



Town of Paradise Planning Commission Meeting Agenda 6:00 PM – December 21, 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 November 16, 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. a. Item to be determined to be exempt from environmental review

Thoms Conditional Use Permit Application (PL21-00138): Planning Commission consideration of a request for conditional use permit approval to replace a previously existing nonconforming single-family dwelling relative to front yard setbacks that was 100% destroyed by the Camp Fire. The replacement dwelling is proposed to be established in the same place which met the previous setbacks at the time it was originally constructed in 1944. The project site is a 0.18-acre property zoned Town Residential, 1/3 acre minimum (TR-1/3), located at 5584 Brookside Ave in Paradise and further identified as Assessor Parcel Number 052-235-016.

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

Rental Guys Conditional Use Permit Application (PL21-00127) Commission consideration of a request for conditional use permit approval proposing an expanded construction sales and services use on a +/-2.68-acre property zoned Community Commercial (CC) and located at 8321 Skyway and further identified as Assessor Parcel Nos. 051-131-013.

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

November 16, 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

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Lassonde**, Approved Regular Meeting Minutes of October 19, 2021 with the correction to Condition 14 on the Burnt Barn Use Permit. Roll call vote was unanimous.

2. COMMUNICATION

Community Development Director Susan Hartman provided an update on Town Council actions which included the approval of the amended Exceptions Committee Application and the introduction of an amendment to the Defensible Space Ordinance which would require a Certificate of Compliance by the Fire Prevention Office prior to the close of every escrow effective April 1st.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Associate Planner Chris Smith provided an overview of the Sadler Conditional Use Permit Application (PL21-00096) and requested Commission approve the project based on staff's recommendations.

1. The applicant, Dan Hays, answered Commission's questions and reviewed some of the design features about the façade of the building.

Chair Garrard opened the public hearing at 6:20 p.m.

There were no public comments.

Chair Garrard closed the public hearing at 6:20 p.m.

MOTION by Morris, seconded by Costa, adopted the required findings for approval as provided by staff, and approved the Sadler Conditional Use Permit Application (PL21-00096) and affirmed staff's recommendation to approve this project subject to the following conditions of approval below. Roll call vote was unanimous.

Commission was reminded that there is a seven-day appeal period and that no permits could be issued until that appeal period had closed.

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.

- 5b. Associate Planner Nick Bateman provided an overview of the Paradise Pentecostal Church of God Conditional Use Permit Application (PL21-00115) and requested Commission approve the project based on staff's recommendations. Mr. Bateman stated that there is a seven-day appeal period and that no permits could be issued until that appeal period had closed.

1. The contractor stated that the office will remain open during the renovation.

Chair Garrard opened the public hearing at 6:31 p.m.

There were no public comments.

Chair Garrard closed the public hearing at 6:32 p.m.

MOTION by Morris, seconded by Lassonde, adopted the required findings for approval as provided by staff, and approved the Paradise Pentecostal Church of God Conditional Use Permit Application (PL21-00115) 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 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 siteplan 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.

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).

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES

Commissioner Lassonde and Community Development Director Susan Hartman will participate in a meeting with the contract engineering firm who is working on the update to the design standards for the downtown.

8. COMMISSION MEMBERS

Community Development Director Susan Hartman reported that Building and Planning are working on two other use permits to bring to Commission in December: Rental Guys off of Wagstaff for demolition and rebuild; and a non-conforming permit on Brookside Ave. that the Town had documented as a private road, that in 1924 was made public by the County. The

applicants will ask to rebuild using the 30' setback in order to keep the functioning septic. Ms. Hartman also updated Commission that Cozy Diner will have a start up on their septic on Thursday and assuming all goes well, the Town can give clearance to Butte County Health, perform a Fire Inspection and they will be ready for a Permit to Operate. She also updated Commission that Mi Rancho has opened and that there is interest for a sports bar and grill to go into the old Pelican Roost building.

9. ADJOURNMENT

Carissa Garrard adjourned the meeting at 6:39 p.m.

Date Approved:

By: _____
Carissa Garrard, Chair

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: December 21, 2021**

FROM: Susan Hartman, Community Development Director **AGENDA NO. 5 (a)**
SUBJECT: Thoms Conditional Use Permit Application (PL21-00138)
DATE: December 1, 2021 **AP 052-235-016**

GENERAL INFORMATION:

Applicant: Beth Thoms & Keeley Gregory (Property Owners)
PO Box 66
Magalia, CA 95954

Location: 5584 Brookside Ave, Paradise

Requested Action: Use permit approval to rebuild a single-family dwelling within the current front property line setback that was 100% destroyed by the Camp Fire.

Purpose: To replace the destroyed nonconforming single-family dwelling in the same location as the previous home in order to utilize the existing septic system.

Present Zoning: Town Residential 1/3-acre minimum (TR-1/3)

General Plan Designation: Town Residential (TR)

Existing Land Use: Fire damaged vacant property

Surrounding Land Use:

North:	Vacant residential parcel
East:	Single Family Residence
South:	Residence in Construction
West:	Brookside Avenue

Parcel Size: ±0.18 acre

CEQA Determination: Categorically Exempt - CEQA Section 15302 (Class 2 exemption)

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 authorization from the Town of Paradise, via use permit approval, to restore a prior existing, legal nonconforming single-family dwelling land use. The ± 0.18 -acre property is located at 5584 Brookside Ave, a recently designated public road.

The proposed project entails construction of a replacement 2-bedroom dwelling, 426 square feet larger than before (1,120 sf total), sited in approximately the same location as the original house, which was built in 1944 according to Butte County Assessor records. In June 2021 the project contractor contacted Town staff for the property setbacks affecting Brookside Ave and was given 5' from side and rear property lines and 30' from centerline of the road (10' from front property lines). One month later in July 2021, Development Services staff was notified by the Public Works Department that they had discovered a portion of Brookside that had been accepted as a public road in 1924 by the Butte County Board of Supervisors, unbeknownst to the Town at time of incorporation in 1979 or ever since. That section of newly discovered public roadway immediately impacted the front yard setback of 5584 Brookside Ave by increasing it from 30' from centerline to 50' from centerline. The rebuild is not being proposed any closer to the front property line (10') as the existing site plan in the property file indicates the original house was.

The owners were able to secure a passing post-fire septic inspection in August of 2021 and the strict application of the new public road setback would require the abandonment and relocation of a majority of the existing septic system, adding considerable expense to the rebuild. To save costs, the owners are already utilizing mastered building plans which benefit from reduced plan checking fees.

ANALYSIS:

Section 17.39.300 (*Restoration of damaged nonconforming use*) of the Paradise Municipal Code provides that a lawful nonconforming building destroyed by any means to the extent of more than 50% of its assessed value preceding its destruction may be restored upon town approval and issuance of a conditional use permit. Hence, submittal of the Thoms conditional use permit application is consistent with zoning regulations assigned to the project site.

As a replacement structure, 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 (Section 15302 Class 2).

Comments received from reviewing agencies regarding the Thoms conditional use permit project had no concerns or unique project conditions. Accordingly, town staff is recommending Planning Commission approval of the project, subject to the attached list of conditions developed to ensure orderly development of the site.

ANALYSIS CONCLUSION:

Based upon the circumstances outlined above and the environmental setting of the residential neighborhood, staff submits that town authorization to establish use of this property with a replacement nonconforming dwelling no closer than 10' from the front property line, as existed before, is reasonable. Therefore, staff recommends Planning Commission approval of the Thoms use permit, based upon the following findings:

REQUIRED FINDINGS FOR APPROVAL:

- a. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15302, (Class 2) of the CEQA guidelines
- b. Find that, as conditioned, approval of the Thoms use permit can be found to be consistent with the provisions of Title 17 (zoning) of the Paradise Municipal Code as well as the goals and land use policies of the current 1994 Paradise General Plan.
- c. The proposed project, as conditioned by the Town of Paradise, will not be detrimental to the public health, safety and general welfare.

RECOMMENDATION:

Adopt the required findings for approval as provided by staff, and approve the Thoms use permit application (PL21-00138) for property located at 5584 Brookside Ave (AP 052-235-016), requesting authorization to replace a prior existing nonconforming single-family dwelling, no closer than 10' from the front property line, subject to the following conditions of approval:

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

SITE DEVELOPMENT

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

UTILITIES

2. Any relocation or rearrangement of existing utility facilities to accommodate this project will be at the developer/applicant expense. There shall be no building construction allowed over or under any existing PG&E facilities or inside any PG&E or PID easements affecting this property.

