



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

Jody Jones, Chair
Daniel Wentland, Commissioner
James Clarkson, Commissioner
Stephanie Neumann, Commissioner
Michael Zuccolillo, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – September 17, 2013

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 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, including closed session. 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 Council 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, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approve the Minutes of the August 27, 2013 Special Meeting.

2. COMMUNICATION

- a. Recent Council actions
- b. Staff Communication

3. PUBLIC COMMUNICATION

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. Conduct a public hearing to solicit public comment; and, at the close of the hearing, consider taking action relating to the following request of the Fraternal Order of Eagles to modify the terms and conditions of an existing use permit:

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

FRATERNAL ORDER OF EAGLES USE PERMIT MODIFICATION (PL13-00239): Planning Commission consideration of a request to modify the terms and conditions of a previously approved Town of Paradise conditional use permit. If approved, the proposed modification would authorize a +/-1,428 square foot expansion of an existing +/-2,940 square foot building housing a fraternal organization (Eagles Lodge) on property located at 9079 Skyway in Paradise; Assessor Parcel Number 050-040-147. The proposed project also includes an interior remodel, +/-412 square feet of new covered area, parking facility improvements and landscaping.

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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/>	
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TOWN/ASSISTANT TOWN CLERK SIGNATURE	



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P L A N N I N G C O M M I S S I O N M I N U T E S

**August 27, 2013 – Special Meeting
6:00 PM**

CALL TO ORDER – the duly noticed Special Meeting of the Paradise Planning Commission was called to order by Chair Jody Jones at 6:03 pm.

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

ROLL CALL

Commissioners Present: Stephanie Neumann, Daniel Wentland, Michael Zuccolillo and Jody Jones, Chair.

Commissioners Absent: James Clarkson

1. APPROVAL OF MINUTES

Following a MOTION by Zuccolillo, seconded by Wentland, the Minutes of the May 21, 2013 Regular Meeting were approved with the correction to page 3, paragraph 14, noting that the Chair Jones made a particular comment. Roll call vote was unanimous with Commissioner Clarkson absent and not voting.

2. COMMUNICATION

- 2a. Recent Council Actions: Adoption of Ordinance No 531 – Cottage Food Industry and Resolution No's. 13-38 and 13-39 approving the County-wide FIGTREE PACE Program.
- 2b. Staff Communication – None.

3. OTHER BUSINESS

- 3a. Consider adopting Resolution No. 13-04, A Resolution of the Town of Paradise Planning Commission Finding the 1994 Paradise General Plan Substantially Complies with the Statutory Mandates Under Government Code Section 65302.

Community Development Director Baker reported that Government Code statutes associated with requirements for a legally adequate general plan do not provide a mandatory minimum time frame for revision of elements, with the exception of the Housing Element which must be updated every five years. Government Code Section 65103(a) requires a Planning Commission to periodically review and revise the general plan as necessary. As such, it is believed to be in the Town's best interest that the 1994 General Plan be reviewed and a determination made by the

Planning Commission as to whether or not all of the specific mandatory elements in the General Plan are adequate and substantially in compliance with state law as set forth in the California Government Code.

Community Development Director Baker stated that the Town's current General Plan is the result of four years works by a hired consultant, five separate citizens subcommittees, the Planning Commission, Town Council and Town Staff; that it is his position as the Planning Director, with the concurrence of the Town Attorney, that the general plan is not outdated or legally inadequate; and it is his recommendation that the proposed Resolution No. 13-04 be adopted as presented. The community bears substantial similarity to how it was when the General Plan was adopted in 1994. The Town's character, environmental setting and function are relatively unchanged from 1994, and no substantial development has occurred that would necessarily alter the applicability of current General Plan policies.

Mr. Baker informed the Planning Commission that the cost to update the Housing Element in 2008 was approximately \$28,000 and that the Town has budgeted \$30,000 for the update that is due in June, 2014. Town Attorney Dwight Moore and Community Development Director Baker concurred that the projected cost to update an entire General Plan including environmental review could be around \$500,000. In response to a question from Commissioner Neumann, Attorney Moore stated there is no set time period for periodic adoption of a resolution of General Plan adequacy; that a periodic review as necessary is sufficient; there is nothing in the law that requires an update if all mandatory elements are present; and, in his opinion, nothing has happened over the last nineteen (19) years that would make the current general plan inadequate.

Commissioner Neumann questioned if the proposed resolution is not adopted, would it affect the Housing Element; why is this review necessary at this time; if there would be any long term consequences to adopting, or not adopting, the resolution; and, asked for clarification to the meaning of "most" in relation to the sentence that states a 12% general plan surcharge being applicable to "most" permits.

Attorney Moore stated that there would no effect on the Housing Element if the resolution were not adopted; that nothing in the General Plan needs to be reviewed; and, the review is requested to be sure that the Town is in compliance with the law that requires a periodic review. No findings or review under the California Environmental Quality Act (CEQA) are required as this is not a project under CEQA.

Mr. Baker explained that, although the surcharge is applicable to all building permits, there are a few permit applications that are not subject to the surcharge because they do not relate to the general plan. He also discussed a couple of advantages to the Planning Commission taking action at this time to affirm the adequacy of the general plan - there is no environmental review; changes aren't necessary at this time; and, the financial situation of the town precludes any big changes.

Chair Jones asked at what point there would be enough funds collected from the surcharge to cover the cost of an update to the general plan.

Mr. Baker stated that he has not done that analysis, but that any projections prior to 2008 were not realized due to the downturn in the economy and subsequent lack of building and development.

Chair Jones stated that the Safety Element in the general plan does adequately address all of the fire safety issues and asked if there were any amendments the element in light of the 2008 wildland fires.

Mr. Baker stated that there no amendments related to the Safety Element after the 2008 fires.

Chair Jones opened the matter for public comment.

Jon Remalia stated that the Planning Commission recently forwarded a recommendation to the Town Council expressing an opinion that the Town tree ordinance should be amended and that at the time, Mr. Baker indicated that there may be General Plan implications with such an action by the Town Council. Mr. Remalia asked how the Planning Commission could recommend changes to the tree ordinance that may create inconsistencies with the General Plan and yet today, they are considering finding the General Plan adequate. Mr. Baker and Vice Chair Wentland both generally indicated to Mr. Remaila that the potential for minor text edits to the General Plan that may at some future date become necessary or desirable do not render the General Plan in its current form inadequate for the present day and that such minor edits would not constitute a comprehensive update of the plan.

