2021

Date

DEVELOPMENT SERVICES PROJECT APPLICATIONS

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I	F	na	ONSITE SANITATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree removal permit
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CONDITIONS PRIOR TO ISSUANCE:

The proposed tenant improvement shall comply with the California Building Standards. cursory review the plumbing fixture count does not meet minimum code requirements. Areas marked "to be determined" shall be identified or the project shall be phased. Any area used as a component of egress shall be identified. Site plan does not detail accessible path of travel to the public way. Many more plan comments could potentially be produced when the plans are submitted for the tenant improvement.

CONDITIONS PRIOR TO PERMIT FINAL:

PROJECT NO.
PROJECT NAME:

PL21-00115
Paradise Pentecostal CUP

TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT REVIEW REQUEST

TO: CSS, ENG, Onsite, Fire, PD, NRWS

FROM: Nick Bateman, Associate Planner

REQUEST: REVIEW AND COMMENT

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LOCATION 1147 Wagstaff Road

AP NOS.: 051-132-029

APPLICANT: Paradise Pentecostal Church of God / Nathan Mayo

CONTACT PHONE: 530-682-5907

DATE DISTRIBUTED: 9/21/21

RETURN DATE REQUESTED: 10/5/21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☒ YES

☐ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Chris Rainey

Signature

Paradise Fire Department

Agency

9/29/2021

Date

DEVELOPMENT SERVICES PROJECT APPLICATIONS

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PROJECT NO.
PROJECT NAME:

PL21-00115
Paradise Pentecostal CUP

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CONTACT PHONE: 530-682-5907

DATE DISTRIBUTED: 9/21/21

RETURN DATE REQUESTED: 10/5/21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Andrew Guidi

Signature

Northern Recycling and Waste

Agency

9/21/21

Date

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CONDITIONS PRIOR TO PERMIT FINAL:

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**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: CSS, ENG, Onsite, Fire, PD, NRWS
FROM: Nick Bateman, Associate Planner
REQUEST: REVIEW AND COMMENT
DESCRIPTION OF PROJECT: Proposed establishment of a 100 seat church in a standing 3,780 sq. ft. building that was previously an HVAC contracting business.

LOCATION 1147 Wagstaff Road
AP NOS.: 051-132-029
APPLICANT: Paradise Pentecostal Church of God / Nathan Mayo
CONTACT PHONE: 530-682-5907
DATE DISTRIBUTED: 9/21/21
RETURN DATE REQUESTED: 10/5/21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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



Signature



Agency



Date

PROJECT NO.
PROJECT NAME:

PL21-00115
Paradise Pentecostal CUP

TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

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DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

Colleen Boak

Signature

PID (Water Works Engineers)

Agency

10/1/21

Date

DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance F = Required for Project Final na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title 24 energy calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Truss calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Onsite civil improvement plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Permit Zone certification letter (flood zone)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineered site plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire sprinkler system plans (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Post Construction Plan (Regulated / Small)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydrant fire flow (@ Station #81)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot merger application (\$645.46 deposit)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PUSD Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Covenant agreement (deferral of frontage improvements)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRPD Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dedication of right-of-way
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PID water service clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking within street setback review (\$322.73)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Butte County Environmental Health clearance	I	F	na	PLANNING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Design review (sign / architectural)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans on CD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
I	F	na	ONSITE SANITATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree removal permit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use Review (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree hearing (5-30 minor, 31+ major)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New construction permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan (\$318.20)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building clearance (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree preservation/protection plan (\$106.07)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upgrade/Alteration permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Offsite parking review (\$176.07)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair permit – check if electrical is required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Address assignment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater easement/covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

CONDITIONS PRIOR TO ISSUANCE:

CONDITIONS PRIOR TO PERMIT FINAL:

APN 051-132-029 was previously served water through a 0.75" metered service connection. At the time of this response the water quality advisory has not been lifted at this parcel. A service lateral replacement and backflow requirements are required at this parcel to lift the water quality advisory. The service lateral will be replaced in its previous location unless otherwise determined by PID. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.

These comments apply to the domestic water supply only. Reviewed on 10/01/2021 by Water Works Engineers LLC, on behalf of PID.