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

SITE DEVELOPMENT

3. Submit evidence to the Town Development Services Department verifying that the project applicant has satisfactorily met the requirements and comments of the Paradise Irrigation District in accordance with project review response to the Town of Paradise dated November 24, 2021.
4. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
5. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval for the connection to the septic system.
6. Complete the requirements of the Fire Prevention Inspector regarding plans submittal and installation for an Automatic Fire Sprinkler System for the residence.
7. All flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.

LIST OF ATTACHMENTS FOR THOMS USE PERMIT APPLICATION (PL21-00138)

1. Project site vicinity map.
2. Notice sent to surrounding property owners and the Paradise Post for the December 21, 2021 public hearing.
3. Mailing list of property owners notified of the public hearing.
4. Comments received from Town Engineer Marc Mattox dated November 16, 2021.
5. Comments received from Onsite Sanitary Official Bob Larson dated November 29, 2021.
6. Comments received from Paradise Irrigation District representative Blaine Allen dated November 24, 2021.
7. Comments received from Building Official/Fire Marshal Tony Lindsey dated November 29, 2021.
8. CEQA Notice of Exemption document for the Thoms use permit project.
9. Completed use permit application submitted November 16, 2021.
10. Site plan for the Thoms use permit project.



APPLICANT: Beth Thoms

OWNER: Beth Thoms & Keeley Gregory

5584 Brookside Ave

PROJECT DESCRIPTION:

Application for a Conditional Use Permit to rebuild a 2-bedroom residence at the previous 10' from front property line setback (private road setback) on a newly designated public road section of Brookside Ave.

ZONING: TR 1/3

GENERAL PLAN: TR

FILE NO. PL21-00138

ASSESSOR PARCEL NO. 052-235-016

MEETING DATE: 12/21/2021

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, December 21, 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

Thoms Conditional Use Permit Application (PL21-00138): Planning Commission consideration of a request for conditional use permit approval to replace a previously existing nonconforming single-family dwelling relative to front yard setbacks that was 100% destroyed by the Camp Fire. The replacement dwelling is proposed to be established in the same place which met the previous setbacks at the time it was originally constructed in 1944. The project site is a 0.18-acre property zoned Town Residential, 1/3 acre minimum (TR-1/3), located at 5584 Brookside Ave in Paradise and further identified as Assessor Parcel Number 052-235-016.

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 Planning Division at (530) 872-6291 x417.

SUSAN HARTMAN
Planning Director

052-250-106-000
Chinnock Geoffrey R & Joelle S
10 Landing Cir #5
Chico, Ca 95973

052-234-002-000
Wendt Carrie
5625 Brookside Ave
Paradise, Ca 95965

052-235-005-000
Denney Erika
2522 Alamo Ave
Chico, Ca 95973

052-235-015-000
Hardesty Donna
2352 Esplanade Room 21
Chico, Ca 95926

052-235-019-000
Stenson Holly Lavania
Po Box 7894
Chico, Ca 95927

052-235-023-000
Enns John G & Michelle R
Po Box 1818
Chico, Ca 95927

052-235-029-000
Chiavola Robert L & Patricia A
10127 Oriole Ln
Palo Cedro, Ca 96073

052-235-032-000
Reyes-Resendiz Eleazar
6118 Clark Rd #2
Paradise, Ca 95969

052-237-001-000
Singh Amrinder
700 Pacific Ave
Willows, Ca 95988

052-235-016-000
Thoms Elizabeth Etal
Gregory Keeley
Po Box 66
Magalia, Ca 95954

052-234-003-000
Ghimenti Gene & Donna
103 Magnolia Parkway
Oroville, Ca 95966

052-235-006-000
Singh Amrinder & Kaur Manjinder
700 Pacific Ave
Willows, Ca 95988

052-235-017-000
Davis Geoffrey
555 Vallombrosa Ave #46
Chico, Ca 95926

052-235-020-000
Williams John R
Po Box 53
Magalia, Ca 95954

052-235-027-000
Apex Cpm
1991 Potter Rd
Chico, Ca 95928

052-235-030-000
Phillips Matthew H
545 Wirths Wy
Paradise, Ca 95969

052-236-001-000
Legg James A & Anna M
C/O Qualls Jimmie
Po Box 6314
Oroville, Ca 95966

052-250-040-000
Shields William R Etal
Shields Sara
2413 Faber St
Durham, Ca 95938

052-231-006-000
Town Of Paradise
5555 Skyway
Paradise, Ca 95969

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Silva Anthony J Jr
Po Box 1602
Martinez, Ca 94553

052-235-014-000
Agosta Fred Frank
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Paradise, Ca 95969

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Carter Alan Roger & Thoms Elizabeth
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Stanley Jeremiah E
12 Sunflower Ct
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052-235-028-000
Agliolo Michael J & Nancy E
2196 Oak Park Ave
Chico, Ca 95928

052-235-031-000
Reyes-Resendiz Eleazar
1450 Springfield Dr Apt 133
Chico, Ca 95928

052-236-008-000
Powell Brian Douglas & Christina
Marie
852 Lattin Rd
Biggs, Ca 95917

052-250-070-000
Garcia Manuel J & Pamela
22331 Samson Ave
Corning, Ca 96021

Thoms

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

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

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

Thoms

From: [Mattox, Marc](#)
To: [Stanley, Ashley](#)
Cc: [Hartman, Susan](#)
Subject: RE: DRR - Thoms Conditional Use Permit, 5584 Brookside Ave
Date: Tuesday, November 16, 2021 3:46:36 PM
Attachments: [image001.png](#)

Thank you, Susan!

Ashley, I have discussed this project with Susan and the developer. From a Public Works-Engineering perspective for Brookside Ave, we support this request. Let me know if you have any questions or needs in your review.

Thanks,

Marc Mattox

Public Works Director & Town Engineer
Town of Paradise | (530) 872-6291 x 125

From: Hartman, Susan <shartman@townofparadise.com>
Sent: Tuesday, November 16, 2021 3:44 PM
To: Mattox, Marc <mmattox@townofparadise.com>; Stanley, Ashley <astanley@townofparadise.com>
Subject: DRR - Thoms Conditional Use Permit, 5584 Brookside Ave

Good afternoon Marc & Ashley,

Attached is a request for comments on a new use permit application to rebuild a 2-bedroom residence on Brookside Ave as a non-conforming use utilizing the old private road setbacks (30' from centerline). This is on the portion of Brookside Ave that we just discovered this summer was actually public, not private. These owners were quoted the private road setbacks a month before we found out it was public road and pushing the house back means they'd lose the existing septic system which passed a post-fire inspection since the rear corner of the house is only 5' off the nearest leach line. The house is not being proposed any closer than it was pre-fire at 10' from the front property line.

This is just a single family house so I'm not looking for more restrictive use permit conditions than a normal house has to abide by – this is primarily if you can support the reduced setback on the rebuild. I'm looking to get back comments by the end of the month so I can get this on the December Planning Commission agenda.

Thank you!

Susan Hartman

Community Development Director
Planning & Wastewater

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

6295 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: Engineering, Fire, PID, & Onsite

FROM: Susan Hartman, CDD Director (872-6291 ext. 417) *SH*

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Application for a Conditional Use Permit to rebuild a 2-bedroom residence at the previous 10' from front property line setback (private road setback) on a newly designated public road section of Brookside Ave.

LOCATION: 5584 Brookside Ave

APPLICANT: Beth Thoms & Keeley Gregory

AP NOS.: 052-235-016

CONTACT PHONE: (530) 588-5477

DATE DISTRIBUTED: November 16, 2021

WRITTEN COMMENTS DUE BY: November 30, 2021

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

 / YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

No conditions unless setbacks cannot be met between the house and the existing leach lines. If
new lines are required, deep hole testing will be required to determine ground water separation.
BL, 11/29/21

BA

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

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

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DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

 X YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

PID does not have any issue with this configuration. A service lateral replacement and backflow requirements are required at this parcel to lift the water quality advisory. Contact PID office for questions or assistance 530-877-4971 Blaine Allen. 11/24/2021

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

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

6295 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

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CONTACT PHONE: (530) 588-5477

DATE DISTRIBUTED: November 16, 2021

WRITTEN COMMENTS DUE BY: November 30, 2021

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

 X YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

We have the ability to serve this project. CSS

Kelly Gregory

11/29/2021

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

NOTICE OF EXEMPTION

TO: File – [PL21-00138]; AP No. 052-235-016

FROM: Town of Paradise, Community Development Department,
Planning Division, 6295 Skyway, Paradise CA 95969

PROJECT TITLE: Thoms Conditional Use Permit

PROJECT APPLICANT: Beth Thoms & Keeley Gregory [Owners]

PROJECT LOCATION: 5584 Brookside Ave, Paradise, CA.

PROJECT DESCRIPTION: Proposed replacement of a previously existing nonconforming single-family dwelling relative to front-yard building setback that was 100% destroyed by the Camp Fire with a replacement dwelling in the approximate same location.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Beth Thoms & Keeley Gregory [Owners]

EXEMPT STATUS: ☐ General Rule Exemption (Section 15061)
☐ Ministerial (Section 15268)
☐ Emergency Project (Section 15269)
☒ Categorical Exemption
Section 15302; Class 2

REASON FOR EXEMPTION: Replacement of prior land use with a same capacity land use

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

SIGNATURE:



Planning Director

Date: December 1, 2021

**TOWN OF PARADISE
APPLICATION FOR CONDITIONAL USE PERMIT**

Applicant BETH THOMAS / KEELYN GREGORY Phone (530) 588-5477Applicant's Mailing Address PO Box 66, MAGALLA 95954Applicant's email address BBARNYARD1@AOL.COM Fax _____Applicant's Interest in Property (Owner, Lessee*, Other*) OWNER

*If applicant is NOT the property owner, the owner's signature or owner-signed letter of authorization MUST accompany this application.

Owner's Name SAA Phone _____

Owner's Mailing Address _____

Property Address 5584 Brookside Ave Parcel Size 0.18Engineer (Name, Address) Jackson & Sands

Engineer Phone _____ Fax _____ Email _____

AP Number(s) 052-235-016 Zone TR 1/3 Existing Use _____Detailed project description: (attach additional sheets if necessary) REBUILD AT OLD PRIVATE ROAD SETBACK (10' FROM FRONT PROP LINE) LIKE OLD HOUSE WAS.Purpose of project: REBUILD NON-CONFORMING USE (SETBACK)

Radial distance to the nearest billboard _____

Sq. ft. of proposed structure/project 1120 ± Approx. no. yards of cut/fill _____Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 61%Distance to nearest fire hydrant _____ Distance from centerline 30'

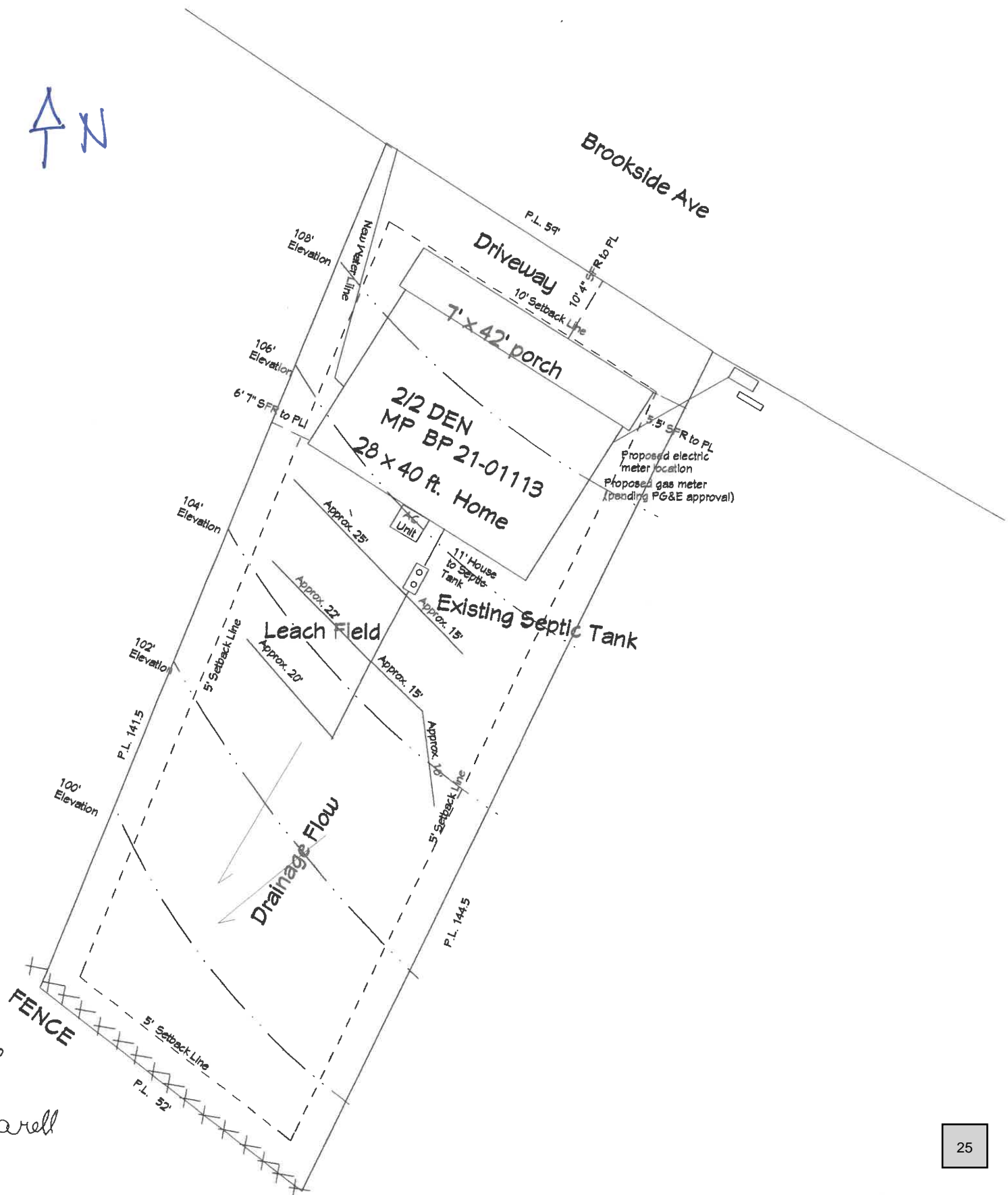
Days/hours of operation: Days _____ Hours _____ Proposed no. of employees _____

Residential Density _____ Max. occupancy _____ Max. height of proposed structure/project _____

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): WOOD SIDING (WHI)Method of sewage disposal? EXISTING SEPTIC SYSTEM (2-BDRM)

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

NOTE: IF YES, PLEASE SUBMIT PAYMENT OF FEES TO "NORTHEASTERN INFORMATION CENTER" FOR 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 11/16/2021Property Owner 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 list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.



PREPARED

Charell

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: December 21, 2021**

FROM: Christopher Smith, Associate Planner **AGENDA NO. 5(b)**
SUBJECT: Rental Guys Conditional Use Permit (PL21-00127)
DATE: November 17, 2021 **AP 051-131-013**

GENERAL INFORMATION:

Applicant: Alex DuBose
8394 Durnel Drive
Durham, CA 95938

Location: 8321 Skyway, Paradise, CA 95969

Requested Action: Conditional Use Permit approval proposing an expanded Construction Sales and Services use for equipment rental, landscaping/aggregate materials, and concrete batching. The project includes a rebuilt 8,400-sf building for an office and equipment maintenance.

Purpose: To provide continued equipment rental, aggregate and concrete materials to residents.

Project Density: N/A

Present Zoning: CC (Community Commercial)

General Plan Designation: TC (Town Commercial)

Existing Land Use: Equipment rental and landscaping/yard materials

Surrounding Land Use: North: Vacant (Kemen Ln & Community Services property)
East: Skyway
South: Commercial Shop (engine repair)
West: Vacant Residential (owned by applicant)

Parcel Size: ±2.58 acres

CEQA Determination: Categorically Exempt - CEQA Section 15302, Class 2

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, Alex DuBose, is requesting approval of a conditional use permit from the Town of Paradise to expand an existing construction sales and services use. Although this use has existed on this parcel for years, and concrete manufacturing prior to the Town's incorporation, the owner plans to demolish and rebuild the structures on site, larger than before, as well as move and expand the landscaping material corrals. Once the existing structures are destroyed or damaged by more than 50% of their assessed value, any entitlements currently required through that specific zoning district are necessary to re-establish the use – in this case a conditional use permit. The 2.68-acre project site is in the northwestern portion of the Paradise community at 8321 Skyway and is situated within the Community Commercial (CC) zoning district.

If approved, the Rental Guys' use would remain similar to what it has been over the years. The business would continue to offer a wide range of equipment rentals, an array of aggregate and soils, as well as ready to use concrete. The lot is currently lined on the south and west by concrete corrals containing various aggregate and soils. A small batch concrete mixing is also done on-site and is located on the western edge, towards the north property line. Currently, the parcel includes two structures, dating from the 1950s, totaling ±3,000 sf. They are used as an office and a maintenance bay.

Proposed project site improvements would include an 8,400 square-foot replacement building, relocated concrete corrals for bulk landscape materials along the north property line, improved driveway encroachment, landings and walkways, landscape strips along the southern property line and along the Skyway frontage, and a compacted driveway with parking spaces. Interior space of the building would be separated into an 1,800-sf office and a 6,600-sf shop and open bay for performing vehicle maintenance and storage. Outdoor rental equipment storage would be moved from the Skyway frontage to along the southern property line (nearest the neighboring engine repair shop).

ENVIRONMENTAL REVIEW:

This project is deemed to be exempt from CEQA under Section 15302, Class 2, as the project consists of demolishing the existing structures and rebuilding to a comparable capacity.

ANALYSIS:

Pursuant to Section 17.20 of the Paradise Municipal Code, the establishment of a construction sales and service land use with accessory concrete mixing 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 Rental Guys 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 is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) of the 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 Rental Guys Conditional Use Permit application (PL21-00127) to allow the continued use of a construction sales and service land use to include a service office, rental equipment maintenance bays, outdoor landscape material storage, and accessory concrete mixing subject to the following conditions:

GENERAL CONDITIONS

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
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 and the commercial property maintenance standards found in Paradise Municipal Code Section 8.04.010.G.
4. All activities associated with the proposed equipment rental service and material yard shall be conducted in compliance with the Town of Paradise Noise Control Ordinance.
5. 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.
6. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.
7. Establish and maintain on-site parking facilities and pavement markings in accordance with all town parking ordinance regulations and the requirements of the Town Engineer.

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

SITE DEVELOPMENT

8. Secure the issuance of an encroachment permit from the Town Public Works Department for the upgrade of the two driveway encroachments, to the Town's private driveway standard, along the Skyway frontage of the project site in a manner deemed satisfactory to the Town Engineer.
9. 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.
10. Applicant shall prepare Stormwater Post-Construction Plan for a Regulated Project (installing/replacing more than 5,000 sf of impervious surfaces) for review and approval by the Town Engineer.
11. Submit three (3) copies of an engineered site plan and grading plan related to the project site's proposed new features (i.e. parking facility, walkways, and culvert installation) to the Public Works Department (engineering division) for approval, and pay plan checking fees. Approval of the detailed site plan by the Town Engineer is required **PRIOR TO COMMENCEMENT** of site work for the project.

12. Deed forty-feet (40') 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.

CONSTRUCTION

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 a temporary commercial job trailer will require application and issuance of a temporary use permit in addition to a building permit.
14. Pay any applicable development impact fees, including Paradise Unified School District Fees, prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

SANITATION

15. Complete any requirements of the Onsite Sanitary Official concerning application, final system design, and issuance of a permit for installation of the required pressure dosed sewage disposal system to serve the proposed land use.

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND OCCUPANCY

SITE DEVELOPMENT

16. In areas where equipment will be stored for extended durations of time, impervious flatwork shall be installed at a width of at least 25 feet and in a manner that protects against hazardous materials penetrating permeable soils (parcel is located on a shallow groundwater table).
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). 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.

18. Meet all requirements of the Engineering Division in accordance with written project review comments dated November 1, 2021; constructing 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.
19. Equipment and storage areas shall be shielded from off-site view to the north and west with six-foot-tall sight obscuring fencing, or similar screening feature, in a manner satisfactory to the Town Planning Director and consistent with town zoning regulations.

SANITATION

20. Complete the requirements of the Town Onsite Sanitary Official regarding the installation, operation, and maintenance of the required septic system.

FIRE PROTECTION

21. Meet all project requirements of the Town Fire Marshal, including the installation of a new hydrant on the project side of Skyway, in accordance with the Fire Department development review comments/conditions dated October 28, 2021. The new fire hydrant shall be installed and functioning prior to the placement of flammable building materials on the site, as determined by the Town Fire Marshal.

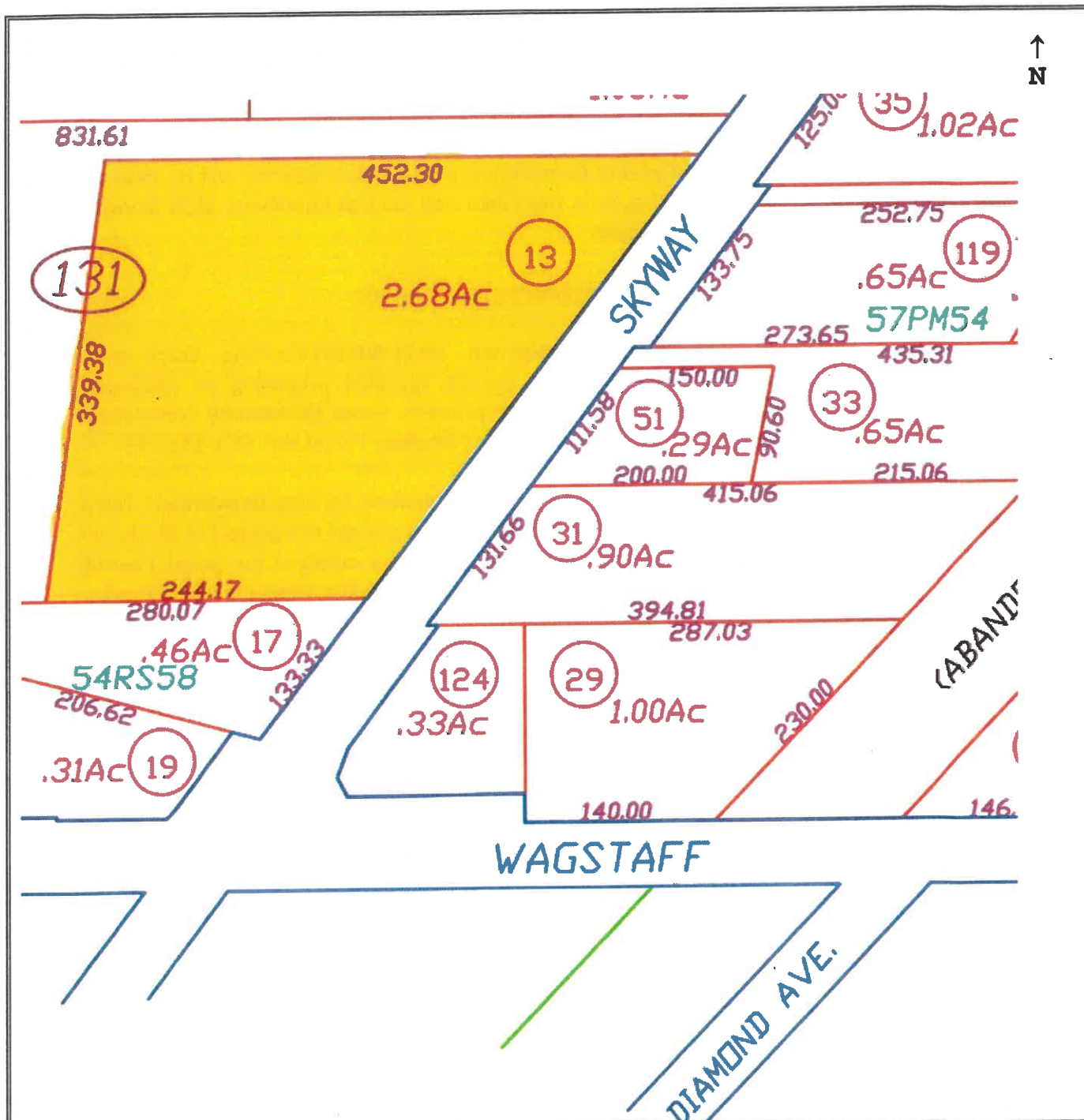
UTILITIES

22. Meet the requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding the Rental Guys Use Permit Application, dated October 28, 2021, and on file with the Town Development Services Department.

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
RENTAL GUYS CONDITIONAL USE PERMIT (PL21-00127)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the December 21, 2021 public hearing
3. Mailing list of property owners notified of the December 21, 2021 public hearing
4. Comments received from reviewing departments/agencies
5. Notice of Exemption for the Rental Guys Conditional Use Permit project
6. Conditional Use Permit application submitted by Alex DuBose
7. Project description
8. Existing site plan
9. Proposed site plan and floor plan



APPLICANT: Alex DuBose

OWNER: Alexander and Jennie DuBose

8321 Skyway

PROJECT DESCRIPTION:

Request for conditional use permit approval proposing an expanded construction sales and services use on a +/-2.68-acre property zoned Community Commercial (CC).

ZONING: CC

GENERAL PLAN: TC

FILE NO. PL21-00127

ASSESSOR PARCEL NOS. 051-131-013

MEETING DATE: 12-21-21

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, December 21, 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

Rental Guys Conditional Use Permit Application (PL21-00127) Planning Commission consideration of a request for conditional use permit approval proposing an expanded construction sales and services use on a +/-2.68-acre property zoned Community Commercial (CC) and located at 8321 Skyway and further identified as Assessor Parcel Nos. 051-131-013.