Following a MOTION by Zuccollilo, seconded by Wentland, by unanimous vote of those present, the Planning Commission adopted Resolution No. 13-04, A Resolution of the Town of Paradise Planning Commission Finding the 1994 Paradise General Plan Substantially Complies with the Statutory Mandates Under Government Code Section 65302.

ROLL CALL VOTE: Ayes: Stephanie Neumann, Daniel Wentland, Michael Zuccolillo and Jody Jones, Chair. Noes: None. Absent: James Clarkson.

3b. Continued discussion of the Town of Paradise Tree Regulations set forth in Chapter 8.12 of the Town of Paradise Municipal Code.

Community Development Director stated that this item was placed on the agenda at the request of a Planning Commissioner to discuss the lack of the Town Council response to their request to the Planning Commission recommendation the tree ordinance be suspended. Chair Jones questioned the lack of a response, and Mr. Baker advised that it is more usual that the Town Council would initiate a Planning Commission review on any subject matter outside of zoning and subdivision codes, as the Planning Commission is an advisory body to the Town Council – the tree ordinance itself is in PMC Title 8 and is not a matter under the purview of the Planning Commission. The Planning Commission does have project review responsibility in the case of a development project involving the felling of trees without other land use entitlements.

Chair Jones opened the matter for public comment.

1. Jon Remalia stated that a communication was sent to the Council, that there was no formal response from the majority, and asked if the Brown Act comes in to play on this matter.

Community Development Director Baker stated that he sent a formal memo to the Town Council along with the Planning Commission recommendation and that it was definitely received by the Council. Attorney Moore informed the Planning Commission that the Brown Act could only apply if the Council takes an action and does not apply to any inaction.

4. ADJOURNMENT - Chair Jones adjourned the Planning Commission meeting at 6:40 pm.

DATE APPROVED:

By: _____
Jody Jones, Chair

By: _____
Joanna Gutierrez, CMC, Town Clerk

MEMORANDUM

TO: Paradise Planning Commission **AGENDA NO. 5(a)**

FROM: Craig Baker, Community Development Director

SUBJECT: Fraternal Order of Eagles Use Permit Modification Application (PL13-00239);
AP No. 050-040-147

DATE: September 11, 2013

BACKGROUND

On February 23, 1981, the Paradise Planning Commission conditionally approved a use permit application for the proposed establishment of “a 2,940 square foot meeting hall for meeting and social events” (Paradise Eagles Lodge) on property located at 9079 Skyway, Paradise. The use permit was approved subject to 6 special conditions of approval. The Fraternal Order of Eagles is an international, community-oriented non-profit organization established in 1898 and with over 850,000 members. The original facility authorized via approval of the use permit in 1981 has served as the Local Eagles Lodge (Aerie #2960) since then. The site is currently improved with the existing lodge facility, gravel parking areas, an onsite wastewater disposal system and approximately six RV spaces.

The +/- 1.2 acre property is situated within the Town-assigned Multiple-Family Residential (MF) zoning district. It is fairly level, modestly forested and generally drains in a southeast direction toward Skyway. Surrounding land use is mixed and includes single-family residential homes, a glass repair establishment, a mini storage facility, an assisted living facility and open space. Access to the site is provided exclusively by Skyway via two existing gravel driveway encroachments. At this location, Skyway is a two lane arterial public street with an average daily (two-way) traffic volume of approximately 10,000 vehicles (Butt County Assn. of Governments - 2009/10).

MODIFICATION REQUEST

On August 15, 2013, a request to modify the terms and conditions of the use permit was submitted to the Town of Paradise, along with detailed plans and other project materials. The requested modification primarily involves an expansion of the original facility to a total overall area of conditioned space of +/-4,368 square feet. Project application materials indicate that the proposed project will also include remodeling the interior of the facility, +/-412 square feet of new covered area, a reconfigured and improved parking facility and new site landscaping.

ANALYSIS

Since the original use permit was approved by the Planning Commission, it is appropriate that the Planning Commission also review and consider this use permit modification request. Thus, the project application was scheduled by staff for your consideration at a noticed public hearing.

Individual staff members from commenting agencies have reviewed the proposed project in the context of the existing environmental setting, current development standards and policies and current zoning regulations and general plan policies applicable to the project and have found the modification request to be reasonable and appropriate. If approved by the Planning Commission, the proposed modification request would be consistent with the goals and land use policies of the Paradise General Plan, and will continue to be compatible with existing zoning as well as surrounding land uses. Therefore, staff is recommending Planning Commission approval of the request and have assembled a list of conditions of approval that should be assigned to the project in order to promote the orderly development of the Paradise community and to assist the project developer in achieving conformance with various applicable development standards.

The proposed project can be found to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3) of the State CEQA guidelines. Staff has determined that, if approved, the proposed modification request will not result in any unforeseen or unintended environmental consequences, as the requested modification is relatively minor in nature and will improve the appearance and function of the existing facility.

REQUIRED FINDINGS FOR APPROVAL:

- a. Find that the proposed modified project remains categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the State CEQA Guidelines.
- b. Find that the project, as modified and conditioned, is consistent with the Multi-Family Residential (MR) land use designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements.
- c. Find that the project, as modified and conditioned, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.

REQUESTED ACTIONS:

1. Open the scheduled and noticed public hearing and solicit testimony from the attending public.
2. Close the public hearing and move to adopt the required findings as provided by staff and approve the Fraternal Order of Eagles use permit modification request (PL13-00239) to construct a +/-1,428 expansion to the existing Eagles Lodge on property located at 9079 Skyway and identified as Assessor Parcel No. 050-040-147, subject to the following conditions of project approval:

GENERAL CONDITIONS OF USE PERMIT MODIFICATION APPROVAL

1. All work within the Skyway public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.
2. Outside light fixtures associated with the project shall be designed to not exceed a maximum height of sixteen (16) feet above finished grade and shall be shielded to avoid the direct projection of light onto adjoining and nearby properties.
3. Contact Underground Service Alert at least three days prior to conducting any sub-surface excavations.
4. Site improvements (building, signs, lighting, landscaping, etc.) shall be subject to design review and shall conform to all Town of Paradise applicable design standards.
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 and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review and the payment of the appropriate processing fees.

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

ROADS AND ACCESS

6. Deed 40 feet from the center of Skyway public right of way or provide a recorded document showing that this requirement has already been fulfilled.