PROJECT NO.
PROJECT NAME:

PL21-00115
Paradise Pentecostal CUP

TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

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APPLICANT: Paradise Pentecostal Church of God / Nathan Mayo

CONTACT PHONE: 530-682-5907

DATE DISTRIBUTED: 9/21/21

RETURN DATE REQUESTED: 10/5/21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)



Signature

Engineering

Agency

9-30-21

Date

DEVELOPMENT SERVICES PROJECT APPLICATIONS

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CONDITIONS PRIOR TO ISSUANCE:

See prior items. New parking lot site plan needs to be fully engineered and account for new impervious surfaces and drainage impacts.

CONDITIONS PRIOR TO PERMIT FINAL:

Bateman, Nick

From: Stanley, Ashley
Sent: Thursday, October 28, 2021 11:51 AM
To: Bateman, Nick
Cc: Mattox, Marc
Subject: RE: Wagstaff Property-ROW check

Follow Up Flag: Follow up
Flag Status: Flagged

Nick

Thanks.

Yes, this parcel will require confirmation of ROW width, and possible dedication. Please incorporate this into the current review/comments.

Ashley



Ashley Stanley

Principal Engineer
Public Works Department
Town of Paradise | 530-872-6291 x166
[Website](#) | [Contact Us](#) | [Facebook](#)

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From: Bateman, Nick <nbateman@townofparadise.com>
Sent: Thursday, October 28, 2021 10:49 AM
To: Stanley, Ashley <astanley@townofparadise.com>
Cc: Mattox, Marc <mmattox@townofparadise.com>
Subject: RE: Wagstaff Property-ROW check

Ashley,

The building is standing and it will just be a move in/change of use. It used to be a HVAC contractor's office and warehouse. The applicant's are proposing it to be a church. I am looking for whether a ROW dedication is required as a condition. We are still in the review process here but trying to get everything wrapped today as far as conditions go. I have attached Marc's comments from his 9/30 review so you can look at what he previously provided.

Thank you,

Nick

From: Stanley, Ashley <astanley@townofparadise.com>
Sent: Thursday, October 28, 2021 10:06 AM
To: Bateman, Nick <nbateman@townofparadise.com>
Cc: Mattox, Marc <mmattox@townofparadise.com>
Subject: RE: Wagstaff Property-ROW check

Nick

Yes, this parcel will require confirmation of ROW width, and possible dedication.

1. Wagstaff requires 80' ROW
2. Parcel appears to have approximately 15-20' dedication needed
3. If you are just giving a heads up, please let them know. If routing for formal comments, I can write it up that ROW needs to be verified for possible dedication.
4. Also, let us know if it's a rebuild within the required parameters, so we know if ROW dedication is a feasible condition.



Have a great day-

Ashley

**Ashley Stanley**

Principal Engineer
Public Works Department
Town of Paradise | 530-872-6291 x166
[Website](#) | [Contact Us](#) | [Facebook](#)

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From: Bateman, Nick <nbateman@townofparadise.com>
Sent: Thursday, October 28, 2021 10:00 AM
To: Stanley, Ashley <astanley@townofparadise.com>
Subject: RE: Wagstaff Property-ROW check

Ashley,

The APN is 051-132-029. Parcel highlight attached here. Thanks for looking into this!

Nick

From: Stanley, Ashley <astanley@townofparadise.com>
Sent: Thursday, October 28, 2021 9:55 AM
To: Bateman, Nick <nbateman@townofparadise.com>
Subject: Wagstaff Property-ROW check

Nick

I have the file open to check the ROW at the Wagstaff frontage. Can you send me which parcel it is?

Ashley

**Ashley Stanley**

Principal Engineer
Public Works Department
Town of Paradise | 530-872-6291 x166
[Website](#) | [Contact Us](#) | [Facebook](#)

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NOTICE OF EXEMPTION

TO: File – [PL21-00115]; AP No. 051-132-029-000
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Paradise Pentecostal Church of God Conditional Use Permit

PROJECT APPLICANT: Paradise Pentecostal Church of God

PROJECT LOCATION: 1147 Wagstaff Road, Paradise CA 95969

PROJECT DESCRIPTION: Conditional use permit to establish a church in a standing building on a \pm 1-acre lot. The church would serve a maximum congregation of 100 individuals.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Applicant & Owner: Paradise Pentecostal Church of God

EXEMPT STATUS:

- ☐ General Rule Exemption (Section 15061)
- ☐ Ministerial (Section 15268)
- ☐ Emergency Project (Section 15269)
- ☒ Categorical Exemption
Section 15303; Class 3

REASON FOR EXEMPTION: Minor alteration to land.