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 Planning Division at (530) 872-6291 x435.

SUSAN HARTMAN
Planning Director

Apn	051-131-013-000	051-104-033-000
Owner	Dubose Alexander R & Jennie	Patzner Paulette Paige Etal
Owner2	8394 Durnel Dr	Robinson Larry
Street_Address	Durham, Ca 95938	8423 Skyway
City_State_Zip		Paradise, Ca 95969
051-104-041-000	051-104-042-000	051-104-169-000
Guerra Joe L & Maria	Keillor Robert Jr & Jolene	Visinoni Dino & Lisa
8432 Montna Dr	710 Keele St	260 Lockheed Ave
Paradise, Ca 95969	Montpelier, Id 83254	Chico, Ca 95973
051-104-170-000	051-131-002-000	051-131-006-000
Moody James B	Stuermer Nicole M Revocable Trust	Stefanick Tom & Donna
2110 Mohawk Ct	C/O Stuermer Nicole Lheureux Trustee	P O Box 10
Ione, Ca 95640	3 Blanqueta Ct	Paradise, Ca 95967
051-131-010-000	051-131-011-000	051-131-012-000
Hill Connie	Garcia Cristina & Hernandez Gabriel	Luna Jesus Perez Etal
1579 7th St	14709 Lafayette Cir	Hernandez Gabriel
Oroville, Ca 95965	Magalia, Ca 95954	P O Obox 297
		Durham, Ca 95938
051-131-014-000	051-131-015-000	051-131-016-000
Dubose Alex & Jennie	Gravage Edward Robert	Pound Charles R
8394 Durnel Dr	Po Box 4131	1900-12 Oro Dam Blvd-183
Durham, Ca 95938	Paradise, Ca 95967	Oroville, Ca 95966
051-131-017-000	051-131-019-000	051-132-029-000
California Vocations Inc	Rajput Inderpal Singh	Johnson Paul A & Cynthia A
564 Rio Lindo Ave 204	8229 Skyway	6319 County Rd 15
Chico, Ca 95926	Paradise, Ca 95969	Orland, Ca 95963
051-132-031-000	051-132-033-000	051-132-035-000
Hegenbart Eric J & Hegenbart Helen L	Gilbertson Kurt L & Kim A	County Of Butte
Po Box 243	6303 Wall Ln	Dept Of Public Works
Magalia, Ca 95954	Paradise, Ca 95969	7 Country Center Dr
		Oroville, Ca 95965
051-132-051-000	051-132-119-000	051-132-120-000
Sadler Matthew Owen & Tammy Renee	Gielow Pete D	Gielow Pete D
3045 Chico River Rd	1660 Kentucky St	1660 Kentucky St
Chico, Ca 95928	Redwood City, Ca 94061	Redwood City, Ca 94061
051-132-124-000	051-132-125-000	051-141-006-000
Saige Seven	Gudgel Kasey M	Singh Prabhjot
2546 Olive Hwy	25 Horizon Point Ct	8229 Skyway
Oroville, Ca 95966	Chico, Ca 95928	Paradise, Ca 95969
051-142-012-000		
Skyway Fuels Inc		
108 Alicante Ct		
Roseville, Ca 95747		

Donna Guy

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

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

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

Dental Guys



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

Town of Paradise Department Responses

PL21-00127		
Rental Guys Conditional Use Permit		
Commenting Department	Date received	Comment
Building	10/28/21	<p>1. Project shall adhere to the applicable California Building standards.</p> <p>Tony Lindsey, Building Official</p>
Engineering	11/01/21	<p>Conditions Prior to permit Issuance:</p> <ol style="list-style-type: none"> 1. Submit a stormwater post construction plan 2. Submit an erosion and sediment control plan 3. "Driveway replacement (2) per Town Private Driveway Detail" 4. "Grading to mitigate risk of discharge of materials and/or concrete to storm drain" 5. "Culvert installation at existing v-ditch (where new sidewalk and driveway is proposed, dependent on final sidewalk design/location)" 6. "Site Specific measures to comply with concrete batch plant State and Local guidelines (also see draft measures), and possible paving and specific drainage at concrete area, including concrete washout, etc." 7. "Erosion and Sediment Control Plan to provide permanent erosion control measures due to on site material storage" 8. "Demonstrated compliance with State Batch Plant draft regulations and existing Post Construction BMPs for concrete mixing. Demonstrate post construction site measures for protection of storm drain and required batch plant procedures" 9. "Verify location of Property Line, to confirm ROW is 40' for half width (at project frontage). Possible ROW dedication to complete 40' half-width, if not full dimension now (Title Report, Boundary Resolution). If Right of Way dedication is required, a grant deed will be needed." 10. "Frontage improvements include curb, gutter and sidewalk. Coordinate limits, detail and layout with Public Works/Engineering for implementation of Town of Paradise Transportation Master Plan (in process)." <p>Ashley Stanley, Principal Engineer</p>



Fire	10/28/21	<p><u>STANDARD FIRE CONDITIONS:</u></p> <ol style="list-style-type: none"> 1. "Assuming type V-B construction the 8,400 Sf building would require a hydrant capable of flowing 2,500 gpm at 20 psi." 2. "Hydrant will be required to be installed on the project side of street. The Hydrants in the area are not placed in a way they may be utilized to respond to an incident at this location. Utilizing the existing hydrants would restrict emergency response by placing hose across Skyway. A project side hydrant would eliminate the impact on emergency response." <p>Tony Lindsey, Fire Marshal</p>
Onsite / Wastewater	11/2/21	<ol style="list-style-type: none"> 1. Obtain building permit for all septic construction. <p>Bob Larson, Town Onsite Official</p>
Police department	10/25/21	<p>No Comments</p> <p>Eric R. Reinbold, Chief of Police</p>
Paradise Irrigation District	10/28/21	<p>Conditions prior to permit final:</p> <ol style="list-style-type: none"> 1. "APN 051-131-013 is currently served through a 1.5" metered service connection. 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." <p>Blaine Allen, PID</p>

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: CSS, FIRE, ONSITE, PID, PPD, ENG

FROM: Christopher Smith, Associate Planner

REQUEST: REVIEW AND COMMENT

DESCRIPTION OF PROJECT: Proposed demo of ±3,000 sf of structures and rebuild of ±8,400 sf of structures, including ±2,400 sf of office space, ±5,400 shop and storage area and ±1,200 sf open bay. The project includes improved ingress/egress and increased parking. The use will include equipment rental, sales of aggregate/landscape supplies

LOCATION 8321 Skyway, Paradise, CA 95969

AP NOS.: 051-131-013

APPLICANT: Nicole Ledford, Northstar Engineering

CONTACT PHONE: 530-893-1600

DATE DISTRIBUTED: 10-21-21

RETURN DATE REQUESTED: 11-04-21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Ashley Stanley

Signature

Public Works-Engineering

Agency

11/01/21

Date

CONDITIONS PRIOR TO ISSUANCE:

Engineered Plans will need to include:

- Driveway replacement (2) per Town Private Driveway Detail
- Grading to mitigate risk of discharge of materials and/or concrete to storm drain
- Culvert installation at existing v-ditch (where new sidewalk and driveway is proposed, dependent on final sidewalk design/location).
- Site Specific measures to comply with concrete batch plant State and Local guidelines (also see draft measures), and possible paving and specific drainage at concrete area, including concrete washout, etc.
- Erosion and Sediment Control Plan to provide permanent erosion control measures due to on site material storage
- Demonstrated compliance with State Batch Plant draft regulations and existing Post Construction BMPs for concrete mixing. Demonstrate post construction site measures for protection of storm drain and required batch plant procedures.

Right of Way & Public Improvements:

- Verify location of Property Line, to confirm ROW is 40' for half width (at project frontage). Possible ROW dedication to complete 40' half -width, if not full dimension now (Title Report, Boundary Resolution). If Right of Way dedication is required, a grant deed will be needed.
- Frontage improvements include curb, gutter and sidewalk. Coordinate limits, detail and layout with Public Works/Engineering for implementation of Town of Paradise Transportation Master Plan (in process).

CONDITIONS PRIOR TO PERMIT FINAL:

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: CSS, FIRE, ONSITE, PID, PPD, ENG

FROM: Christopher Smith, Associate Planner

REQUEST: REVIEW AND COMMENT

DESCRIPTION OF PROJECT: Proposed demo of ±3,000 sf of structures and rebuild of ±8,400 sf of structures, including ±2,400 sf of office space, ±5,400 shop and storage area and ±1,200 sf open bay. The project includes improved ingress/egress and increased parking. The use will include equipment rental, sales of aggregate/landscape supplies

LOCATION 8321 Skyway, Paradise, CA 95969

AP NOS.: 051-131-013

APPLICANT: Nicole Ledford, Northstar Engineering

CONTACT PHONE: 530-893-1600

DATE DISTRIBUTED: 10-21-21

RETURN DATE REQUESTED: 11-04-21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Tony Lindsey, Bldg Official/Fire Marshal

Signature

Town of Paradise

Agency

10/28/2021

Date

CONDITIONS PRIOR TO ISSUANCE:

Hydrant will be required to be installed on the project side of street. The Hydrants in the area are not placed in a way they may be utilized to respond to an incident at this location. Utilizing the existing hydrants would restrict emergency response by placing hose across Skyway. A project side hydrant would eliminate the impact on emergency response.

Assuming type V-B construction the 8,400 Sf building would require a hydrant capable of flowing 2,500 gpm at 20 psi.

CONDITIONS PRIOR TO PERMIT FINAL:

PROJECT NO.
PROJECT NAME:

PL21-00127
Rental Guys CUP

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

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TO: CSS, FIRE, ONSITE, PID, PPD, ENG

FROM: Christopher Smith, Associate Planner

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APPLICANT: Nicole Ledford, Northstar Engineering

CONTACT PHONE: 530-893-1600

DATE DISTRIBUTED: 10-21-21

RETURN DATE REQUESTED: 11-04-21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Bob Atkinson
Signature

onsite
Agency

11/2/21
Date

CONDITIONS PRIOR TO ISSUANCE:

Applicant must secure a permit (new construction) for a pressure dosed septic system.

CONDITIONS PRIOR TO PERMIT FINAL:

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

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TO: CSS, FIRE, ONSITE, PID, PPD, ENG

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LOCATION 8321 Skyway, Paradise, CA 95969

AP NOS.: 051-131-013

APPLICANT: Nicole Ledford, Northstar Engineering

CONTACT PHONE: 530-893-1600

DATE DISTRIBUTED: 10-21-21

RETURN DATE REQUESTED: 11-04-21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☒ YES

☐ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Blaine Allen

Signature

PID

Agency

10-28-21

Date

CONDITIONS PRIOR TO ISSUANCE:

CONDITIONS PRIOR TO PERMIT FINAL:

APN 051-131-013 is currently served through a 1.5" metered service connection. 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.

PROJECT NO.
PROJECT NAME:

PL21-00127
Rental Guys CUP

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: CSS, FIRE, ONSITE, PID, PPD, ENG

FROM: Christopher Smith, Associate Planner

REQUEST: REVIEW AND COMMENT

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LOCATION 8321 Skyway, Paradise, CA 95969

AP NOS.: 051-131-013

APPLICANT: Nicole Ledford, Northstar Engineering

CONTACT PHONE: 530-893-1600

DATE DISTRIBUTED: 10-21-21

RETURN DATE REQUESTED: 11-04-21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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







Signature

Agency

Date

NOTICE OF EXEMPTION

TO: File – [PL21-00127]; AP No. 051-131-013-000
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Rental Guys Conditional Use Permit

PROJECT APPLICANT: Alex DuBose

PROJECT LOCATION: 8321 Skyway, Paradise CA 95969

PROJECT DESCRIPTION: Proposed demo of $\pm 3,000$ sf of structures and rebuild of $\pm 8,400$ sf of structures, including $\pm 1,800$ sf of office space, $\pm 6,600$ shop and open bay. The use will include equipment rental, sales of aggregate/landscape supplies and ready-mix concrete services.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Applicant & Owner: Alexander DuBose

EXEMPT STATUS:

- ☐ General Rule Exemption (Section 15061)
- ☐ Ministerial (Section 15268)
- ☐ Emergency Project (Section 15269)
- ☒ Categorical Exemption
Section 15302; Class 2

REASON FOR EXEMPTION: Replacement or reconstruction.

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

SIGNATURE: 

Planning Director

Date: December 15, 2021



TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

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

Applicant Rental Guys - Alex DuBose Email rentalguy@rentalguys.com

Phone 530-518-3325 Mailing Address 8321 Skyway Paradise, CA 95969

Applicant Interest in Property (Owner, Lessee, other) Owner
(If applicant is *not* the property owner, the owner's signature or owner-signed letter of authorization *must* accompany this application)

Owner Alexander and Jennie DuBose Phone 530-518-3325

Owner mailing address 8394 Durnel Drive Durham, CA 95938

Property Address 8321 Skyway Paradise, CA 95969 Parcel Acreage 2.68 ac

Engineer (Name, Address) NorthStar 111 Mission Ranch Blvd. Suite 100 Chico, CA 95926 Phone 530-893-1600

Engineer Phone 530-893-1600 Email nledford@northstareng.com

AP Number(S) 051-131-013 Zone CC Existing Use Commercial - Rental Guys

Detailed project description (Attach additional sheets if necessary) The proposed project will replace the existing buildings at the Rental Guys site with a new larger facility. The building will house the rental office (2,400 sf) and the repair shoph (6,000 sf). The commercial business at the site will continue as the Rental Guys facility with storage and sale of bulk material and equipment as well as small concrete batching.

Approximate no. yards cut and fill _____

Radial distance to nearest billboard No Billboards Near Site Sq. ft. of proposed structure/project 8,400 sf

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) 295 %

Distance to nearest fire hydrant 60 feet (across Skyway) Distance from centerline 30 ft

Days of operation Mon - Sat Hours of operation 7 am - 5 pm Proposed no. of employees 5

Residential Density NA Max. Occupancy 12 Max. height of proposed structure 26 feet, 28'5" Peak

Describe exterior design and finish (attach additional sheets if necessary) See attached floor plan and elevations

Method of sewage disposal On-Site Septic Disposal

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 [Signature] Date 9/14/21

Property Owner's Signature [Signature] Date 9/14/21
(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.

Town of Paradise Building Resiliency Center (BRC)
6295 Skyway Paradise Ca, 95969

Project Description

Rental Guys is updating the facilities on Skyway in Paradise, California. The improvements include removing and replacing the existing building and upgrading site improvements.

Location

The 2.68 acre project site is located at 8321 Skyway in Paradise California.



Environmental Setting

Vegetation, Topography and Soils

The site currently houses the existing Rental Guys facility. The existing site contains approximately 3,000 sf of buildings and a silo. Portions of the site are improved with concrete and the southern and western perimeters contains bulk material bins.

There is very little vegetative growth and the existing trees on the site will remain. There are two spoils piles on the northern side of the site and the remainder of the site slopes to the south 3-5%.

The soil type is Paradise Loam as per the USDA Web Soil Survey. Portions of the site are fenced and there are retaining walls that also create the bulk material storage.

Zoning

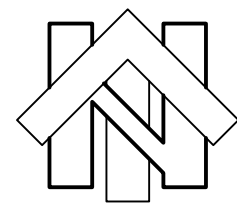
Rental Guys is proposing to continue the use of the property as a rental and bulk material facility at APN 051-131-013. The proposed site is a 2.68 acres in size and is zoned CC (Community Commercial). The property is bordered on the north by a Kemen Lane, Skyway on the east, a commercial business to the south, and Town Residential parcels to the west.

Proposed Use

The development proposes 8,400 sf of building including 2,400 sf office space. The parking facilities will be upgraded as will the bulk storage facilities. The building will continue the current site use including rental of large and small equipment and the availability of ready-mix concrete and landscape materials. The facility will also include a service area to repair rental and customer equipment. A total of 13 parking spaces including 2 accessible parking spaces are proposed at the site.

The proposed landscaping increases to 15.7% by maintaining existing trees and upgrading facilities at the frontage and adjacent to the building. The site area not adjacent to the building will be compacted gravel.

The project includes outdoor security lighting for security purposes. All lights are kept low to avoid transgressing onto neighboring properties.



SCALE 1"=20' (24x36)
SCALE 1"=40' (11x17)

051-131-002

EXISTING SITE PLAN

KEMEN LANE

SKYWAY

CW 130

051-131-014

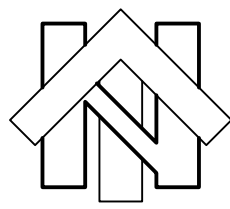
051-131-013

051-131-017

RENTAL GUYS
CONDITIONAL USE PERMIT
FOR
ALEX DUBOSE
BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 3 EAST,
MOUNT DIABLO BASE AND MERIDIAN
TOWN OF PARADISE
COUNTY OF BUTTE STATE OF CALIFORNIA



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.northstareng.com



SCALE 1"=20' (24x36)
SCALE 1"=40' (11x17)

051-131-002

PROPOSED SITE PLAN

KEMEN LANE

PROPOSED 6' CHAIN LINK FENCE WITH PRIVACY SLATS

INSTALL 2'x2'x4' CONCRETE BLOCK RETAINING WALL.

CONCRETE BATCH AREA

BULK MATERIAL AREA

SEPTIC DISPOSAL AREA

PROPOSED 6' WROUGHT IRON FENCE AND GATE

RELOCATED SIGN

INSTALL CONCRETE COMMERCIAL DRIVEWAY APPROACH

EXISTING FIRE HYDRANT 100' (APPROXIMATELY) EAST SIDE OF SKYWAY

INSTALL CONCRETE SIDEWALK AND VERTICAL CURB AND GUTTER

PROPOSED 4'x4' CONCRETE SLAB FOR PROPANE TANK WITH BOLLARDS

INSTALL 10' LANDSCAPE STRIP WITH VERTICAL CURB

INSTALL TYPICAL ADA VAN PARKING & SIGNAGE

PROPOSED TREE

EXISTING EASEMENT

SKYWAY

NOTES

1. ZONING: CC
2. GENERAL PLAN: MULTI-FAMILY
3. LAND USE: EXISTING - COMMERCIAL (RENTAL GUYS)
PROPOSED - COMMERCIAL (RENTAL GUYS)
4. SEWAGE: SEPTIC SYSTEM
5. STORM DRAINAGE: ON-SITE QUALITY MITIGATION
6. WATER: PARADISE IRRIGATION DISTRICT
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. GRADING: ALL LOTS WILL BE GRADED TO DRAIN TOWARDS THE INTERIOR OF THE PROPERTY.
11. STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE TOWN OF PARADISE AND THE WATER QUALITY CONTROL BOARD
12. OWNER: RENTAL GUYS (ALEX DUBOSE) 8321 SKYWAY PARADISE, CA 95969
13. PROJECT SURVEYOR: MARK HERRICK PLS 8323

AREAS

TOTAL AREA = 2.66 ACRES (115,716.6 SF)

REQUIRED PARKING

EQUIPMENT REPAIR - 1 SPACE PER 1,200 SF
- 6,000 SF = 5 SPACES
CONSTRUCTION SALES/SERVICE - 1 SPACE PER 500 SF
- 2,400 SF = 5 SPACES

PROVIDED PARKING

GENERAL PARKING - 11 SPACES
ACCESSIBLE PARKING - 2 SPACES
TOTAL 13 SPACES

SITE COVERAGE SUMMARY

HARDSCAPE AREA - 3,710 SF (3.2%)
BUILDING AREA - 8,400 SF (7.3%)
GRAVEL AREA - 85,465.9 SF (73.8%)
LANDSCAPE AREA - 18,140.7 SF (15.7%)



LOCATION MAP

LEGEND

- FOUND MONUMENT AS DESCRIBED
- WM EXISTING WATER METER
- EXISTING POWER POLE WITH ANCHOR
- EXISTING STORM DRAIN MANHOLE
- WV EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FENCE LINE
- EXISTING FLOW LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- XX" EXISTING TREE (XX" IN SIZE)
- XX" EXISTING TREE TO BE REMOVED
- PROPERTY BOUNDARY
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED DRAINAGE SEPARATOR

Mary N. Ledford
NORTHSTAR,
MARY N. LEDFORD
DEC 08, 2021
CE 65939



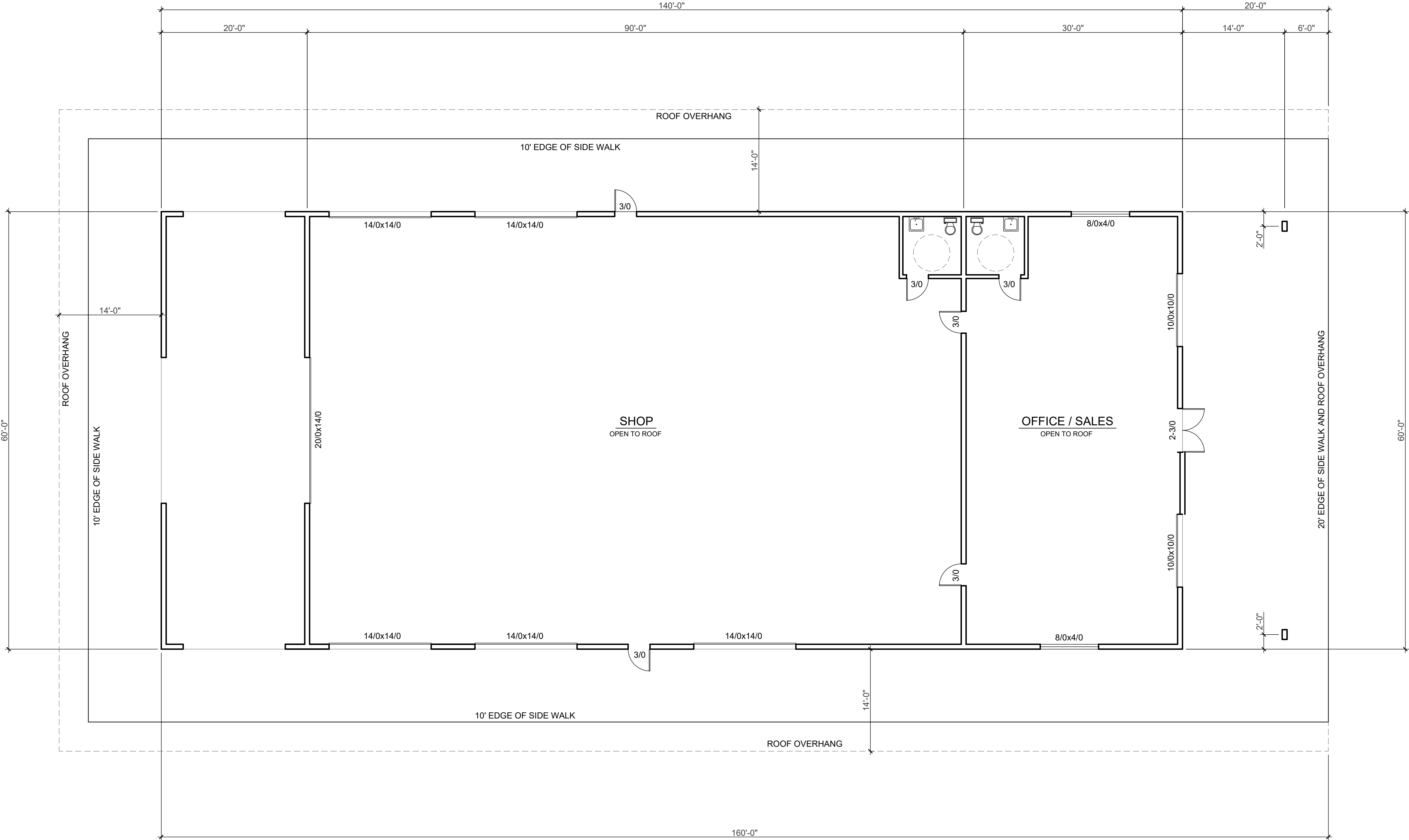
RENTAL GUYS
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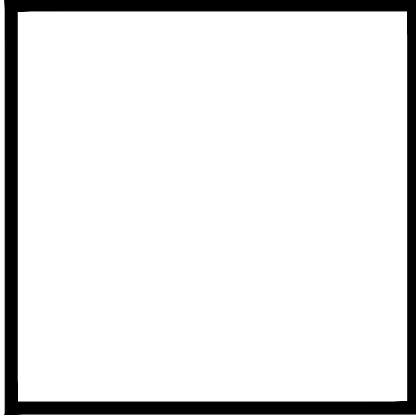


111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.northstareng.com

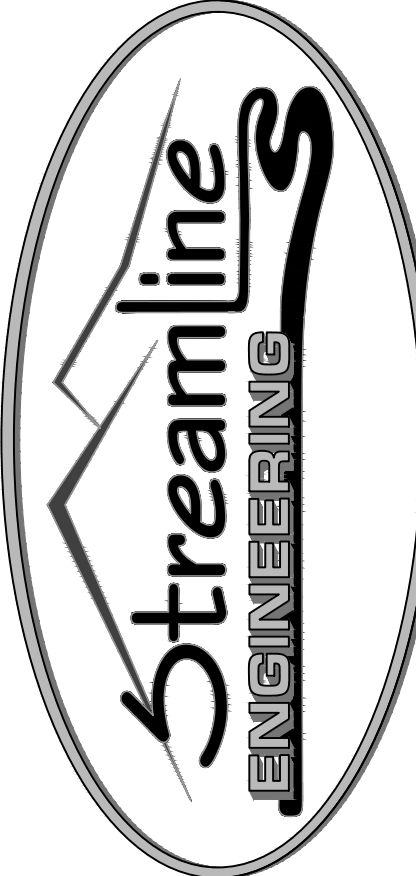


FLOOR PLAN

1/8" = 1'-0"



PRELIMINARY



2571 CALIFORNIA PARK DRIVE
CHICO, CALIFORNIA 95928
PHONE: (530) 882-1100
STREAMLINECHICO.COM
COMMERCIAL
RESIDENTIAL
ENERGY
ADA COMPLIANCE

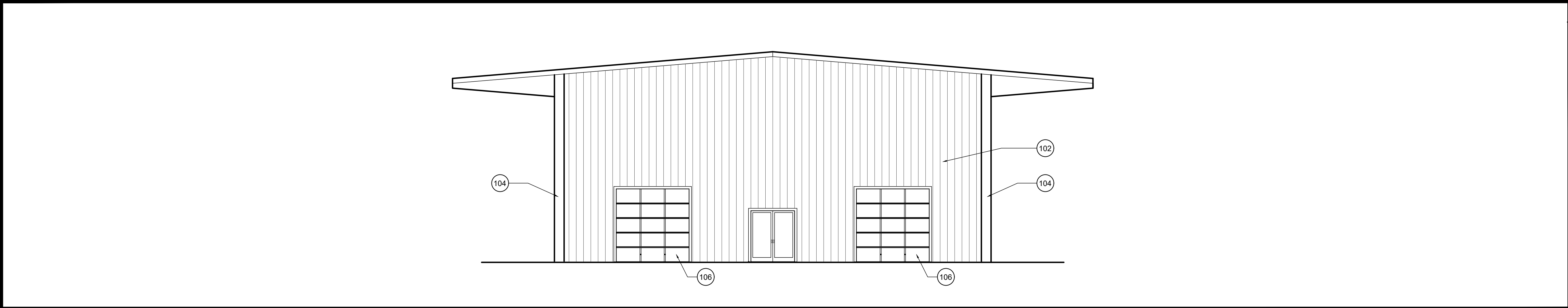
METAL BUILDING
RENTAL GUYS
8321 SKYWAY
PARADISE, CA

EXCLUSIVE PROPERTY OF STREAMLINE ENGINEERING.
THIS SHEET SHALL NOT BE REPRODUCED WITHOUT
WRITTEN PERMISSION.

REVISIONS	

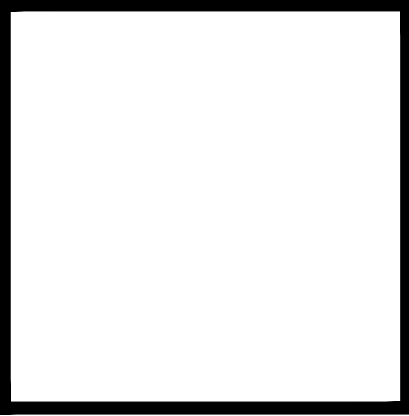
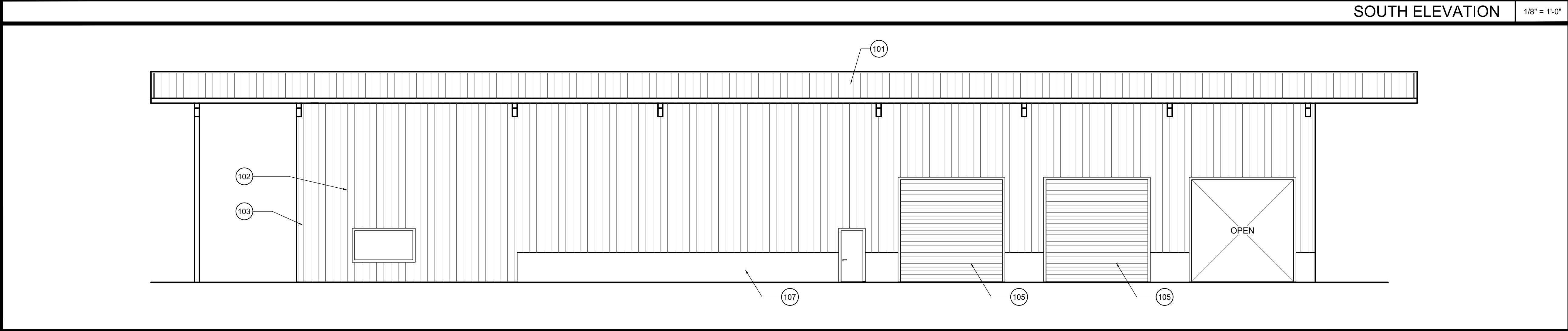
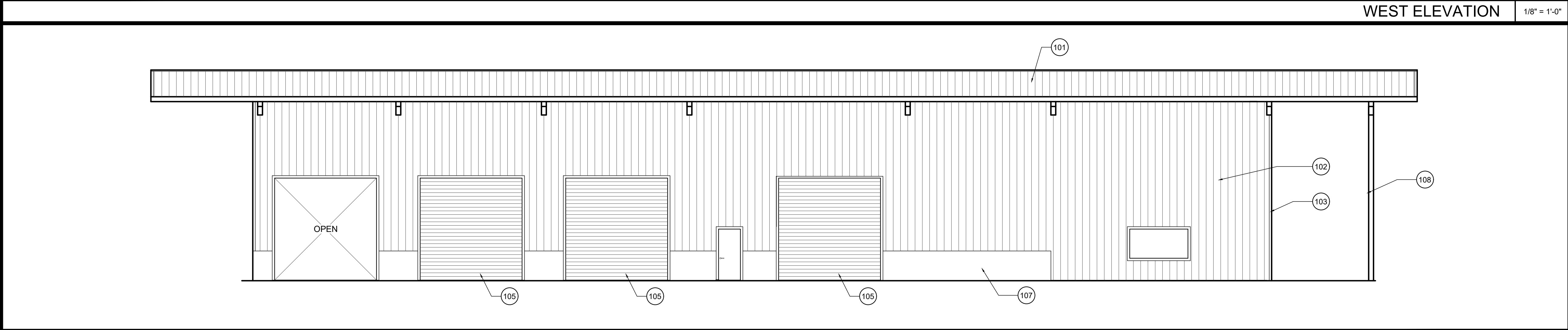
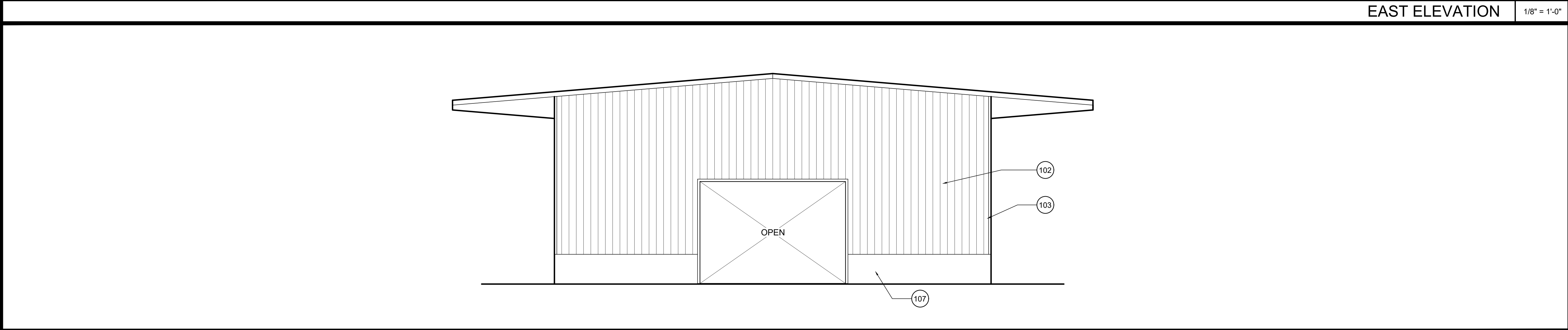
DESIGN:	JMR
CHECKED:	JMR
DATE:	09/02/2021
SCALE:	SHOWN
JOB NO.	4378

SHEET NO.
A-1



ELEVATION KEYNOTES

- 101. METAL ROOFING.
- 102. METAL SIDING.
- 103. METAL TRIM
- 104. LOG CLADDING AROUND COLUMN.
- 105. METAL ROLL-UP DOOR.
- 106. ALL GLASS ROLL-UP DOOR.
- 107. +4' CONCRETE WALL.
- 108. MTL COLUMN.



PRELIMINARY



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DESIGN:	JMR
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SHEET NO.

A-2