7. Improvements to property frontage of Skyway are required per Paradise Municipal Code (PMC) Chapter 12.20. Such improvements shall be deferred per Town Resolution 83-18. Improvement plans will not be required until necessary for deferred construction. Execute an improvement agreement for deferred frontage improvements in accordance with the requirements of the Town Engineer.
8. Secure the issuance of an encroachment permit for repair of the southerly driveway encroachment connecting to Skyway.

DRAINAGE

9. Provide a final design solution for drainage per requirements of the Town Engineer and the INTERIM DRAINAGE DESIGN GUIDELINES prepared April 2, 1998. Drainage facilities shall be designed in a manner that provides for the establishment of all necessary drainage improvements to accommodate existing and additional project induced drainage flows without generating any off-site adverse effects. If new impervious surfacing exceeds 5,000 square feet, an engineered drainage analysis will be required to be submitted for Town Engineer review.

SITE DEVELOPMENT

10. Submit three (3) copies of a detailed engineered site development and improvements plan showing all facilities as proposed. Plans shall be prepared by a registered civil engineer (including final parking facility design and site drainage design) and submitted to the Public Works Department (Engineering Division) for review and approval. Pay required site plan checking fee. Construction and drainage improvement plans must be approved **PRIOR TO CONSTRUCTION** or installation of the required facilities. Show all easements of record on the site development and improvements plan as well as fifty-foot building setback line measured from the centerline of Skyway.
11. Show the proposed location of trash containers/enclosures on the engineered site development plan.
12. Properly abandon or relocate any easements that conflict with the design of the project.
13. If total disturbed area is less than 1.0 acre (43,560 square feet), applicant is required to submit a storm water soil loss prevention plan, pursuant to Town-adopted construction codes, to the Town Public Works Department. If total disturbed area exceeds 1.0 acre (43,560 square feet), applicant is required under state law to submit a detailed storm water pollution prevention plan (**SWPPP**) to the State Regional Water Quality Control

Board (along with the appropriate filing fee). Provide a copy of this approved plan to the Town of Paradise prior to initiation of grading activities. Implement all approved approved erosion control measures **PRIOR** to the start of any earthwork and maintain such measures for the term of project construction.

14. Meet the requirements of the Town Building Official/Fire Marshal regarding submittal of construction plans, interior automatic fire sprinkler plans, building permit applications, and all applicable Town adopted construction and fire code requirements.
15. Secure the issuance of a Town approved tree-felling permit prior to felling any qualifying trees. Incorporate tree protection measures during all construction activities in conformance with generally accepted standards for the protection of trees to be retained (e.g., protective fencing, etc.).

CONSTRUCTION/FIRE CODES

16. Submit required construction plans designed in accordance with all Town-adopted construction and fire codes in accordance with comments submitted for the Eagles Lodge expansion project by Town Building Official/Fire Marshal, dated August 30, 2013 (attached).

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

ROADS/ACCESS

17. Construct an improvement upgrade to the southerly driveway encroachment connecting to Skyway in a manner deemed acceptable to the Town Engineer.
18. Establish on-site parking facilities in accordance with all town parking ordinance regulations. Maintain parking facilities in accordance with Town requirements for the term of the proposed land use.

SITE DEVELOPMENT

19. 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.

20. Meet the requirements of all other utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on site utility easements.

CONSTRUCTION/FIRE CODES

21. Fulfill all remaining construction and fire code requirements of Town-adopted construction and fire codes in accordance with comments submitted for the Eagles Lodge expansion project by Town Building Official/Fire Marshal, dated August 30, 2013 (attached).
22. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements or execute an agreement with the Town of Paradise providing for a deferral of such fees.

WATER

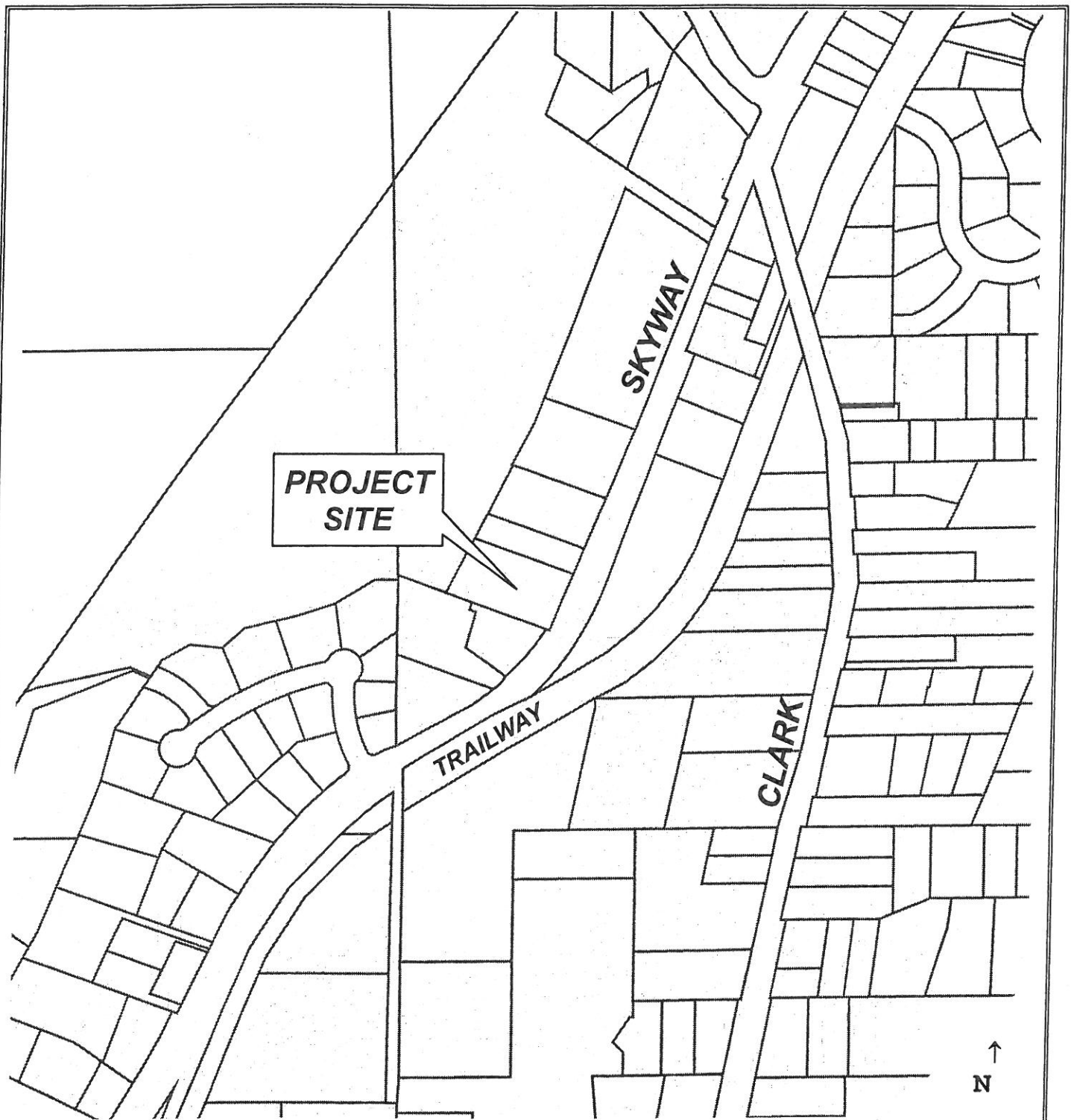
23. Meet the requirement of the Paradise Irrigation District (PID) for the installation of a backflow prevention assembly at the water meter serving the project site property. Provide material evidence of having fulfilled this condition to the Town Development Services Department (building safety division).
24. Meet all other requirements of the Paradise Irrigation District (PID) in accordance with written comments submitted for the Eagles Lodge expansion project by PID staff, dated August 19, 2013 (attached).

OTHERS

25. Submit landscaping plans and application fee to the Development Services Department (planning division) in accordance with Paradise Municipal Code requirements. **IMPORTANT NOTE:** No final building inspection or occupancy shall be permitted until the landscape plans for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).
26. All activities on the site shall be conducted in conformance with the Town of Paradise Noise Ordinance regulations (PMC Chapter 9.18) during construction activities and for the term of the proposed land use.

**ATTACHMENTS
FOR
PLANNING COMMISSION AGENDA NO. 5(a)**

1. Project vicinity map
2. Notice sent to surrounding property owners for the public hearing concerning the Eagles Lodge use permit modification request scheduled for September 17, 2013
3. Mailing list of property owners notified of the public hearing concerning the Eagles Lodge use permit modification request
4. Google Earth images (2) showing the project site
5. Comments received from PID staff dated August 19, 2013
6. Comments received from the Town Building Official/Fire Marshal dated August 30, 2013
7. Comments received from the Town Onsite Sanitary Official on September 5, 2013
8. Comments received from the Town Engineer on August 29, 2013
9. Proposed project site plan and architectural building elevations submitted by the project applicant (11"x17", 3 sheets)



APPLICANT: EAGLES LODGE

OWNER: FRATERNAL ORDER OF EAGLES

9079 SKYWAY

REQUEST: Use permit modification request to authorize a +/-1,428 square foot expansion of conditioned space for an existing +/-2,940 square foot building housing a fraternal organization (Eagles Lodge). The project also includes an interior remodel, +/-412 square feet of new covered area, a reconfigured parking facility and landscaping.

Zoning: MF

GENERAL PLAN: MR

FILE NO. PL13-00239

ASSESSOR PAREL: 050-040-147

MEETING DATE: September 17, 2013

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on Tuesday, September 17, 2013 at 6:00 p.m. in the Paradise Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following matter:

a. Item determined to be exempt from environmental review:

FRATERNAL ORDER OF EAGLES USE PERMIT MODIFICATION (PL13-00239): Planning Commission consideration of a request to modify the terms and conditions of a previously approved Town of Paradise conditional use permit. If approved, the proposed modification would authorize a +/-1,428 square foot expansion of an existing +/-2,940 square foot building housing a fraternal organization (Eagles Lodge) on property located at 9079 Skyway in Paradise; Assessor Parcel Number 050-040-147. The proposed project also includes an interior remodel, +/-412 square feet of new covered area, parking facility improvements and landscaping.

The project file is available for public inspection at the Town of Paradise, Development Services Department. If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the Paradise Planning Commission at, or prior to, the public meeting. For further information contact the Development Services Department, Town Hall, 5555 Skyway, Paradise, CA (530) 872-6291 x111.

CRAIG BAKER, Planning Director

SEE REVERSE FOR A PROJECT VICINITY MAP

050-011-012-000
SKYWAY LAND PROJECT LLC
1090 VALLOMBROSA AVE
CHICO CA 95926

050-030-011-000
DUNLAP JEREMY JAMES &
KATHRYN A
1485 LOFTY VIEW DR
PARADISE CA 95969

050-040-001-000
OCCUPANT
9115 SKYWAY
PARADISE CA 95969

050-040-001-000
OCCUPANT
9115 SKYWAY #B
PARADISE CA 95969

050-040-001-000
OCCUPANT
9115 SKYWAY #A
PARADISE CA 95969

050-040-001-000
HEEBINK CHRISTOPHER A
PO BOX 2797
PARADISE CA 95967

050-040-002-000
WATSON FAMILY TRUST ESTATE
7625 NE RODNEY AVE
PORTLAND OR 97211

050-040-002-000
OCCUPANT
9101 SKYWAY
PARADISE CA 95969

050-040-003-000
MURAVEZ NANCY ETAL
9089 SKYWAY
PARADISE CA 95969

050-040-007-000
FOGARASSY ARPAD J
9045 SKYWAY
PARADISE CA 95969

050-040-009-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

050-040-016-000
MOULTON VANCE & CHERYL
7153 CLARK RD
PARADISE CA 95969

050-040-019-000
DEVORE JEFFREY L REVOCABLE I
V TRUST
1086 KINDIG DR
PARADISE CA 95969

050-040-019-000
OCCUPANT
9078 SKYWAY
PARADISE CA 95969

050-040-121-000
CASTALDO REVOCABLE TRUST
ETAL
6 WILLIAMSBURG LN
CHICO CA 95926

050-040-121-000
OCCUPANT
9100 SKYWAY
PARADISE CA 95969

050-040-131-000
PHEASANT RIDGE COMMONS LLC
PO BOX 519
PARADISE CA 95967

050-040-131-000
OCCUPANT
9034 SKYWAY
PARADISE CA 95969

050-040-143-000
MILLER RODNEY LOUIS & CHERYL
LYNN FAMILY TRUST
9061 SKYWAY
PARADISE CA 95969

050-040-144-000
OCCUPANT
9065 SKYWAY
PARADISE CA 95969

050-040-144-000
MILLER RODNEY LOUIS & CHERYL
LYNN FAMILY TRUST
9061 SKYWAY
PARADISE CA 95969

050-040-147-000
OCCUPANT
9085 SKYWAY
PARADISE CA 95969

050-040-147-000
PARADISE AERIE 2960 FRATERNAL
ORDER OF EAGLES INC
9079 SKYWAY
PARADISE CA 95969

050-380-003-000
MILLER JOHN R & ANN R FAMILY
TRUST
1445 LOFTY LN
PARADISE CA 95969

050-380-004-000
WELCH GAIL A
1443 LOFTY LN
PARADISE CA 95969

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

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

Paradise Ridge Chamber of
Commerce
5550 Skyway
Paradise, CA 95969

Paradise Board of Realtors
6178 Center Street
Paradise, CA 95969

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

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

Butte Environmental Council
116 W. 2nd Street #3
Chico, CA 95928

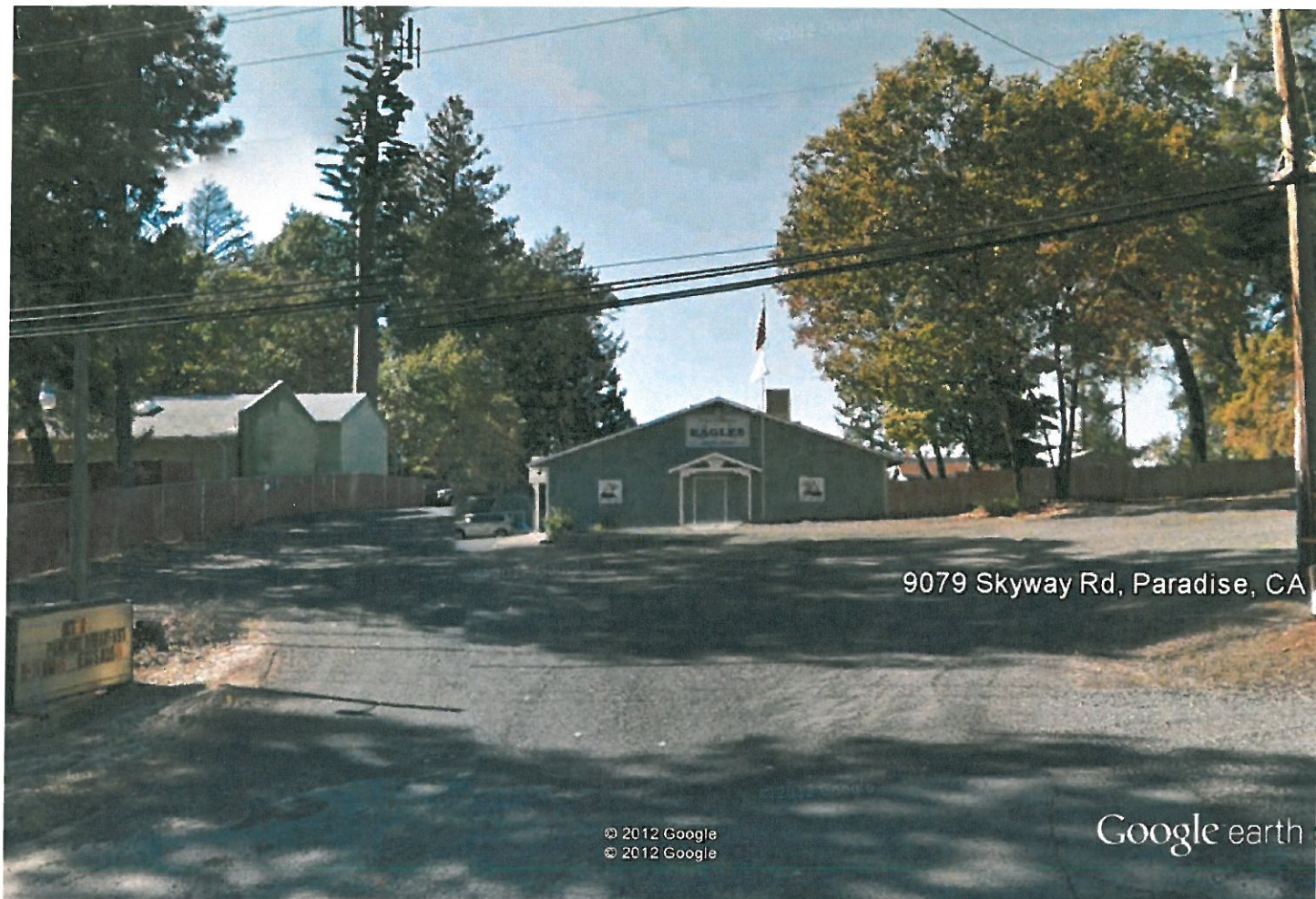
Pacific Gas & Electric
Laird Oelrichs, Land Agent
350 Salem St.
Chico, CA 95928



Google earth

feet 200
meters 80





Google earth

feet 10
meters 4





PARADISE IRRIGATION DISTRICT

6332 Clark Road, Paradise CA 95969 | Phone (530)877-4971 | Fax (530)876-0483

August 19, 2013

Town of Paradise
Attention: Susan Hartman
5555 Skyway
Paradise, CA 95969

TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.

AUG 19 2013

RECEIVED

SUBJECT: Fraternal Order of Eagles Use Permit Development Review Request, 9079 Skyway, APN 050-040-147, PL13-00239.

Dear Susan:

Thank you for the opportunity to review the above referenced use permit application. The following comments and conditions apply to the project, as proposed.

1. A 3/4" water meter currently serves this property.
2. A backflow prevention assembly will be required at this water meter as a condition of the proposed project.
3. An 8-inch water main is located in Skyway, near the subject property. Paradise Fire Department will determine if fire flows in the area are satisfactory for the proposed project.
4. Static pressure in this vicinity is approximately 55 psi.
5. If a fire suppression sprinkler system is required for the proposed construction, a fire service connection will be required to serve the fire sprinkler system. It is possible that Paradise Fire Department will require the installation of an additional fire hydrant. If this fire hydrant is located on-site it will likely be served by the fire service connection as well.
6. Construction of a fire service connection could possibly be designated a "special project." For a special project (as for any pipeline extension project) the applicant's engineer designs the water improvements and the applicant's "A" licensed contractor constructs those improvements. However, certain project requirements (i.e. bonding, conveyance, and Board of Directors approval) are streamlined as compared to a full "pipeline extension project." The applicant should contact PID to initiate this process immediately after receiving the necessary planning entitlements from the Town of Paradise.

Please contact me at 877-4971 if you have any questions or comments regarding this matter.

Sincerely,

Neil J. Essila
Assistant Engineer

Cc: David Lunde

MEMORANDUM

TO: Susan Hartman, Assistant Planner

FROM: Tony Lindsey, Building Official/Fire Marshal

SUBJECT: 9079 Skyway, 050-040-147

DATE: August 30, 2013

The following are my comments relative to the Use permit modification for a conceptual 1,200 SF addition, interior remodel, 400 SF covered area and reconfigured parking and landscaping.

1. Any new part of the structure will be required to comply with the Town of Paradise Municipal Code and the 2010 triennial edition of the California Code of Regulations, Title 24 (California Building Standards Code) which applies to all occupancies that applied for a building permit on or after January 1, 2011, and remains in effect until the effective date of the 2013 triennial edition.
2. Building permit application. Three (3) complete, min. 11" X 17", scaled, 2010 California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations
3. The minimum design snow load and roof live load for the Town of Paradise shall be thirty (30) pounds per square foot at 1,800 feet and elevations above. 9079 Skyway is located at approximately 2267 ft. elev. (Google Earth).
4. Please submit a separate Accessibility site plan sheet detailing accessibility requirements of 2010 California Building Code Chapter 11B.
5. In addition to detailing compliance as per the 2010 California Green Building standards code nonresidential Mandatory Measures within the submittal please complete Town of Paradise green worksheets.
6. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions. A soils report of the access roadway may be submitted which provides evidence of a 90-95% compaction of the soil along the access roadway. Access roadways that do not meet this requirement could be subject to a stop construction order until the roadway can be maintained.
7. Fire lane designations shall be required for all fire access roadways as determined by the Town of Paradise Fire Department. Posted signs which state "FIRE LANE, NO PARKING" shall be installed and curbs painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by the Town of Paradise Fire Department. All fire lanes shall be marked and identified prior to Certificate of Occupancy.
8. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.

9. The required fire flow shall be 1500 g.p.m. for a 2 hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. If the system is not capable of meeting the required fire flow, documentation shall be provided showing financial arrangements have been made and water system improvement plans approved to upgrade the existing system prior to release of building permits.
10. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Town of Paradise Fire Department staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes of business systems.
11. Permanent commercial/industrial three-dimensional street numbers, minimum twelve (12) inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible from the street and shall not be obstructed in any manner.
12. All flammable vegetation shall be removed from each building site with slopes less than fifteen percent (15%) at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
13. Knox emergency access key box is required at each building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.
14. A hazardous materials inventory and disclosure shall be provided with a complete listing of MSDS sheets, storage locations and a technical report shall be submitted for review and approval prior to or as part of the submission for a building permit.

PROJECT: PL13-00239
PROJECT NAME: EAGLES USE PERMIT MODIFICATION

**TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW REQUEST**

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

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

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Use permit modification request to authorize a +/-1,428 square foot expansion of conditioned space for an existing +/-2,940 square foot building housing a fraternal organization (Eagles Lodge). The project also includes an interior remodel, +/-412 square feet of new covered area, a reconfigured parking facility and landscaping.

LOCATION: 9079 Skyway (Eagles Lodge)

ASSESSOR PARCEL NO.: 050-040-147

APPLICANT: Dave Lunde

CONTACT PHONE: (530) 872-5754 (davelundel@aol.com)

DATE DISTRIBUTED: August 16, 2013

RETURN DATE REQUESTED: August 29, 2013

TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.
SEP 05 2013
RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

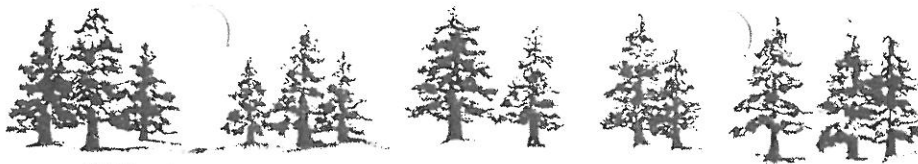
☒ YES ☐ YES, WITH CONDITIONS ☐ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

*This project has been approved for land use review,
for system modification which has been completed
and for building clearance - Danz*

9/4/13

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



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931
TELEPHONE (530) 872-6291 FAX (530) 877-5059
www.townofparadise.com

Use pmt
cond
thresholds

MEMO

TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.

Date: December 5, 2012
To: Craig Baker, Community Development Director
From: Marc Mattox, Associate Civil Engineer
RE: Preliminary Development Review – APN 050-040-147, Fraternal Order of Eagles

AUG 29 2012

RECEIVED

The following are my comments relative to the proposed project.

1. Streets & Access

- a. Confirm property line and Town Right-of-Way. If required, grant 40' from centerline of Skyway to the Town of Paradise (additional 15').
- b. Improvements to property frontage are required per Paradise Municipal Code (PMC) Chapter 12.20, Improvements – Right-of-Way Dedication.
- c. Improvements will be recommended to be deferred per Resolution 83-18, Section 3.B.2. Improvement plans will not be required until necessary for deferred construction. Improvement agreement stating deferral provisions will be required. Agreement will need to be approved by Council.
- d. Repair existing southern driveway encroachment.
- e. Verify all turning movements and parking configurations comply with Fire and PMC standards.
- f. Traffic site distances at both driveways are acceptable.
- g. Is "Drop off" turnaround necessary? Does it comply with standards?

2. Storm Drainage

- a. Provide clarification to driveway and parking lot surfaces. If the new impervious area exceeds 5,000 square feet a drainage analysis will be required.
- b. Confirm offsite drainage flows
- c. Verify septic separation requirements from storm drainage and potable water systems are maintained.

3. Grading

- a. If cut and fill volumes exceed 50 cubic yards then Engineered Grading Requirements will be in effect.
- b. Check for grading in onsite sanitation area. More than 1 foot of cut or fill will render the area unusable for onsite sanitation.
- c. Erosion control will be required through preparation and implementation of an Erosion Control Plan and Storm Water Pollution Prevention Plan. If the disturbed project area exceeds one acre, a Notice of Intent will need to be filed with the Regional Water Quality Control Board.

4. Utilities

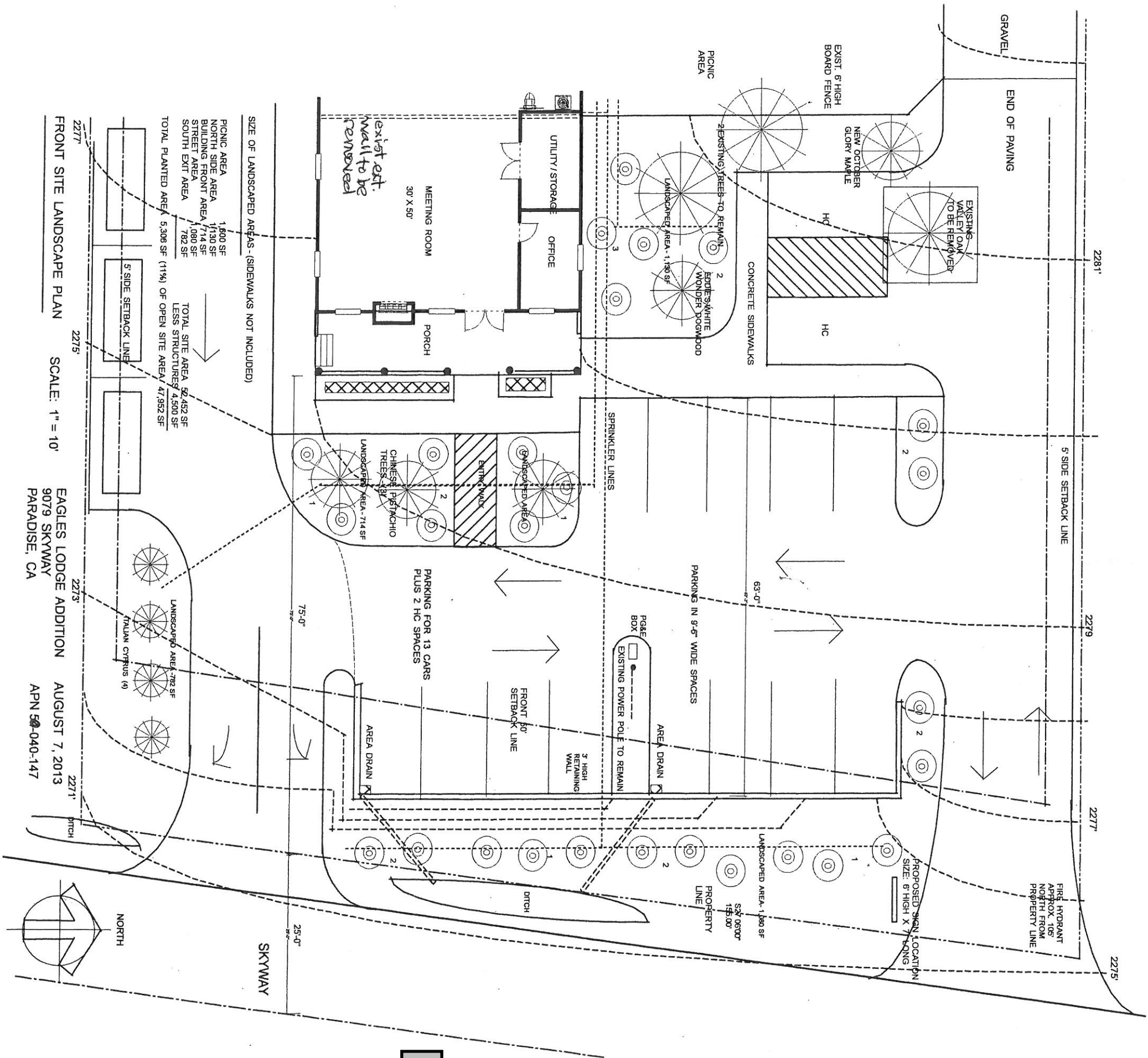
- a. Recommend that all utilities be underground.
- b. Have utilities been contacted regarding modifications of existing services?

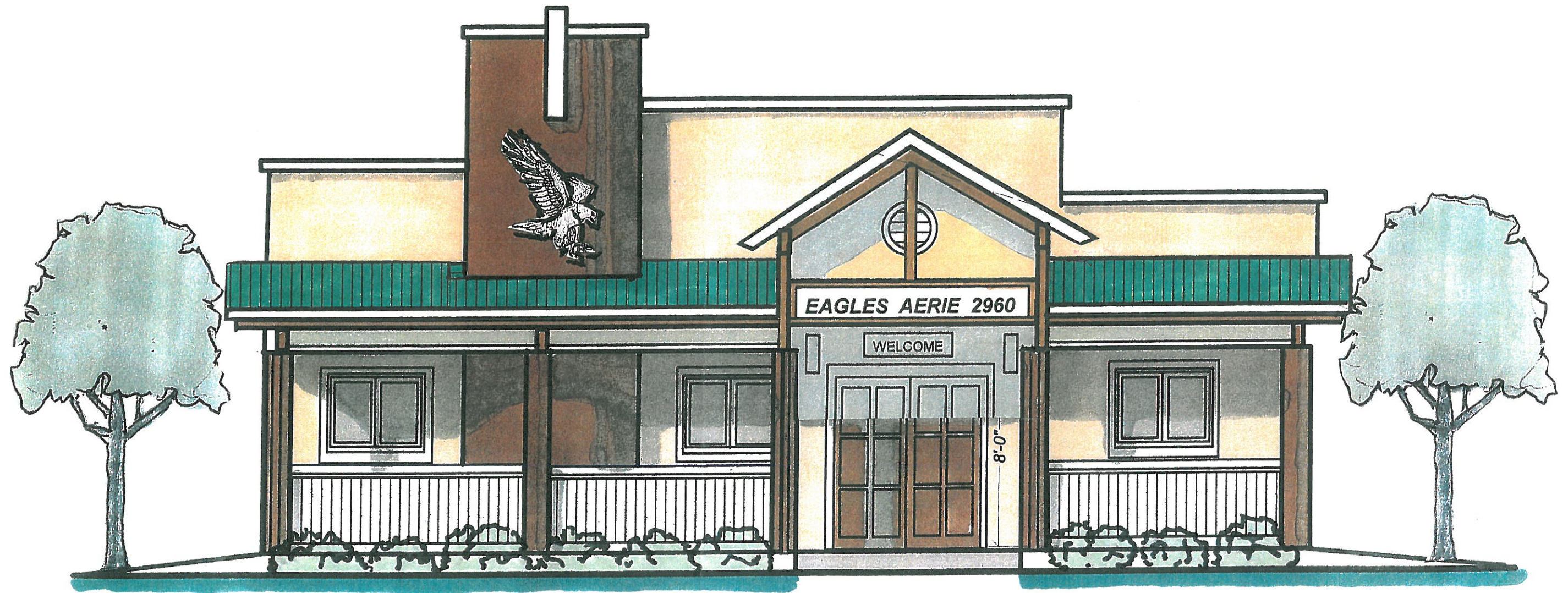
5. Site Design, Permits and Approvals:

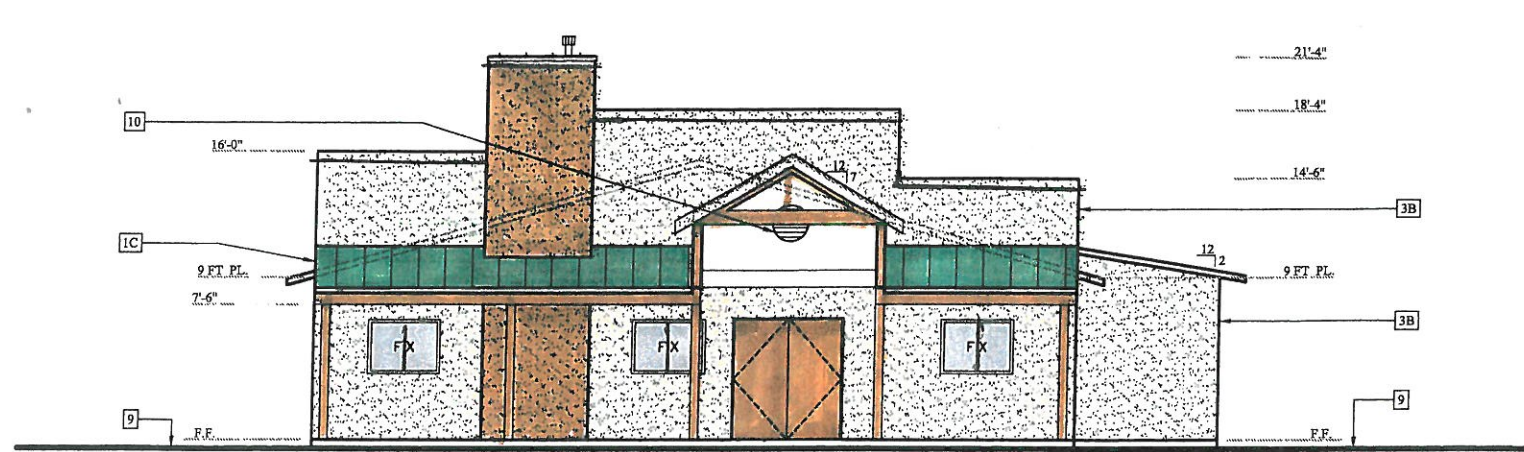
- a. Submit engineered plans for the project improvements (water, grading, etc.).
- b. Verify septic system and water separation requirements.
- c. Verify parking configurations and minimum travel width requirements PMC 17.38.
- d. Interior landscaping is required per PMC. In addition landscaping is required minimum 5' wide where parking meets Town Right-of-Way.
- e. Signage must comply with all applicable guidelines.
- f. Proposed location of new hydrant?
- g. Are all trees to be maintained?
- h. Any modifications to septic tank or treatment systems?

6. Engineering Division Approvals Required:

- a. Engineer's Estimate for fee schedule.
- b. Encroachment Permit for work in the public right-of-way.
- c. Erosion Control Plan Review.
- d. Grading Permit (if applicable – fees per cut/fill volume)
- e. Drainage Analysis Review (if applicable)
- f. Engineered Site Plan.



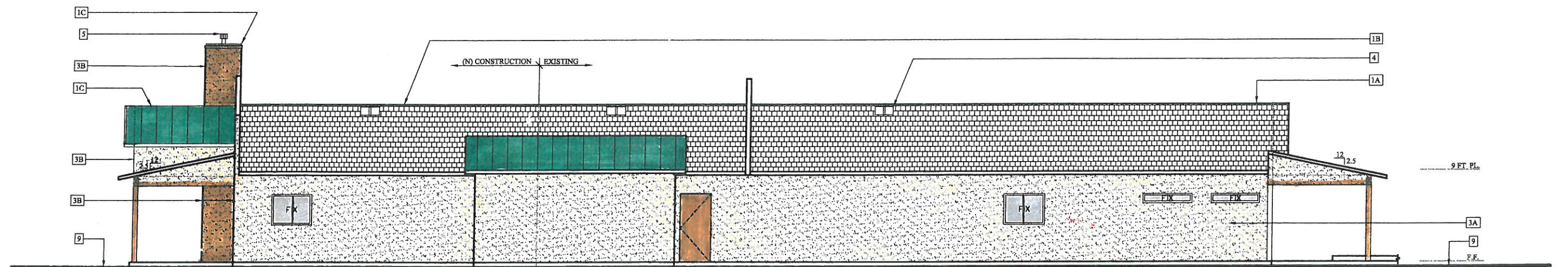




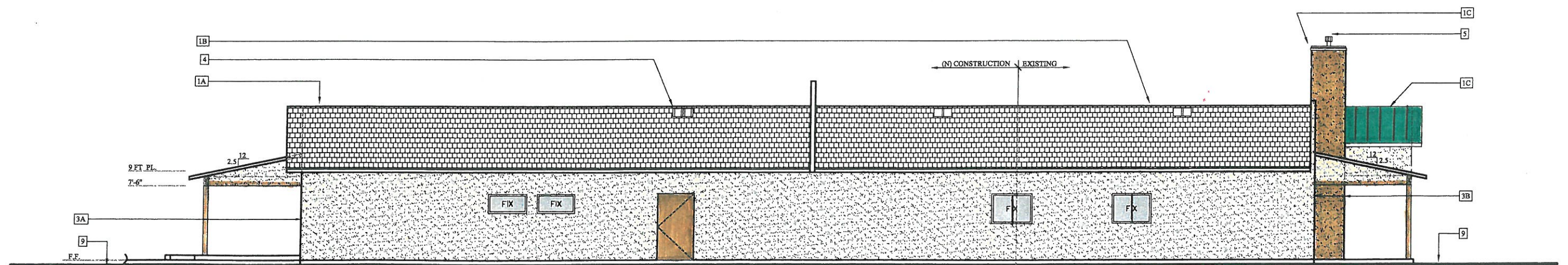
EAST ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"



28 SOUTH ELEVATION
3/16" = 1'-0"