CONTACT PERSON: Susan Hartman, Planning Director
(530) 872-6291

SIGNATURE:



Planning Director

Date: November 8, 2021



TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

[Project Number (to be filled by town staff): PL 21 - 00115]

Applicant Paradise Pentecostal Church of God Email nsmayo4@sbcglobal.net

Phone 530-682-5907 Mailing Address _____

Applicant Interest in Property (Owner, Lessee, other) Buyer

(If applicant is not the property owner, the owner's signature or owner-signed letter of authorization must accompany this application)

Owner Paul + Cynthia Johnson Phone _____

Owner mailing address 1801 Dean Road, Paradise, CA 95969

Property Address 1147 Wagstaff Rd, Paradise Parcel Acreage _____

Engineer (Name, Address) Gary Hawkins Phone 530-892-2700

Engineer Phone _____ Email gary@ghachico.com

AP Number(S) 051-132-029 Zone CS Existing Use Trading/AC Business

Detailed project description (Attach additional sheets if necessary) Relocate Pentecostal Church of God from their Clark Road location to this location.

Approximate no. yards cut and fill _____

Radial distance to nearest billboard _____ Sq. ft. of proposed structure/project 3,780

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) _____

Distance to nearest fire hydrant 77' Distance from centerline _____

Days of operation 2 Hours of operation 8:00 AM - 1:00 PM Proposed no. of employees 1

Residential Density _____ Max. Occupancy 100 Max. height of proposed structure _____

Describe exterior design and finish (attach additional sheets if necessary) _____

Method of sewage disposal Private Septic

Is the proposed project site considered sensitive for archaeological resources? Yes _____ No _____ (Please consult staff.)

(Note: If yes, please submit payment of fees to the Northeastern Information Center for an archaeological records inventory search)

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

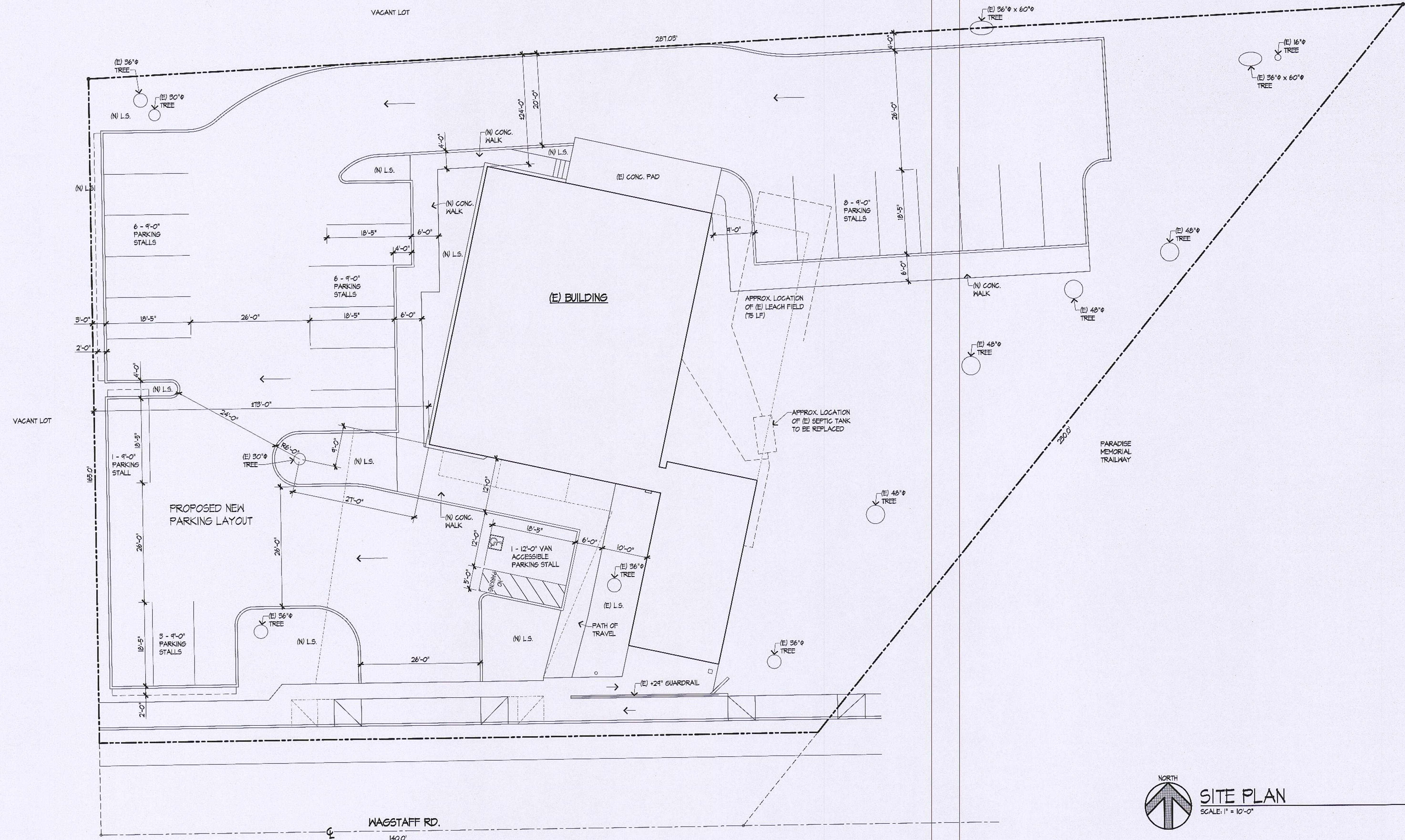
Applicant's Signature Nat Mayo Date 9-20-21

Property Owner's Signature _____ Date _____
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING. LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW

Note: By signing this application form, the applicant is indicating that the project site is not included on any State or local of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

Z:\CAD\AutoCAD\2021\21-050 Pentecostal Church of God\21-050 SITE.dwg, 10/27/2021 8:13:36 AM, KIP 7570X



NORTH
SITE PLAN
SCALE: 1" = 10'-0"

REVISIONS	
DATE	

GARY HAWKINS ARCHITECT
(530) 892-2700
info@gharchitect.com
3045 CREEK AVE., STE. 135
CHICO, CA 95973



REMODEL for:
PENTECOSTAL CHURCH OF GOD
1147 WAGSTAFF RD. PARADISE, CA 95969
APN: 051-132-029

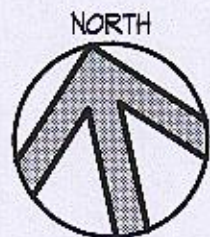
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Drawn: NB
Job No.: 21-050

Sheet:
2
of:

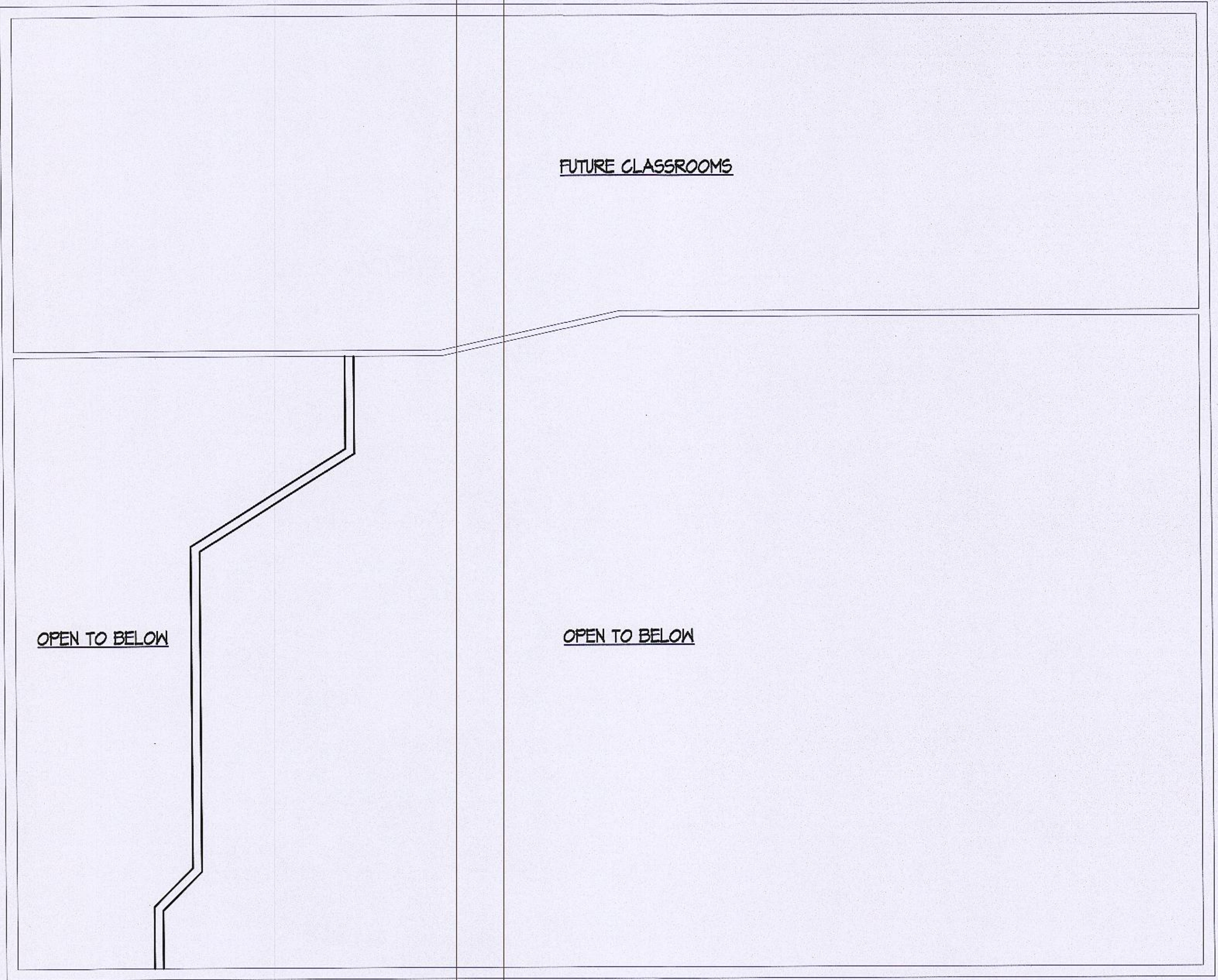
REMODEL for:
PENTECOSTAL CHURCH OF GOD
1147 WAGSTAFF RD. PARADISE, CA 95969

Sheet:

1

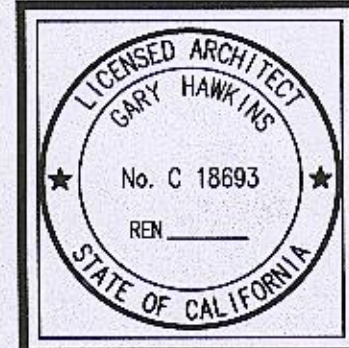
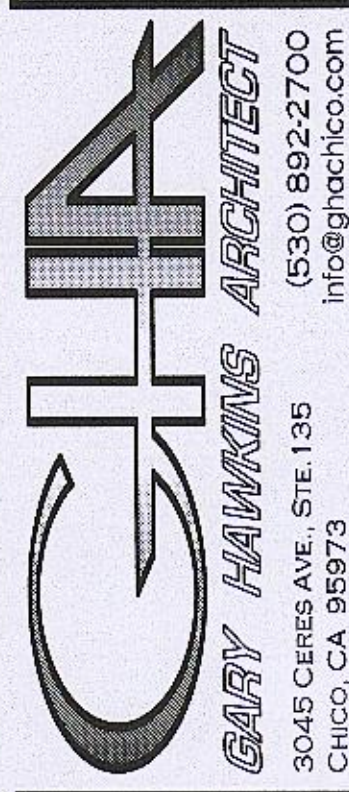


Z:\CAD\AutoCAD\2021\21-050 Pentecostal Church of God\21-050 MASTER.dwg, 10/27/2021 8:13:55 AM, MP 7570K



SECOND FLOOR
FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	
DATE	



REMODEL for:
PENTECOSTAL CHURCH OF GOD
1147 WAGSTAFF RD. PARADISE, CA 95969
APN: 051-132-029

Date: 1/20/2021
Drawn: NB
Job No.: 21-050

Sheet:
6
of: