



TOWN OF PARADISE

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

Planning Commission Staff:

Susan Hartman, Community Development Director

Planning Commission Members:

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

PLANNING COMMISSION AGENDA

6:00 PM – October 20, 2020

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. 114 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 September 15, 2020

2. Swearing in of Newly Appointed Planning Commissioner Carissa Garrard.

3. Roll Call

4. Appointment of Planning Commission Vice Chair for the Remainder of the 2020/21 Fiscal Year.

4a. Appointment of Vice-Chair (Chair presiding)

5. COMMUNICATION

- 5a. Recent Council Actions
- 5b. Staff Comments

6. PUBLIC COMMUNICATION

The meeting will be open to the public on a limited basis. This means there will be reduced seating capacity, social distancing will be practiced and face masks are required. (please note, our limited capacity is 20 people and when that is reached, the doors will be closed) Attendees may need to rotate seating positions to allow participation from those in attendance. Public speakers will be asked to complete speaker cards and may need to wait outside until they are called to speak.

Observers choosing not to attend in person may view the meeting livestreamed via the town's website at <https://livestream.com/townofparadise>

Comments may be submitted via e-mail to dvolenski@townofparadise.com prior to 5:30 p.m. the day of the meeting. Comments will not be accepted via livestream.

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."

7. CONTINUED PUBLIC HEARING - None

8. PUBLIC HEARING

8a. Item to be determined to be exempt from environmental review

Paradise Lutheran Church Site Plan Review Permit Application (PL20-00203): Planning Commission consideration of a request for site plan review permit approval to construct a +/-4,376 square foot 4-unit apartment building. The existing Lutheran Church and its associated buildings are currently located on the property. The project site is a 2.22-acre property zoned Community Services (CS) and is located at 780 Luther Drive, further identified as Assessor Parcel No. 052-080-006.

8b. Item to be determined to be exempt from environmental review

Williams Conditional Use Permit Application (PL20-00209): Planning Commission consideration of a request for a conditional use permit to construct a commercial shop to provide contracting services (gutters). The property previously held a single-family residential structure that was destroyed in the Camp Fire. The project site is a +/-0.23-acre property zoned Community Commercial (CC) and located at 9232 Skyway and further identified as Assessor Parcel No. 050-013-031.

8c. Item to be determined to be exempt from environmental review

Statewide Site Plan Review Permit Application (PL20-00231) Planning Commission consideration of a request for site plan review permit approval proposing the establishment of a mobile home sales office and model home display yard on adjoining properties totaling +/-1.12 acres zoned Community Commercial (CC) and located at 7668 & 7686 Skyway and further identified as Assessor Parcel Nos. 051-164-057 & 061.

8d. Item to be determined to be exempt from environmental review

JMS Sales Conditional Use Permit Application (PL20-00239) Planning Commission consideration of a request for a conditional use permit to establish a mobile home sales office and model home display yard on adjoining properties totaling +/-1.21 acres zoned Community Commercial (CC) and located at 6075 & 6077 Clark Road and further identified as Assessor Parcel Nos. 053-101-022 & 027.

9. OTHER BUSINESS

10. COMMITTEE ACTIVITIES

11. COMMISSION MEMBERS

11a. Identification of future agenda items (All Commissioners/Staff)

12. ADJOURNMENT

| | |
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| 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: | |
| _____ | |
| 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

September 15, 2020
6:00 PM

CALL TO ORDER by Chair Morris at 6:01 p.m. who let the pledge of Allegiance to the Flag of the United States of America.

Chair Morris read the following statement:

Welcome to the September 15, 2020 Planning Commission meeting.

The Commissioners welcome public comment and participation. In accordance with Governor Newsom's Executive Order N-29-20, remote public participation is allowed in the following ways:

The Planning Commission meeting is available to be viewed on live-stream at <https://livestream.com/townofparadise>. Written public comment was accepted by email until 5:30 p.m. today. Written comments are subject to the regular time limitations of five minutes per speaker.

To comment during the meeting, please call (530) 872-5951 at the time indicated by the Chair. Comments will not be accepted after the public comment section of the item has closed.

If you are watching on Livestream or any other video, comments or chats are not monitored or responded to, the only way to participate is to call 530-872-5951. Again, please call 530-872-5951 for public comments. We appreciate your patience as we go through this process.

Chair Morris requested a moment of silence in honor of deceased Planning Commissioner Anita Towslee.

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Ron Lassonde, Zeb Reynolds and Kim Morris, Chair

PLANNING COMMISSIONERS ABSENT: Anita Towslee (Deceased) Town Clerk Volenski announced that since Commissioner Towslee had passed away and would no longer be able to participate, she would not be reading/announcing her name for the remainder of the meeting.

1. APPROVAL OF MINUTES

- 1a. **MOTION by Lassonde, seconded by Costa**, approved of August 18, 2020 regular meeting minutes. Roll call vote was unanimous.

2. COMMUNICATION

- 2a. Recent Council Actions

Community Development Director Susan Hartman informed the Planning Commissioners that the Town Council approved the fuel reduction ordinance where an acknowledgment form is required when title is transferred informing the new property owner that the property must meet certain requirements. Town Council also accepted the General Plan Implementation Status and Housing Element forwarded by the Planning Commission.

b. Staff Comments - None

3. PUBLIC COMMUNICATION – None

Planning Commissioners concurred to move agenda items 5a and 5b to be heard prior to the continued public hearing due to members of the public in attendance.

5. PUBLIC HEARING

- 5a. MARTIN CONDITIONAL USE PERMIT APPLICATION (PL20-00193):** Planning Commission consideration of a conditional use permit application proposing the establishment of a construction sales and services land use on a vacant 0.72 acre property zoned Community Commercial (CC), located at 800 Elliott Road, Paradise and further identified as Assessor Parcel No. 052-150-028.

Associate Planner Chris Smith presented the proposed conditional use permit application from JT Martin located at 800 Elliott Road. Staff recommends approving the project with several conditions to keep the project compatible with the neighborhood setting.

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

- 1. JT Martin, project applicant, stated that if there is no construction yard, there will be no building in town, asked the Commission to support the project.
- 2. Kent Massey is building on Queen Drive and does not support the application.
- 3. Eve See Dutra owns the property adjacent to JT Martin; stated he has items on their property and workers parking on the property and does not support the project.

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

Planning Commissioners discussed the project, concerns with the existing appearance of the project, ingress and egress of the equipment and timeline for the construction yard.

MOTION by Costa, seconded by Lassonde, adopted the required findings for approval as provided by staff and approved the Martin conditional use permit application (PL20-00193) to allow the establishment of a construction sales and service land use to include a contractor’s office, vehicle and equipment storage and storage of bulk materials subject to the following conditions. Ayes of Costa, Lassonde and Morris, Chair; Noes of Reynolds.

Community Development Director Hartman announced that an appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

GENERAL CONDITIONS OF PROJECT APPROVAL

- 1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit’s effective date, the use permit may become subject to revocation by the Town of Paradise.
- 2. Secure Design Review approval for the proposed building façades and any business signage.

3. All existing structures and signs on-site, relating to the construction sales and service land use, must meeting minimum property line setbacks.
4. Use of a temporary commercial office building is subject to the issuance of a Temporary Use Permit for a time period ending no later than December 31, 2022.
5. No inoperative or dismantled vehicles shall be stored where visible from off the site.
6. All work within the Elliott Road or Queen Drive 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.
7. 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 (MWEL0).
8. 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.
9. 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.
10. Maintain the property in a manner consistent with the Town of Paradise Design Standards.
11. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

CONDITIONS TO BE MET WITHIN 60 DAYS OF USE PERMIT ISSUANCE

ROADS AND ACCESS

12. Secure the issuance of an encroachment permit from the Town Public Works Department for the unpermitted gravel driveway encroachment along the Elliott Road frontage of the project site, leading to the manufactured home, in a manner deemed satisfactory to the Town Engineer.
13. Deed forty feet from the center of the Elliott 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.

UTILITIES

14. Meet the requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding the Martin use permit application, dated July 2, 2020 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

15. 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.
16. A submitted Surveyor's Certification is required prior to the issuance of any building, septic, or engineering permit.
17. 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).
18. Establish and maintain on-site parking facilities containing a minimum of 4 parking spaces, 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.
19. Meet the requirements of the Fire Prevention Inspector in accordance with written comments dated July 1, 2020 (attached).
20. 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.
21. Equipment and storage areas shall be shielded from off-site view with six-foot-tall sight obscuring fencing along the south and west property lines, at a minimum, in a manner satisfactory to the Town Planning Director and consistent with town zoning regulations.
22. 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.
23. Vehicles and construction equipment shall be stored within fenced area at all times. No storage or parking associated with the construction sales and service land use shall be allowed on Elliott Road or Queen Drive.

CONDITIONS TO BE MET WITHIN 180 DAYS OF USE PERMIT ISSUANCE

SITE DEVELOPMENT

24. Submit landscaping plans and current application fee to the Development Services Department (Planning Division) in accordance with Paradise Municipal Code requirements and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. The required landscape plan shall include provisions for the planting of trees in areas adjacent to residential land uses and in areas plainly visible from Queen Drive.

CONDITIONS OF LAND USE OPERATION

- 25. Hours of operation for the proposed construction sales and service land use shall be limited from 7:00 a.m. to 6:00 p.m., Monday through Saturday.
- 26. 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.
- 27. Bulk material storage associated with the construction services shall be contained within storage buildings.

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 17.32.600).

5b. KINNEY SITE PLAN REVIEW PERMIT APPLICATION (PL20-00227): Planning Commission consideration of a Site Plan Review permit application proposing the rebuild of a single family residence, with an expanded overall size of 1,836 square feet, on a vacant 0.5 acre property zoned Neighborhood Commercial (NC), located at 6911 Clark Road, Paradise and further identified as Assessor Parcel No. 050-081-020.

Community Development Director Hartman presented a brief overview of the Kinney site plan review application.

Chair Morris opened the public hearing at 6:56 p.m.

Chair Morris closed the public hearing at 6:56 p.m.

MOTION by Morris, seconded by Lassonde, adopted the required findings for approval as provided by staff, and approved the site plan review permit application (PL20-00227) to authorize the construction and installation of a single-family dwelling on a ±0.5-acre property zoned Neighborhood-Commercial, subject to the following conditions of approval. Roll call vote was unanimous.

Community Development Director Hartman announced that an appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT

- 1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the permit’s effective date, the site plan review permit may become subject to revocation by the Town of Paradise.

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

SITE DEVELOPMENT

- 2. 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.

FIRE

3. Remove log piles to the satisfaction of the Fire Prevention Inspector per the written comments received August 4, 2020 and on file with the Development Services Department.

OTHERS

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

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

SITE DEVELOPMENT

5. Complete the project as per the approved building plans including inspection of the new building sewer line to the existing septic system.
6. 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.
7. Approved address shall be placed on the residence above the doorway, or in such a position as to be visible from the road accessing the property.

UTILITIES

8. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.
9. 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.

4. CONTINUED PUBLIC HEARING

- 4a. Consider Adoption of a Resolution Recommending Town Council Adoption of Text Amendments to Title 17 (Zoning) of the Paradise Municipal Code Relative to Prohibiting the Establishment of Needle and Syringe Exchange Programs within the Town of Paradise not Associated with a Health Facility.

Community Development Director Susan Hartman provided the Planning Commissioner with an update on the continued public hearing. Ms. Hartman addressed the concerns the Commissioners previously had by including additional information and the suggested changes to the proposed Resolution and Ordinance.

Chair Morris opened the public hearing at 7:17 p.m.

Chair Morris closed the public hearing at 7:17 p.m.

After discussion, the Planning Commissioners agreed upon four changes to the proposed resolution and ordinance.

1. In the resolution 2nd WHEREAS, third line, change the word “imminent” to “potential”.
2. In the resolution 3rd WHEREAS, change the date from September 8, 2020 to September 15, 2020.

- 3. In the resolution, 4th WHEREAS, add to the end of the last sentence, “not associated with a health facility.
- 4. In the ordinance, H. after 1250.3 add the following: “or out-patient clinic if a 24-hour facility is not available”.

MOTION by Lassonde, seconded by Costa, adopted Resolution No. 20-02, A Resolution of the Paradise Planning Commission recommending Town Council adoption of Text Amendments to Title 17 (Zoning) of the Paradise Municipal Code Relative to Prohibiting the Establishment of Needle and Syringe Exchange Programs within the Town of Paradise. Roll call vote was unanimous.

6. OTHER BUSINESS

- 6e. Consider adopting Resolution No. 20-03, A Resolution of the Paradise Planning Commission of the Town of Paradise Determining that the Application for the Log Storage and Processing Yard Temporary Use Permit No. PL19-00383 for Anderson Brothers Corporation has been Withdrawn

Community Development Director Susan Hartman informed the Planning Commissioners that part of the settlement agreement regarding the withdrawal of the Log Storage and Processing Yard Temporary Use Permit is that the Town will issue a statement by the Planning Commission confirming the Anderson Temporary Use Permit application has been fully withdrawn and is in no legal effect.

MOTION by Reynolds, seconded by Morris, adopted Resolution No. 20-03, A Resolution of the Paradise Planning Commission of the Town of Paradise determining that the Application for the Log Storage and Processing Yard Temporary Use Permit No. PL19-00383 for Anderson Brothers Corporation has been Withdrawn. Roll call vote was unanimous.

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

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

Community Development Director Susan Hartman informed the Planning Commissioners of upcoming projects:

- 1. Two Manufactured Home Sales projects: Clark/Maple Park and Skyway north of Bille.
- 2. Multi-family project at the Lutheran Church on Skyway

9. ADJOURNMENT

Chair Morris adjourned the meeting at 7:30 p.m.

Date Approved:

By: _____
Chair

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION STAFF REPORT
PLANNING STAFF REPORT
MEETING DATE: October 20, 2020**

FROM: Nick Bateman, Associate Planner **AGENDA NO. 8 (a)**
SUBJECT: Paradise Lutheran Church Site Plan Review Permit Application (PL20-00203)
DATE: October 14, 2020 **AP 052-080-006**

GENERAL INFORMATION:

Applicant: Paradise Lutheran Church
Gwen Nordgren
780 Luther Drive
Paradise, CA 95969

Location: 780 Luther Drive

Requested Action: Request for a site plan review permit to construct a 4,376 square foot single story 4-plex.

Purpose: To provide residential rental units.

Project Density: N/A

Present Zoning: "CS" (Community Services)

General Plan Designation: "CS" (Community Services)

Existing Land Use: Paradise Lutheran Church and its associated structures. The church buildings were not burned in the Camp Fire.

Surrounding Land Use: North: Retail Commercial Building
East: Two residential parcels, one rebuilt and one vacant.
South: St. Thomas More Catholic church and school.
West: Terry Ashe recreation center.

Parcel Size: ±2.22 acres

CEQA Determination: Categorically Exempt – CEQA Section 15303, Class 3

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

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

SPECIAL INFORMATION:

The permit applicant, Paradise Lutheran Church, requests Site Plan Review Permit approval from the Town of Paradise to build a single story 4-plex containing two (2) bedrooms per unit. The property is currently improved with the Paradise Lutheran Church. The proposed site of the apartments is located on the south side of Luther Drive on a portion of the property currently undeveloped.

The +/-2.22-acre project site contains existing church facilities and is located in the Community Services (CS) zoning district. Access to the site is provided by Luther Drive, a private roadway.

Surrounding land uses include a commercial property to the north, which holds the CVS building. Two residentially zoned properties are located to the east of the subject parcel, with one vacant property adjacent to the proposed project area, and a rebuilt property adjacent to the existing structures on the subject parcel. The subject parcel is bordered to the south by the St. Thomas More Catholic Church. The subject parcel is bordered by the Terry Ashe Park and recreation center to the west.

ENVIRONMENTAL REVIEW:

As a project not exceeding 4 dwelling units, this project can be found to be exempt from the California Environmental Quality Act under Section 15303, Class 3.

ANALYSIS:

The proposed multi-family land use is potentially permitted within the Community Services (CS) zoning district with a Town-approved site plan review permit. The project has received favorable responses from the commenting agencies and is proposed in a location that appears to be reasonable for multi-family development due to its proximity to residential zoning and community facilities such as the Terry Ashe Park and public transit. The design of the proposed project can be conditioned to be compliant with all applicable zoning regulations and can be found to be consistent with applicable Paradise General Plan policies.

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 15303 (Class 3) of the CEQA guidelines.
- b. Find that the project, **as conditioned**, is consistent with the Community Services

designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements.

- c. Find that the project, **as 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:

Move to adopt the required findings for approval as provided by staff and approve the Paradise Lutheran Church site plan review permit application (PL20-00203) to allow the establishment of residential 4-plex subject to the following conditions:

GENERAL CONDITIONS

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the site plan review permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Secure Design Review approval for the proposed architectural building designs and any proposed business signs.
3. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
4. 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 site plan review permit modification review by the Planning Commission and the payment of the appropriate processing fees.
5. Pay all development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

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

CONSTRUCTION CODES

6. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, accessibility, and all applicable town adopted construction code requirements.
7. Meet the requirements of PMC 8.58.060 by including the use of noncombustible fencing materials within 5 feet of the proposed structure, if applicable.
8. Complete the requirements of the Onsite Sanitary Official concerning application, final system design, and issuance of permit approvals for installation of a sewage disposal system to serve the proposed 4-plex.

GRADING AND DRAINAGE

9. Submit a detailed soil erosion prevention plan to the Town Public Works Department for approval by the Town Engineer **PRIOR** to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.02.230.
10. Submit a Post-Construction Standards Plan, for a Regulated Project, for approval by the Town Engineer. The plan must address how the additional storm water drainage from new impervious surfaces will be detained, rerouted, or otherwise mitigated to prevent adverse impacts to any downstream neighboring properties. Pay applicable plan review fees per current fee schedule.
11. If cut and fill volumes exceed 50 cubic yards, apply for, and secure a grading permit through the Town Engineering Division
12. Submit three (3) copies of a detailed engineered on-site development, grading, and improvement plan(s), with an Engineer's Estimate for civil improvements (excluding utilities), showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including parking facility designed in accordance with Town of Paradise off street parking regulations and site drainage design) and submitted to the Public Works Department (engineering division) for review and approval. Pay required on-site civil plan checking fee. Required improvement plans must be approved **PRIOR TO CONSTRUCTION** or installation of the required facilities.

UTILITIES

13. Meet all requirements of the Paradise Irrigation District (PID) in accordance with written project review comments received from PID staff dated July 3, 2020 regarding water main upgrades and any revisions thereto on file with the Town Development Services Department.

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

UTILITIES

14. Meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities. Provide evidence of compliance with these requirements to the Town Building Official.

SITE DEVELOPMENT

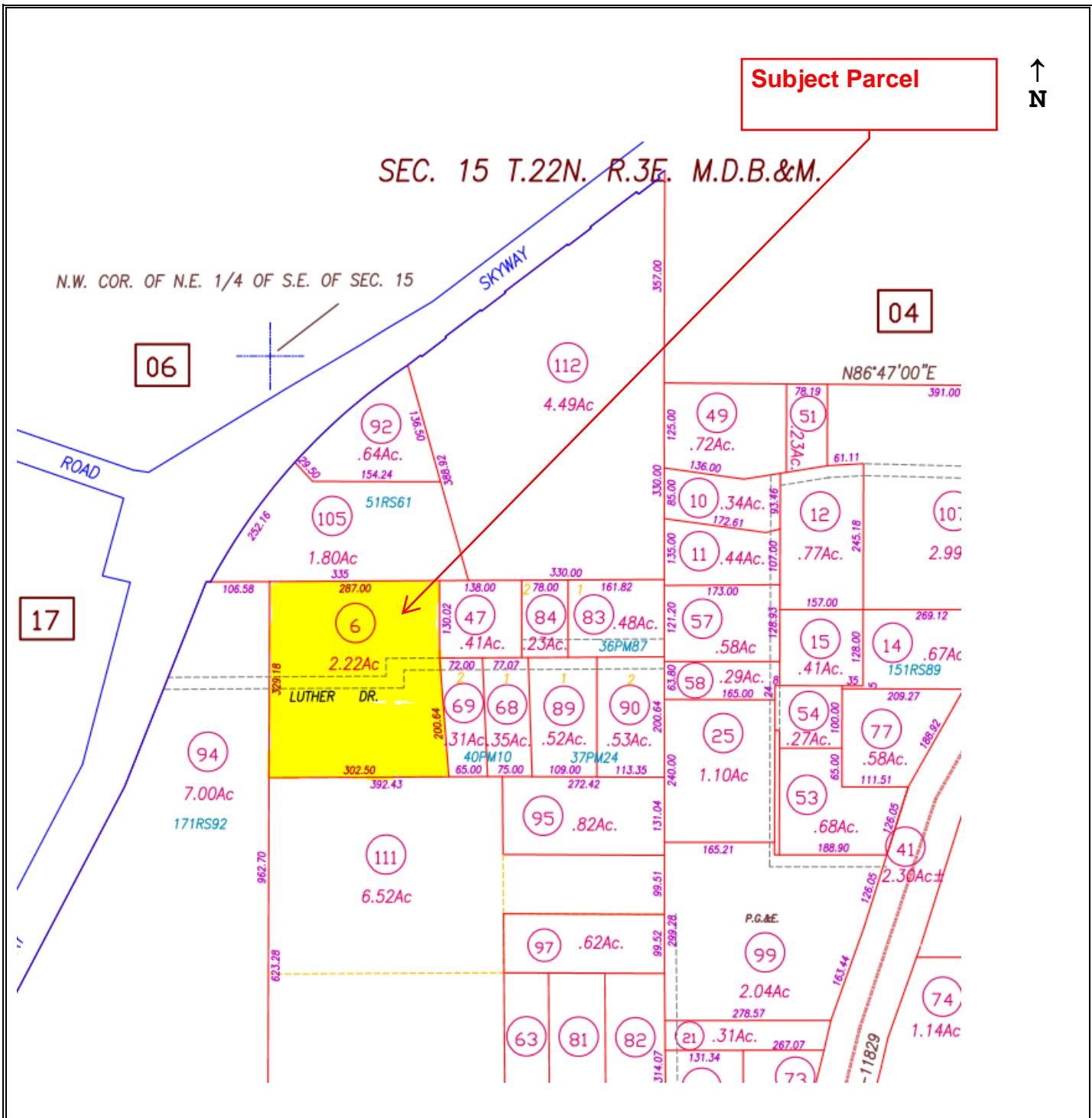
15. Construct all necessary site, drainage, access, and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.
16. Submit landscaping plans and current application fee to the Development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

WASTEWATER

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

**ATTACHMENTS FOR
PLANNING COMMISSION AGENDA ITEM 8(a)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the October 20, 2020 public hearing
3. Mailing list of property owners notified of the October 20, 2020 public hearing
4. Comments received from Building Official Greg Adams
5. Comments received from Onsite Sanitary Official Bob Larson
6. Comments received from Paradise Irrigation District representative Jim Ladrini
7. Comments received from Town Engineer Marc Mattox
8. Comments received from Police Chief Eric Reinbold
9. Notice of Exemption document for the Lutheran Church Site Plan Review Permit project
10. Conditional Use Permit application submitted by Rod Platt.
11. Project site plan



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| APPLICANT: Gwen Nordgren | 780 Luther Drive, Paradise CA 95969 |
| OWNER: Paradise Lutheran Church | |

PROJECT DESCRIPTION:

Proposed multifamily development of a 4-unit apartment building on a parcel with Community Services (CS) zoning.

| | | |
|---|-------------------------|-------------------------------|
| ZONING: CS | GENERAL PLAN: CS | FILE NO. PL20-00203 |
| ASSESSOR PARCEL NOS. 052-080-006 | | MEETING DATE: 10/20/20 |

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, October 20, 2020 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

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

Paradise Lutheran Church Site Plan Review Permit Application (PL20-00203): Planning Commission consideration of a request for site plan review permit approval to construct a +/- 4,376 square foot 4-unit apartment building. The existing Lutheran Church and its associated buildings are currently located on the property. The project site is a 2.22-acre property zoned Community Services (CS) and is located at 780 Luther Drive, further identified as Assessor Parcel No. 052-080-006.

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 x423.

SUSAN HARTMAN
Planning Director

AVERY

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052-080-006-000
PARADISE LUTHERAN CHURCH
780 LUTHER DR
PARADISE CA 95969

052-080-047-000
FALKENSTROM KENNETH L
1299 E 9TH ST
CHICO CA 95928

052-080-068-000
THOMAS GREGORY S &
FALKENSTROM GINA
786 LUTHER DR
PARADISE CA 95969

052-080-069-000
KENNEDY AMELIA H L ETAL
3221 SHELTER BAY AVE
MILL VALLEY CA 94941

052-080-083-000
PFEIL TRUST
5349 LEONA STREET
OAKLAND CA 94619

052-080-084-000
HIGNELL FAMILY PARADISE
SHOPPING CENTER LLC
1750 HUMBOLDT RD
CHICO CA 95928

052-080-089-000
LAFABREGUE DAVID D & THOMAS
BONNIE J FAMILY TRUST
190 HAWKIN FLAT RD
CRESCENT CITY CA 95531

052-080-092-000
GARCIA FRANCISCO R & LEON
JULIETA R
5037 LAGO VISTA WAY
PARADISE CA 95969

052-080-094-000
COUNTY OF BUTTE
00000

052-080-095-000
WEAVER SAM J & JOSEFINA A ETAL
PO BOX 1356
CORNING CA 96021

052-080-105-000
FERRANDINI DEAN ETAL

052-080-111-000
ROMAN CATHOLIC BISHOP OF
SACRAMENTO
767 ELLIOTT RD
PARADISE CA 95969

052-080-112-000
HIGNELL FAMILY PARADISE
SHOPPING CENTER LLC
1750 HUMBOLDT RD
CHICO CA 95928

052-170-042-000
NEEDHAM GERALDINE M
6851 LUNAR LN
PARADISE CA 95969

052-170-043-000
NEEDHAM DAVID
4435 SIERRA DEL SOL
PARADISE CA 95969

*Lutheran Church
10-20-20*

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
PO Box 356
Paradise, CA 95969

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928

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

Étiquettes d'adresse Easy Peel

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TOWN OF BUTTE
DEVELOPMENT SERVICE DEPARTMENT

052-080-094-000
COUNTY OF BUTTE
00000

052-080-105-000
FERRANDINI DEAN ETAL
6800 Skyway
Paradise, CA 95969

Lutheran Church
10-20-20

ments

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TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT REVIEW REQUEST

TO: Fire, Eng., Onsite, PID, PD, and **CSS**

FROM: Nick Bateman, Associate Planner

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Proposed is a new 4-plex apartment structure at 4,376 square feet on a 2.22 acre property in CS zoning. This project is proposed on the existing grounds of the Paradise Lutheran Church.

LOCATION 780 Luther Drive

AP NOS.: 052-080-006

APPLICANT: Paradise Lutheran Church, Rod Platt [applicant]

CONTACT PHONE: 530-877-3549 / 224-410-0163

RETURN DATE REQUESTED: 7/08/20

DATE DISTRIBUTED: 6/24/20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES

YES, WITH CONDITIONS

NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

All construction under the 2019 California Codes. - 4plex falls within the requirements of CBC 11A for 100% accessibility. One unit to be accessible and the other three to be adaptable. - Note 7 indicates wood fence within 5' of the structure. Non-combustible fencing material within 5' of any structure. - Greg Adams, Building Official

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?

YES

YES, WITH CONDITIONS

NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

5/28/2020 - approved onsite land use review.

Applicant will need to apply for a new construction permit for the proposed use.

BL 7/30/2020

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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RETURN DATE REQUESTED: 7/08/20

DATE DISTRIBUTED: 6/24/20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Due to extreme damage to the water main that supplied water to this parcel PID installed a temporary 2" water main along Luther Drive to provide water service to this parcel and others along this section of Luther Drive. It is the intent of PID to install a 6" water main along this section of Luther Drive by the end of 2020. The new, permanent 6" C900 water main will provide the capacity to provide water to this project. Temporary water is available at this time. Property owner will be required to establish a new service account with PID for this project meeting all current water service requirements pertaining to this action. For further information please contact Jim Ladrini at jladrini@paradiseirrigation.com, 530-876-2042. July 3, 2020.

From: [Mattox, Marc](#)
To: [Bateman, Nick](#)
Subject: RE: resubmittal DRR for 780 Luther
Date: Monday, September 21, 2020 9:50:46 AM
Attachments: [image001.png](#)
[image002.png](#)

Nick:

For the use permit, I am fine with conditional approval, understanding the following items will need to be addressed during building permit review:

1. Storm Drainage

- a. If new impervious area exceeds 2,500 square feet, a drainage analysis is required. If new impervious area exceeds 5,000 square feet, a post-construction standards plan analysis for regulated projects will be required
- b. Confirm offsite drainage flows and compare pre- and post- development flows.
- c. Verify septic separation requirements from storm drainage and potable water systems are maintained.

2. 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.

3. Site Design, Permits and Approvals:

- a. Submit engineered plans for the project improvements (water, grading, electrical, etc.).
- b. Verify septic system and water separation requirements.
- c. Signage must comply with all applicable guidelines.

4. Engineering Division Approvals Required:

- a. Engineer's Estimate for fee schedule. (civil improvements for on-site work)
- b. Encroachment Permit not expected
- 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.

Marc Mattox

Public Works Director | Town Engineer
Town of Paradise | 530-872-6291 x125

TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT REVIEW REQUEST

TO: Fire, Eng., Onsite, PID, PD, and CSS

FROM: Nick Bateman, Associate Planner

REQUEST: Review and Comment

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APPLICANT: Paradise Lutheran Church, Rod Platt [applicant]

CONTACT PHONE: 530-877-3549 / 224-410-0163

RETURN DATE REQUESTED: 7/08/20

DATE DISTRIBUTED: 6/24/20

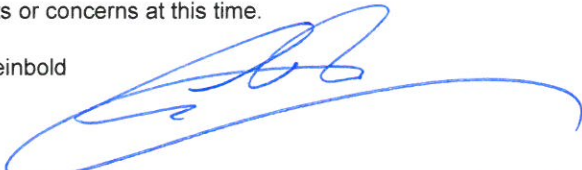
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

No comments or concerns at this time.

Chief Eric Reinbold



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 – [PL20-00203]; AP No. 052-080-006
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Paradise Lutheran Church Site Plan Review Permit

PROJECT APPLICANT: Paradise Lutheran Church

PROJECT LOCATION: 780 Luther Drive, Paradise, CA.

PROJECT DESCRIPTION: Proposed Multi family development on a parcel with an existing church and its associated facilities. The parcel is zoned Community Services (CS). Project will include 4 apartments, totaling 4,376 square feet. Each unit would be 2 bed/2 bath at 1,094 square feet.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Paradise Lutheran Church

EXEMPT STATUS: ___ General Rule Exemption (Section 15061)
___ Ministerial (Section 15268)
___ Emergency Project (Section 15269)
X Categorical Exemption
Section 15303; Class 3

REASON FOR EXEMPTION: Multi family residential, no more than four dwellings.

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

SIGNATURE: 

Planning Director

Date: October 14, 2020

DEPARTMENTAL USE ONLY:

Receipt No. _____ Fee _____
Project No. _____

**TOWN OF PARADISE
APPLICATION FOR SITE PLAN REVIEW PERMIT**

Applicant PARADISE LUTHERAN CHURCH Phone 530-877-3549 / 224-410-0163

Applicant's Mailing Address 780 LUTHER DRIVE, 95969

Applicant's email address info@paradiselutheran.org 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 _____ Phone _____

Owner's Mailing Address _____

Property Address _____ Parcel Size _____

Engineer (Name, Address) VIK PRECISION STRUCT. ENG'G, 250 MAIN STREET, KLAMATH FALLS, OR 97601

Engineer Phone 541-887-2624 Fax _____ Email VIK@STRUCTURE1.COM

AP Number(s) 052-080-006-000 Zone C5 Existing Use N/A SFR

Detailed project description: (attach additional sheets if necessary) SEE # 1.1 ATTACHED

Purpose of project: HOUSING

Radial distance to the nearest billboard N/A

Sq. ft. of proposed structure/project 4376 Approx. no. yards of cut/fill 0

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 47%

Distance to nearest fire hydrant 425' Distance from centerline 30' min.

Days/hours of operation: Days 7 Hours 24 Proposed no. of employees 1

Residential Density N/A Max. occupancy N/A Max. height of proposed structure/project 31'

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): STUCCO and METAL

Method of sewage disposal? SEPTIC

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

[NOTE: IF YES, PLEASE SUBMIT PAYMENT OF FEES TO "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 Annalyn Nordgren, President Date 6-19-2020

Property Owner Signature _____ Date _____
(applicable)

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

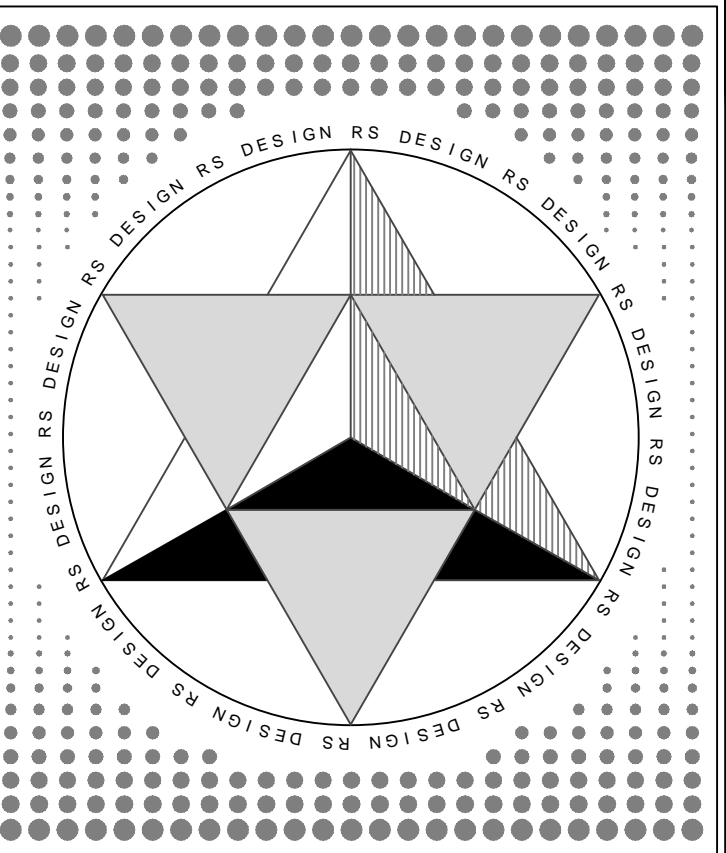
NOTE: By signing this application form, the applicant is indicating that the project site is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

*Paradise Lutheran Church
780 Luther Drive, Paradise, CA 95969*

Abbey Place Project Description

The multifamily residential 4-plex project is located at 780 Luther Drive in Paradise on the existing grounds of the Paradise Lutheran Church. The Zoning is Community Service (CS) and the structure type is VB Sprinklered. The 4-unit complex covers a total of 4376 sf. The units are 2-bedroom 2-full bathroom and are 4 identical units at 1094 sf each. The structure is 100% noncombustible steel frame, stud, and joists with a stucco and cultured stone exterior.

*Gwen Nordgren
224-410-0163 cell
530-877-3549 office
5-11-2020*



RSDesign
 Robb Simonson
 311 Old McCloud Rd. Unit N
 Mount Shasta, California 96067
 Email: rsdesign2@q.com
 Phone: 530 925 3492

THESE DESIGN CONCEPTS, DRAWINGS, NOTES, AND SPECIFICATIONS ARE, AS AN INSTRUMENT OF SERVICE, THE EXCLUSIVE PROPERTY AND THE CREATION OF ROBB SIMONSON & RS DESIGN. ALL USE THEREOF SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. THE REPRODUCTION, PUBLICATION, REUSE OR SHARING OF ANY OF THESE PLANS OR ELECTRONIC DRAWING FILES, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF ROBB SIMONSON & RS DESIGN.

Site Plan Notes:

- 1 ELECTRIC METER AND PANEL - 200 AMP. SERVICE
- 2 NEW GAS METERS W/ SEISMIC SHUTOFF VALVES
- 3 INDICATES INDIVIDUAL / SEPARATE WATER METERS
- 4 INDICATES NEW 4" WIDE 4" CONCRETE SIDEWALK
- 5 INDICATES GRASS LAWN LANDSCAPING
- 6 INDICATES NEW CONCRETE CURB
- 7 INDICATES WOOD PATIO DECK W/ 6" WOOD FENCE ON 2 SIDES. REFER TO PLANS AND DETAILS 8/A17, 7/A17, AND 7/A20. IF DECKS EXCEED 30" ABOVE FINISHED GRADE PROVIDE GAUDDRAILS AND HANDRAILS PER DETAILS 7/A18 AND 4/A17
- 8 INDICATES ASPHALT PAVING
- 9 INDICATES NEW 42" WIDE 4" CONCRETE SIDEWALK
- 10 INDICATES EDGE OF EXISTING ASPHALT PAVING
- 11 INDICATES 8'-8" X 8'-8" GATED (8" HIGH) 8" REIN. CONC. BLOCK TRASH ENCLOSURE FOR 4' X 6' DUMPSTER
- 12 INDICATES POURED CONC. ENTRY PORCH. REFER TO PLANS AND DETAILS 8/A16, 8/A17. IF DECKS EXCEED 30" ABOVE FINISHED GRADE PROVIDE GAUDDRAILS AND HANDRAILS PER DETAILS 7/A18 AND 4/A17
- 13 INSTALL NEW 8" X 8" AREA DRAINS WITH 4" Ø P.V.C. DRAIN LINES PER PLAN. PROVIDE 1% MIN. SLOPE AT ALL UNDERGROUND DRAIN PIPES.
- 14 CONNECT ROOF DRAINS AND DOWNSPOUTS TO PROPOSED UNDERGROUND DRAIN SYSTEM. USE 3" Ø P.V.C. DRAIN PIPE. PROVIDE 1% MIN. SLOPE AT ALL UNDERGROUND DRAIN PIPES.

ROBB SIMONSON OF RS DESIGN SIGNATURE

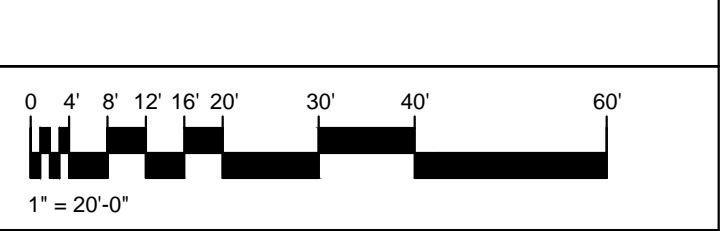
10-1-20

| ISSUE | DATE | DESCRIPTION |
|-------|------|-------------|
| 1 | | |

PROJECT TITLE:
4 UNIT APARTMENT PROJECT
 780 LUTHER DRIVE
 PARADISE, CA 95969

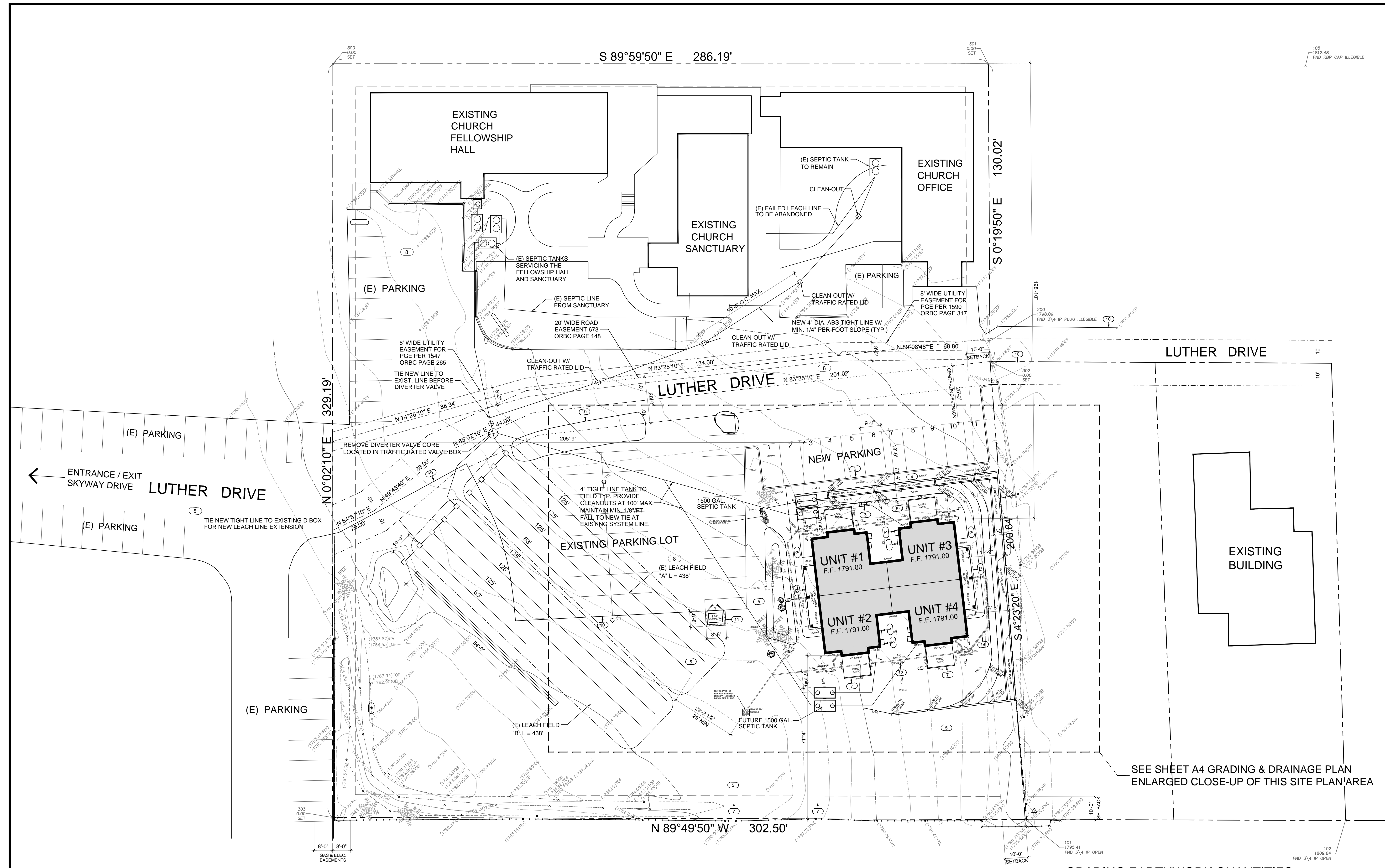
OWNER:
PARADISE LUTHERAN CHURCH
 780 LUTHER DRIVE
 PARADISE, CA 95969

SHEET TITLE:
SITE PLAN



DATE: 10-1-20 DRAWN: ROBB SIMONSON
 PROJECT NO. CHECKED:

SHEET NO. **A3**



SITE KEY:
 - - - - - INDICATES EXISTING 5' INTERVAL GRADE CONTOURS
 - - - - - INDICATES EXISTING 1' INTERVAL GRADE CONTOURS
 - - - - - INDICATES PROPOSED FINISHED GRADING CONTOURS
 - - - - - INDICATES PROPOSED FINISHED GRADE OR FINISHED SURFACE

BASIS OF BEARINGS

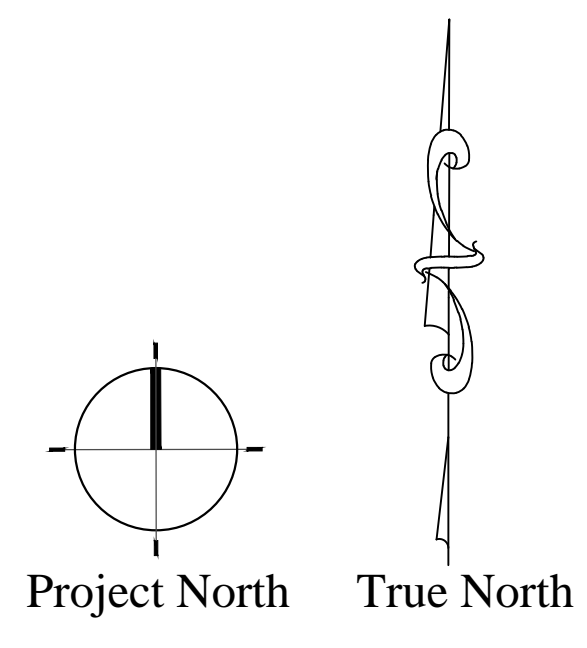
GRID NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 (WGS84). THE BEARINGS AND DISTANCES FOR OBJECTS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 2, (2011.00) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:
 *PRS6866403468807 HAVING A POSITION OF, NORTHING: 2310321.887 EASTING: 6687910.328

BENCHMARK

THE TOP OF AN IRON PIPE AT THE SOUTHEAST CORNER OF THE PROPERTY AS SHOWN HAVING AN ELEVATION OF 1795.41', AS REFERENCED TO AN NORTH AMERICAN VERTICAL DATUM OF 1988, IS THE BASIS OF ELEVATION FOR THIS SURVEY

Site Plan SCALE: 1" = 20'-0"

PARCEL APN: 052-080-006-000
 Lot Size: 96,703.2 S.F. (2.22 ACRES)



GRADING EARTHWORK QUANTITIES

CUT: 263 C.Y.
 FILL: 40 C.Y.
 TOTAL CUT & FILL 303 C.Y.
 NET EARTHWORK: 223 C.Y. (EXPORT)

UNIT AREA
 2 BEDROOM PLANS
 Main Floor 694 S.F.
 Upper Floor 254 S.F.
 Total 948 S.F.

SEE SHEET A4 GRADING & DRAINAGE PLAN ENLARGED CLOSE-UP OF THIS SITE PLAN AREA

**TOWN OF PARADISE PLANNING COMMISSION STAFF REPORT
PLANNING STAFF REPORT
MEETING DATE: October 20, 2020**

FROM: Nick Bateman, Associate Planner
SUBJECT: Williams Use Permit Application (PL20-00209)
DATE: October 14, 2020

AGENDA NO. 8 (b)
AP 050-013-031

GENERAL INFORMATION:

Applicant: Mark Williams
50 Walter Blume Lane
Oroville, CA 95966

Location: 9232 Skyway

Requested Action: Use permit approval to establish a contracting office and storage of associated gutter equipment and materials.

Purpose: To provide contracting services to local residents.

Project Density: N/A

Present Zoning: "CC" (Community Commercial)

General Plan Designation: "TC" (Town Commercial)

Existing Land Use: Vacant

Surrounding Land Use: North: Vacant Commercial Property
East: Town Property, trailway
South: Vacant commercial property
West: Skyway

Parcel Size: ±0.23 acres

CEQA Determination: Categorically Exempt – CEQA Section 15303, Class 3

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

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

SPECIAL INFORMATION:

The permit applicant, Mark Williams, requests approval of a conditional use permit from the Town to establish a contractor's office and space for materials storage within a $\pm 1,500$ square foot metal building. The property previously had a residential structure which was destroyed by the Camp Fire. The lot has been vacant since the fire clean up. Building materials will be stored within the building.

The ± 0.23 acre project site is located in the northwest portion of Paradise at 9232 Skyway. The parcel is located in the Community Commercial (CC) zoning district and is currently vacant but improved with a septic system and underground utilities.

No adjacent properties to the project location are developed. The property to the north shares the Community Commercial zoning designation and is vacant post-Camp Fire. The eastern portion of the project parcel is bounded by the Yellowstone Kelly Heritage Trailway which is used for recreation. The property to the south also shares the Community Commercial zoning designation and is currently vacant.

The western portion of the project parcel is bounded by Skyway, which is classified as an arterial roadway. Skyway would provide ingress and egress to the project parcel via an upgraded driveway encroachment.

ENVIRONMENTAL REVIEW:

This project is can be found to be exempt from CEQA under Section 15303, Class 3, as the project consists of a commercial office not exceeding 2,500 square feet.

ANALYSIS:

Pursuant to Section 17.20.500 of the Paradise Municipal Code, the establishment of land uses associated with contracting services and storage of associated materials are subject to town approval of a conditional use permit.

The proposed project has received favorable responses from commenting agencies and it is town staff's position that the project site is a reasonable location for the establishment of the proposed land use if conditioned properly. The proposed function of the project complies with all applicable zoning regulations and can be found to be consistent with Paradise General Plan policies applicable to community commercial land uses.

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 15303 (Class 3) 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 Williams use permit application (PL20-00209) to allow the establishment of a contractor's office, and indoor storage of associated construction materials subject to the following conditions:

GENERAL CONDITIONS

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Apply for and secure Town of Paradise architectural design review approval for the project. Pursuant to Town Council resolution, there shall be no fee collected by the Town for this review process.
3. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.
4. An Administrative Permit must be applied for, and secured, for the placement of any sign within 50' of centerline of Skyway.
5. 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.

6. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project, 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.
7. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

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

SITE DEVELOPMENT

8. Submit three (3) copies of a detailed engineered site development and improvements plan showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including parking facility designed in accordance with Town of Paradise off street parking regulations 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.
9. Submit a detailed soil erosion prevention plan to the Town Public Works Department for approval by the Town Engineer **PRIOR** to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.04.280.
10. Submit a detailed dust emissions control plan to the Town Public Works Department for approval **PRIOR** to the start of any earthwork.

ACCESS

11. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department to upgrade the existing driveway to meet current development standards. All work within the public right-of-way requires a licensed, bonded and insured contractor.

GRADING / DRAINAGE

12. 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 CODES

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

SANITATION

14. Secure a minor repair permit from the Onsite Wastewater Division for the connection of the building sewer to the existing septic system.

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

UTILITIES

15. Meet all requirements of the Paradise Irrigation District (PID) in accordance with written project review comments received from PID staff dated 7/13/20 and any revisions thereto on file with the Town Development Services Department (See attached).
16. Meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities. Provide evidence of compliance with these requirements to the Town Building Official.

SITE DEVELOPMENT

17. 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.
18. Meet the requirements of the Fire Prevention Inspector in accordance with written

comments dated July 13, 2020 (attached).

19. Submit landscaping plans and current application fee to the Development Services Department (Planning division) in accordance with Paradise Municipal Code requirements and install approved landscape materials in a manner deemed satisfactory to the Town Planning Director. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days).

SANITATION

20. Complete the connection of the building to the existing septic system in a manner satisfactory to the Town Onsite Sanitary Official.

CONDITIONS OF CONSTRUCTION SALES AND SERVICES BUSINESS OPERATION

21. 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.
22. Bulk material storage associated with the construction services shall be contained within storage buildings.
23. Maintain the property in a manner consistent with the Design Standards of the greater redevelopment area and upper Skyway.

**ATTACHMENTS FOR
PLANNING COMMISSION AGENDA ITEM 8(b)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the October 20, 2020 public hearing
3. Mailing list of property owners notified of the October 20, 2020 public hearing
4. Comments received from Fire Prevention Inspector Chris Rainey
5. Comments received from Paradise Irrigation District Staff
6. Comments received from Onsite Sanitary Official Bob Larson
7. Comments received from Building Official, Greg Adams
8. Comments received from Police Chief Eric Reinbold
9. Notice of exemption document for the Williams CUP project
10. Conditional Use Permit application submitted by Mark Williams.
11. Project site plan

Subject Parcel

N ↑



| | | |
|--|-------------------------|-------------------------------|
| APPLICANT: Mark Williams | | 9232 Skyway |
| OWNER: Mark Williams | | |
| PROJECT DESCRIPTION: Proposed use change to Construction Sales and Services in a Community Commercial (CC) zoning district. Project will include a 1,500 sq foot building with office and storage space | | |
| ZONING: Community Commercial | GENERAL PLAN: TC | FILE NO. PL20-00209 |
| ASSESSOR PARCEL NOS. 050-013-031 | | MEETING DATE: 10/20/20 |

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, October 20, 2020 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

Williams Conditional Use Permit Application (PL20-00209): Planning Commission consideration of a request for a conditional use permit to construct a commercial shop to provide contracting services. The property previously held a single-family residential structure that was destroyed in the Camp Fire. The project site is a +/-0.23-acre property zoned Community Commercial (CC) and located at 9232 Skyway and further identified as Assessor Parcel No. 050-013-031.

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 x423.

SUSAN HARTMAN
Planning Director

Allez à avery.com/patents
050-013-031-000
WILLIAMS MARK EDMOND & ALMA
IRIS
50 WALTER BLUME LN
OROVILLE CA 95966

050-013-025-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

050-013-032-000
MUNJAR STEVEN & TERESA
131 MEYERS STE 180
CHICO CA 95928

050-013-035-000
SAETURN NAYTA
1942 E 21ST ST
OAKLAND CA 94606

050-390-015-000
MCDERMOTT MARSHALL TRUST
1601 GATE LN
PARADISE CA 95969

050-390-027-000
BEATON PATRICIA ETAL
1611 GATE LN
PARADISE CA 95969

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

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

Butte County Planning
Courier

Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928

Remplissez à l'adresse Easy Peel
050-011-015-000
LING FAMILY TRUST
10197 LOTT RD
DURHAM CA 95938

050-013-027-000
TOPOLINSKI JAMES C
PO BOX 5683
NAPA CA 94581

050-013-033-000
MUNJAR STEVEN & TERESA
131 MEYERS STE 180
CHICO CA 95928

050-013-039-000
TOPOLINSKI JAMES C
PO BOX 5683
NAPA CA 94581

050-390-016-000
MCDERMOTT MARSHALL TRUST
PO BOX 4446
CHICO CA 95927

050-420-021-000
STRACHAN TRACY LEE & DAVID
MOIR
4099 SAFFRON WAY
REDDING CA 96002

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Board of Realtors
PO Box 356
Paradise, CA 95969

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

Pat: avery.com/patents
050-011-026-000
ACORN LLC
1750 HUMBOLDT RD
CHICO CA 95928

050-013-030-000
HASS JEFFERY T
622 EASTWOOD DR
OXNARD CA 93030

050-013-034-000
MUNJAR STEVEN & TERESA
131 MEYERS STE 180
CHICO CA 95928

050-013-040-000
MANGRUM CHRISTOPHER F
PO BOX 3061
PARADISE CA 95967

050-390-026-000
CANDIFF KAREN L ETAL
PO BOX 3597
PARADISE CA 95967

*Williams
10-20-20*

Paradise Recreation & Park Dis
6626 Skyway
Paradise, CA 95969

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

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Fire, Eng, CSS, PID, PD,
FROM: Nick Bateman, Associate Planner
REQUEST: Review and Comment
DESCRIPTION OF PROJECT: Proposed construction of a 1,500 sq. foot metal building to be utilized as a shop and office for a contracting business. The site previously had a mobile home on it.

LOCATION 9232 Skyway Road, Paradise

AP NOS.: 050-013-031

APPLICANT: Applicant / Owner: Mark E. Williams

CONTACT PHONE: 530-828-2694

RETURN DATE REQUESTED: 7/27/20

DATE DISTRIBUTED: 7/13/20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Cut the grass and brush, reducing the fire hazard and to provide defensible space for this structure.

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

DEVELOPMENT REVIEW REQUEST

TO: Fire, Eng, CSS, PID, PD,

FROM: Nick Bateman, Associate Planner

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Proposed construction of a 1,500 sq. foot metal building to be utilized as a shop and office for a contracting business. The site previously had a mobile home on it.

LOCATION 9232 Skyway Road, Paradise

AP NOS.: 050-013-031

APPLICANT: Applicant / Owner: Mark E. Williams

CONTACT PHONE: 530-828-2694

RETURN DATE REQUESTED: 7/27/20

DATE DISTRIBUTED: 7/13/20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES
 YES, WITH CONDITIONS
 NO (EXPLAIN BELOW)

APN 050-013-031 is currently served water through a .75" metered service connection. This account is currently in an Inactive status. Please contact the PID office to activate account. Code upgrades and other changes may require an increased service connection size. Costs to increase service size are the responsibility of the property owner. Backflow prevention requirements apply to this parcel and is available through PID only. At the time of this response the Water Quality Advisory has/has not been lifted at this parcel. These comments apply to the domestic water supply only. Please contact our office @ 530-877-4971 for questions or assistance with requirements in this response. Jim Ladrini July 13, 2020 jladrini@paradiseirrigation.com 530-876-2042

PLEASE MAKE A COPY FOR YOUR RECORDS.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Fire, Eng, CSS, PID, PD, **Onsite**
FROM: Nick Bateman, Associate Planner
REQUEST: Review and Comment
DESCRIPTION OF PROJECT: Proposed construction of a 1,500 sq. foot metal building to be utilized as a shop and office for a contracting business. The site previously had a mobile home on it.

LOCATION 9232 Skyway Road, Paradise

AP NOS.: 050-013-031

APPLICANT: Applicant / Owner: Mark E. Williams

CONTACT PHONE: 530-828-2694

RETURN DATE REQUESTED: 7/27/20

DATE DISTRIBUTED: 7/13/20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

No conditions. approved land use review 6/10/20

BL

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

DEVELOPMENT REVIEW REQUEST

TO: Fire, Eng, CSS, PID, PD,
FROM: Nick Bateman, Associate Planner
REQUEST: Review and Comment
DESCRIPTION OF PROJECT: Proposed construction of a 1,500 sq. foot metal building to be utilized as a shop and office for a contracting business. The site previously had a mobile home on it.

LOCATION 9232 Skyway Road, Paradise

AP NOS.: 050-013-031

APPLICANT: Applicant / Owner: Mark E. Williams

CONTACT PHONE: 530-828-2694

RETURN DATE REQUESTED: 7/27/20

DATE DISTRIBUTED: 7/13/20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

* Building code would require a fire-resistive rated wall on the back side of the building. Openings in that wall may not be allowed due to 3' setback. * Building must comply with all accessibility requirements as per 2019 CBC chapter 11B. Accessible parking as per Chapter 11B, CBC. * Plans submitted for permit will need to reflect the interior walls and restrooms. - Greg Adams, Bldg Official

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

DEVELOPMENT REVIEW REQUEST

TO: Fire, Eng, CSS, PID, PD,

FROM: Nick Bateman, Associate Planner

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Proposed construction of a 1,500 sq. foot metal building to be utilized as a shop and office for a contracting business. The site previously had a mobile home on it.

LOCATION 9232 Skyway Road, Paradise

AP NOS.: 050-013-031

APPLICANT: Applicant / Owner: Mark E. Williams

CONTACT PHONE: 530-828-2694

RETURN DATE REQUESTED: 7/27/20

DATE DISTRIBUTED: 7/13/20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES

YES, WITH CONDITIONS

NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

No comments at this time.



Eric Reinbold
Chief of Police

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 – [PL20-00209]; AP No. 050-013-031
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Williams Conditional Use Permit

PROJECT APPLICANT: Mark Williams

PROJECT LOCATION: 9232 Skyway, Paradise, CA.

PROJECT DESCRIPTION: Proposed Construction Sales and Service land use on a vacant 0.23 ac property zoned Community Commercial. Project will include a 1,500 sq ft metal structure with indoor office space and storage.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Mark Williams

EXEMPT STATUS: General Rule Exemption (Section 15061)
 Ministerial (Section 15268)
 Emergency Project (Section 15269)
 Categorical Exemption
Section 15303; Class 3

REASON FOR EXEMPTION: New commercial construction under 2,500 sq ft.

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

SIGNATURE: 

Planning Director

Date: October 14, 2020

DEPARTMENTAL USE ONLY:

Receipt No. _____ Fee _____
Project No. PL20-00209

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

Applicant MARK E. WILLIAMS Phone 530 828-2694

Applicant's Mailing Address 50 WALTER BLUME W. OROVILLE 95966

Applicant's email address INFO@WESTERNBUTTERS.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 SAME Phone (530) 828-2694

Owner's Mailing Address SAME

Property Address 9232 SKYWAY PARADISE Parcel Size .23 ACRE

Engineer (Name, Address) A+A ENGINEERING 6036 RENAISSANCE PL TOLEDO OH 43623

Engineer Phone (419) 292-1983 Fax (419) 292-0955 Email _____

AP Number(s) 050-013-031 Zone _____ Existing Use COMMERCIAL

Detailed project description: (attach additional sheets if necessary) REPLACING A MOBILE HOME DESTROYED IN WILDFIRE WITH A METAL BUILDING FOR MY CONTRACTING BUSINESS.

Purpose of project: TO ERECT A 30'x50' METAL BUILDING FOR MY SHOP + OFFICE

Radial distance to the nearest billboard _____

Sq. ft. of proposed structure/project 1500 Approx. no. yards of cut/fill UNKNOWN

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 0

Distance to nearest fire hydrant _____ Distance from centerline _____

Days/hours of operation: Days 5 Hours 0 Proposed no. of employees 2

Residential Density _____ Max. occupancy _____ Max. height of proposed structure/project 16'

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): PAINTED METAL BUILDING

Method of sewage disposal? SEPTIC SYSTEM, EXISTING

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

NOTE: IF YES, PLEASE SUBMIT PAYMENT OF FEES TO "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 Mark Williams Date _____

Property 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.



WESTERN HEATING & RAIN GUTTERS

2371 Washington Ave., Ste. A

Oroville, CA 95966-5466

Ph: (530) 538-8550 Fax: (530) 538-8550 Cell: (530) 828-2694

Email: info@westerngutters.com

www.westerngutters.com

www.gutterglovepro.com

Lic # 665598

Nick Bateman
Town Of Paradise

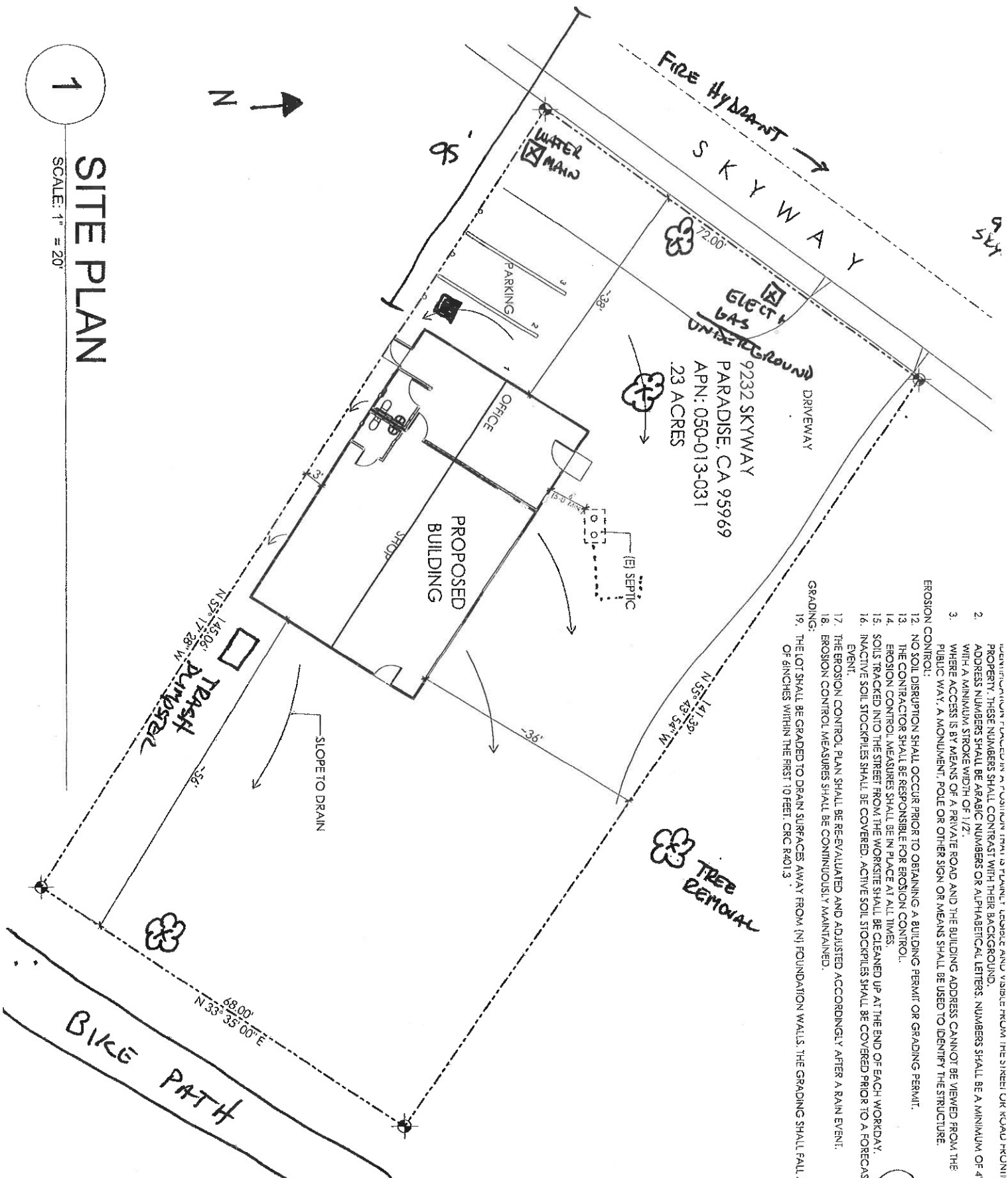
The building project at 9232 Skyway in Paradise will a 30x50 metal building to house my contracting business. I have been in business in Paradise for over 20 years. There will be 2 office employees during normal operating hours, Monday thru Friday, 7am to 5pm. There will be 3 workers that will meet at the shop before going out for the days work. We will not have a sign out front although we might have a sign on the actual building. There will be no heavy equipment on site except for the garbage truck and my delivery truck that comes on Mondays.

Thank You,
Mark Williams

1

SITE PLAN

SCALE: 1" = 20'



1. IDENTIFICATION PLACED IN A POSITION THAT IS PLAIN, LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
2. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" WITH A MINIMUM STROKE WIDTH OF 1/2".
3. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- EROSION CONTROL:
 12. NO SOIL DISRUPTION SHALL OCCUR PRIOR TO OBTAINING A BUILDING PERMIT OR GRADING PERMIT.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL.
 14. EROSION CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES.
 15. SOILS TRACKED INTO THE STREET FROM THE WORKSITE SHALL BE CLEANED UP AT THE END OF EACH WORKDAY.
 16. INACTIVE SOIL STOCKPILES SHALL BE COVERED. ACTIVE SOIL STOCKPILES SHALL BE COVERED PRIOR TO A FORECASTED RAIN EVENT.
 17. THE EROSION CONTROL PLAN SHALL BE RE-EVALUATED AND ADJUSTED ACCORDINGLY AFTER A RAIN EVENT.
 18. EROSION CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED.
 19. THE LOT SHALL BE GRADED TO DRAIN SURFACES AWAY FROM (N) FOUNDATION WALLS. THE GRADING SHALL FALL A MIN. OF 6 INCHES WITHIN THE FIRST 10 FEET. CRC R401.3.

SHOP ELECTRICAL FOR

**MARK WILLIAMS
WESTERN HEATING &
RAIN GUTTERS
9232 SKYWAY
PARADISE, CA 95969**

CLIENT INFO.



norCal

GBC

GREEN BUILDING CONSULTING
2500 Durham-Dayton Hwy #1, Durham, NC 27705
P-530.321.7812

Plotted On: 4/16/2020

**TOWN OF PARADISE PLANNING COMMISSION STAFF REPORT
PLANNING STAFF REPORT
MEETING DATE: October 20, 2020**

FROM: Christopher Smith, Associate Planner **AGENDA NO.** 8(c)
SUBJECT: Statewide Site Plan Review Permit Application (PL20-00231)
DATE: October 14, 2020 **AP:** 051-164-057 & 061

GENERAL INFORMATION:

Applicant: Statewide Homes Inc.
562 Whiting Street
Grass Valley, CA 95945

Location: 7668 & 7686 Skyway

Requested Action: Site Plan Review Permit approval to establish a mobile home sales yard and office on two adjacent properties.

Purpose: To provide manufactured homes to the community.

Project Density: N/A

Present Zoning: "CC" (Community Commercial)

General Plan Designation: "TC" (Town Commercial)

Existing Land Use: Vacant

Surrounding Land Use: North: Vacant Mobile Home Park
East: Vacant Multiple Family
South: Vacant Commercial Property
West: Skyway

Parcel Size: ±1.12 acres

CEQA Determination: Categorically Exempt – CEQA Section 15304, Class 4

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 permit applicant, Statewide Homes, is requesting a Site Plan Review permit approval from The Town of Paradise to establish a Mobile Home Sales and display use. The project site includes two adjacent parcels, located two lots north of Bille Road at 7668 and 7686 Skyway. Both are situated within the Community Commercial (C-C) zoning district.

The southern parcel, 7668 Skyway, is currently improved with a vacant office building and parking lot, previously used to provide veterinary services. The location and structure are appropriate for this type of use and access from Skyway to 7668 would not require any additional ingress/egress improvements.

The northern lot, 7686 Skyway, is intended to be used to store the model homes. This parcel has two potential access points for ingress/egress that would require improvements. Currently, there are no sidewalks or aprons. The applicant may choose not to use these openings and provide an ADA safe path of travel from the southern parcel, where the customers park. The site has been completely covered with compacted gravel.

ENVIRONMENTAL REVIEW:

As a project consisting of minor alterations to the land, the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15304 (Class 4) of the CEQA Guidelines.

ANALYSIS:

Pursuant to Section 17.20.200 of the Paradise Municipal Code, the establishment of a Mobile Home Sales land use with model display units is subject to town approval of a Site Plan Review permit.

After reviewing the application materials and circumstances associated with this application request, it is staff's position that the requested Site Plan Review permit application is reasonable and that the establishment of the proposed Mobile Home Sales land use is an integral service needed for the Town of Paradise recovery process. Therefore, staff recommends Planning Commission approval of the Statewide Site Plan Review 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 15304 (Class 4)

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 Statewide Site Plan Review permit application (PL20-00231) to allow the establishment of a Mobile Home Sales land use to include model display units subject to the following conditions:

GENERAL CONDITIONS OF PROJECT APPROVAL

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Secure Design Review approval for any business signage.
3. 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.
4. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
5. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project, its environmental document and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.
6. Maintain the property in a manner consistent with the Town of Paradise Design Standards.

7. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

CONDITIONS PRIOR TO COMMENCEMENT OF MOBILE HOME SALES YARD

ROADS AND ACCESS

8. If using northern driveway encroachment on 7686 Skyway, secure the issuance of an encroachment permit from the Town Public Works Department for the improvement of the gravel driveway encroachment along the Skyway frontage of the project site, leading to the manufactured homes, in a manner deemed satisfactory to the Town Engineer.
9. If not improving the northern driveway encroachment, secure access with a gate to the satisfaction of the Fire Prevention office.

UTILITIES

10. 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.

SITE DEVELOPMENT

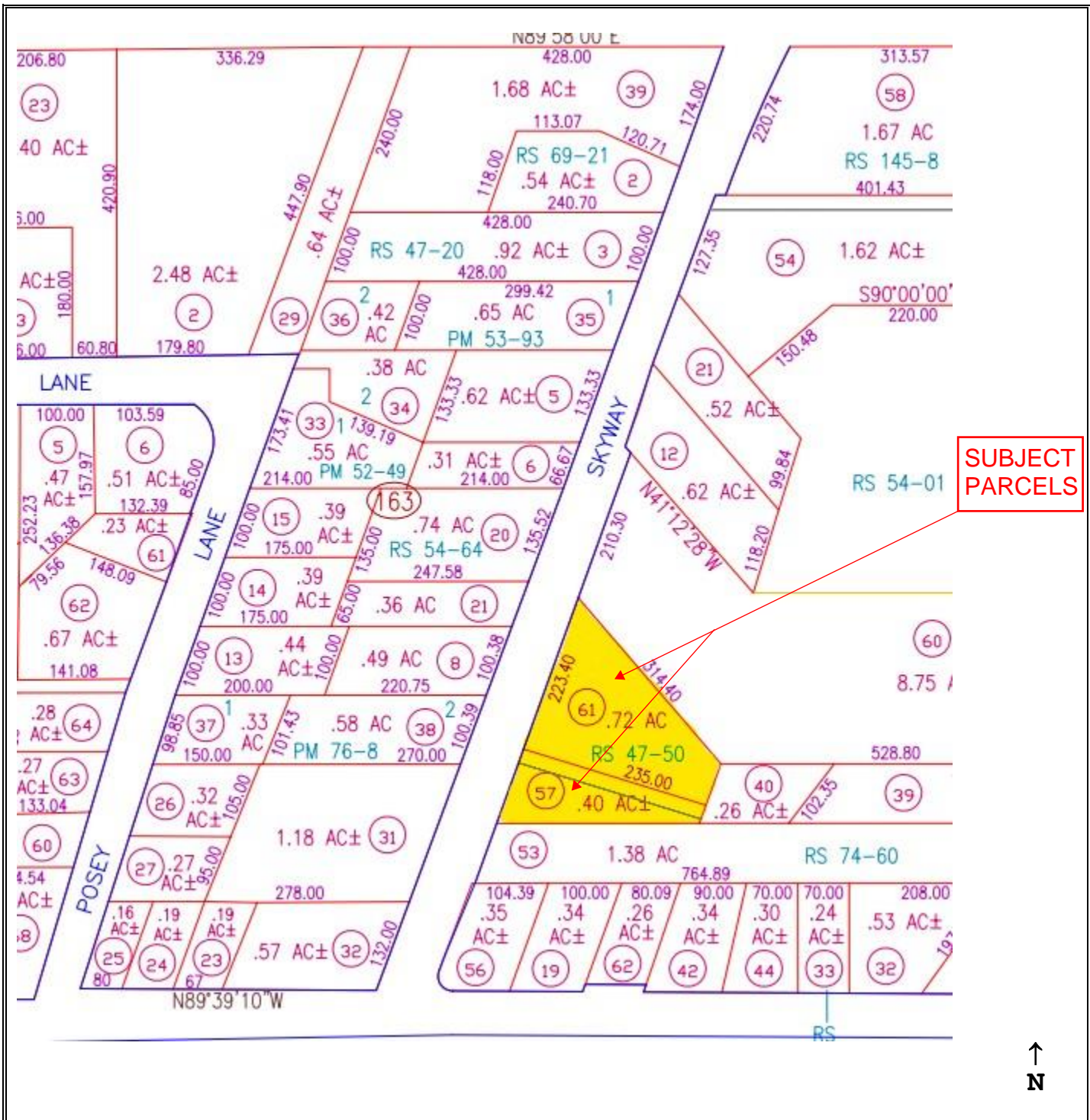
11. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
12. The project site shall include an ADA accessible safe path of travel from the public right of way to the manufactured model homes and office.
13. Meet the requirements of the Fire Prevention Inspector in accordance with written comments dated August 20, 2020 (attached).
14. The property 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 Mobile Home Sales land use.
15. Manufactured homes must include skirting around base of home to shield view of foundation.

16. Manufactured homes must maintain a twenty-five (25) foot setback from centerline of Rochelle Lane.
17. Meet the requirements of Paradise Irrigation District dated in accordance with written comments dated September 24, 2020 (attached).
18. Meet the requirements of Building Division dated in accordance with written comments dated August 12, 2020 (attached).
19. 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 vacant northern parcel. Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO) and section 15.36 of the Paradise Municipal Code.

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 17.32.600).

**ATTACHMENTS FOR
PLANNING COMMISSION AGENDA ITEM 8(c)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the October 20, 2020 public hearing
3. Mailing list of property owners notified of the October 20, 2020 public hearing
4. Comments received from Fire Prevention Inspector Chris Rainey
5. Comments received from Town Engineer Marc Mattox
6. Comments received from Paradise Irrigation District
7. Comments received from Onsite Sanitary Official Bob Larson
8. Comments received from Town Building Official Greg Adams
9. CEQA Notice of Exemption for the Statewide Homes SPR project
10. Conditional Use Permit application submitted by Statewide Homes
11. Project site plan



SUBJECT PARCELS



| | | |
|--|-------------------------|-------------------------------|
| APPLICANT: Statewide | | 7668, 7686 Skyway Road |
| OWNER: Sheri Murray | | |
| PROJECT DESCRIPTION: | | |
| Proposed use for Mobile Home Sales in Community Commercial (CC) zoning. Project will include an office and model manufactured homes. | | |
| ZONING: CC | GENERAL PLAN: TC | FILE NO. PL20-00231 |
| ASSESSOR PARCEL NOS. 051-164-057, 061 | | MEETING DATE: 10-20-20 |

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, October 20, 2020 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

Statewide Site Plan Review Permit Application (PL20-00231) Planning Commission consideration of a request for site plan review permit approval proposing the establishment of a mobile home sales office and model home display yard on adjoining properties totaling +/-1.12 acres zoned Community Commercial (CC) and located at 7668 & 7686 Skyway and further identified as Assessor Parcel Nos. 051-164-057 & 061.

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

051-164-057-000
CARUSO VALERIE D LIVING TRUST
1178 HILL VIEW WAY
CHICO CA 95926

051-164-061-000
HALVORSEN FAMILY TRUST
1554 GATE LANE
PARADISE CA 95969

051-163-005-000
COOK RONALD & SHAUNDRA TRUST
11323 N BLOOMFIELD RD
NEVADA CITY CA 95959

051-163-006-000
KARLSTEDT STEVE
6929 SUNRISE BLVD #180
CITRUS HEIGHTS CA 95610

051-163-008-000
ROPP JOHN C
7707 W VALLEJO RD
BOISE ID 83709

051-163-020-000
KARLSTEDT STEVEN
6929 SUNRISE BLVD #180
CITRUS HEIGHTS CA 95610

051-163-021-000
ROPP JOHN C
7707 W VALLEJO RD
BOISE ID 83709

051-163-031-000
FILLMORE LAURA REVOCABLE
INTER VIVOS TRUST
1121 ORO DAM BLVD E
OROVILLE CA 95965

051-163-032-000
FILLMORE LAURA REVOCABLE
INTER VIVOS TRUST
1121 ORO DAM BLVD E
OROVILLE CA 95965

051-163-038-000
MOSELEY TRUST
680 CAMELLIA WY
CHICO CA 95926

051-164-012-000
GOLDSTEIN SURVIVORS TRUST
201 SILVIA CT
LOS ALTOS CA 94024

051-164-019-000
WILLIAMS FAMILY SURVIVORS
TRUST
PO BOX 338
TRUCKEE CA 96160

051-164-032-000
JOHNSON CHRISTINE ELIZABETH
SPECIAL NEEDS TRUST
9 BENT CREEK CT
SACRAMENTO CA 95823

051-164-033-000
MARJAMA FAMILY PARTNERS LP
PO BOX 2499
PARADISE CA 95967

051-164-039-000
SCUDDER BILLY L & BARBARA J
19399 RICHSON CT
REDDING CA 96003

051-164-040-000
SIMMS VICKI
PO BOX 6023
SUN CITY WEST AZ 85376

051-164-042-000
EVESLAGE WALLEEN Y LIVING
TRUST
10082 JONES AVE
DURHAM CA 95938

051-164-044-000
RASER RAYMOND C & GAIL M
PO BOX 460482
ESCONDIDO CA 92046

051-164-053-000
YOUTH FOR CHANGE
P O BOX 1476
PARADISE CA 95967

051-164-056-000
WILLIAMS FAMILY SURVIVORS
TRUST
PO BOX 338
TRUCKEE CA 96160

051-164-060-000
THUMPER LLC
201 SILVIA CT
LOS ALTOS CA 94024

051-164-062-000
UNITED PENTECOSTAL CHURCH OF
PARADISE
PO BOX 2133
OROVILLE CA 95965

*Statewide
10-20-20*

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PARADISE

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

Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928

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
PO Box 356
Paradise, CA 95969

Statewide
10-2020

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



Town of Paradise

PARADISE FIRE & RESCUE

767 Birch Street, Paradise, CA 95969
www.townofparadise.com
(530) 872-6264



Development Review

Project Name: Statewide Homes
Location: 7686 & 7886 Skyway, Paradise
APN: 051-164-057, 061
Applicant: Statewide Homes
Project No. PL20-0000231
Date of Plan Review: August 20, 2020
Review conducted by: Chris Rainey, Fire Prevention Inspector 2

The scope of project: Proposed manufactured home sales use occupying two Community Commercial (CC) lots on Skyway. Existing structure on 7886 Skyway would serve as sales office, 7686 Skyway is unimproved and would have power added to display model homes.

Development review was performed and the following comments were generated:

Fire Department Access:

1. Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of 20 feet wide and a minimum 13'6" vertical clearance.
2. Roadways shall be extended to within one hundred and fifty (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by the Town of Paradise Fire Department
3. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
4. 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.
5. Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Town of Paradise Fire Department requirements and have specific plans and permits approved prior to installation. Gates serving multi-family, assembly, educational, hazardous, institutional, or storage structures must be automatic. Knox

brand key-operated electric key switch to the Town of Paradise Fire Department and Police Department specification are required. The Knox switch shall override all gate functions and open the gate.

Fire Protection Systems:

1. 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.

Standard Fire Conditions:

1. 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.
2. 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.

Thank you,
Chris Rainey
Fire Prevention Inspector 2
Town of Paradise
530-872-6291 x304

From: [Mattox, Marc](#)
To: [Smith, Chris](#)
Subject: RE: Please review & provide comments
Date: Tuesday, September 22, 2020 8:38:15 AM
Attachments: [image001.png](#)
[image002.png](#)

Chris:

My comments are as follows:

- If the unimproved northerly Skyway driveway is to be used for ingress and egress for the site, the driveway itself must be upgraded to meet current standards.
- If the driveway is to remain gated/closed to public access, no comments.

Thank you,

Marc Mattox

Public Works Director | Town Engineer
Town of Paradise | 530-872-6291 x125

TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT REVIEW REQUEST

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

FROM: CHRISTOPHER SMITH, ASSOCIATE PLANNER

REQUEST: REVIEW & COMMENT

DESCRIPTION OF PROJECT: Proposed manufactured home sales use occupying two Community Commercial (CC) lots on Skyway. Existing structure on 7886 Skyway would serve as sales office, 7686 Skyway is unimproved and would have power added to display model homes.

LOCATION 7686 & 7886 Skyway

AP NOS.: 051-164-057, 061

APPLICANT: STATEWIDE HOMES

CONTACT PHONE: 530-273-4855

RETURN DATE REQUESTED: 8/25/20

DATE DISTRIBUTED: 8/12/20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

APN 051-164-057-000 is currently served water through a 3/4" metered service connection. Code upgrades and other changes may require an increased service connection size. APN 051-164-061-000 is not currently served by PID but may be required to establish a connection to PID if water service becomes necessary. Costs to establish or increase service size are the responsibility of the property owner. Backflow prevention requirements apply to these parcels and are available through PID only. At the time of this response the Water Quality Advisory has not been lifted at these parcels. These comments apply to the domestic water supply only. Please contact our office @ 530-877-4971 for questions or assistance with requirements in this response.

Colleen Boak, PE, Water Works Engineers, serving as PID District Engineer, 9/24/20,
colleenb@wwengineers.com, 530-240-6180

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

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

FROM: CHRISTOPHER SMITH, ASSOCIATE PLANNER

REQUEST: REVIEW & COMMENT

DESCRIPTION OF PROJECT: Proposed manufactured home sales use occupying two Community Commercial (CC) lots on Skyway. Existing structure on 7886 Skyway would serve as sales office, 7686 Skyway is unimproved and would have power added to display model homes.

LOCATION 7686 & 7886 Skyway

AP NOS.: 051-164-057, 061

APPLICANT: STATEWIDE HOMES

CONTACT PHONE: 530-273-4855

RETURN DATE REQUESTED: 8/25/20

DATE DISTRIBUTED: 8/12/20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Please see approved land use review (attached)
BL

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**

DEVELOPMENT REVIEW REQUEST

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

FROM: CHRISTOPHER SMITH, ASSOCIATE PLANNER

REQUEST: REVIEW & COMMENT

DESCRIPTION OF PROJECT: Proposed manufactured home sales use occupying two Community Commercial (CC) lots on Skyway. Existing structure on 7886 Skyway would serve as sales office, 7686 Skyway is unimproved and would have power added to display model homes.

LOCATION 7686 & 7886 Skyway

AP NOS.: 051-164-057, 061

APPLICANT: STATEWIDE HOMES

CONTACT PHONE: 530-273-4855

RETURN DATE REQUESTED: 8/25/20

DATE DISTRIBUTED: 8/12/20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

At permit submittal: site plan must include Accessible parking, path of travel to office and model homes. Model homes must be accessible with ramps meeting the current codes. Plans must include all required signage for Accessibility. If any work is being done in the existing building a TI permit is required. This review is not an all inclusive review. Greg Adams 8/12/2020

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 – [PL20-00231]; AP No. 053-164-057, 061

FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Statewide Site Plan Review Permit

PROJECT APPLICANT: Statewide Homes Inc

PROJECT LOCATION: 7668, 7686 Skyway, Paradise, CA.

PROJECT DESCRIPTION: Proposed Mobile Home Sales in the Community
Commercial zoning district.

APPROVING PUBLIC

AGENCY: Town of Paradise

PERSON OR AGENCY

CARRYING OUT PROJECT: Statewide Homes Inc. (Sheri Murray)

EXEMPT STATUS:

- General Rule Exemption (Section 15061)
- Ministerial (Section 15268)
- Emergency Project (Section 15269)
- Categorical Exemption
Section 15304; Class 4

REASON FOR EXEMPTION: The project consists of minor alterations to the land.

CONTACT PERSON:

Susan Hartman, Planning Director
(530) 872-6291 x114

SIGNATURE:



Planning Director

Date: October 14, 2020

DEPARTMENTAL USE ONLY:

Receipt No. _____ Fee _____
Project No. _____

**TOWN OF PARADISE
APPLICATION FOR SITE PLAN REVIEW PERMIT**

Applicant STATEWIDE HOMES INC. Phone (530) 273-1133

Applicant's Mailing Address 562 WHITING ST. GRASS VALLEY, CA. 95945

Applicant's email address Sherim@statewidehomesca.net Fax (530) 273-4855

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 SAME Phone SAME

Owner's Mailing Address SAME

Property Address 7668 Skyway PARADISE, CA. Parcel Size 0.4 ACRES

Engineer (Name, Address) N/A

Engineer Phone _____ Fax _____ Email _____

AP Number(s) 051-164-057. Zone CC. Existing Use WAS A ANIMAL HOSPITAL

Detailed project description: (attach additional sheets if necessary) PLAN TO USE EXISTING OFFICE AS MANUFACTURED HOME SALES OFFICE.

Purpose of project: MANUFACTURED HOME SALES

Radial distance to the nearest billboard _____

Sq. ft. of proposed structure/project EXISTING 2218 SF. Approx. no. yards of cut/fill 0

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 0

Distance to nearest fire hydrant APPROX 35' Distance from centerline _____

Days/hours of operation: Days MON-SAT. Hours 9am-5:30pm Proposed no. of employees 6

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

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): WOOD SIDING AND Stucco

Method of sewage disposal? SEPTIC SYSTEM
Is the proposed project site considered sensitive for archaeological resources? Yes _____ No X (Please consult staff.)

[NOTE: IF YES, PLEASE SUBMIT PAYMENT OF FEES TO "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 7/12/20

Property 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.



STATEWIDE HOMES HCD Lic. #DL1072111
"Build your own custom home at a fraction of the regular cost"

07/15/2020

To Whom it may concern:

We are a manufactured home retailer and we have just purchased the building located at 7668 Skyway and the lot, next to the building, located at 7686 Skyway. The building will serve as our sales office housing 6 employees and the lot will be used for our model homes. We plan to have 3 models as shown on the site plan and do a little landscaping in the front, so it has a nice curb appeal. These model homes will not be connected to any utilities, it is more like storage. The models will be changed out every so often to keep up with the changing factory options and décor.

As you know there is a vast need for housing in the area, and our office will bring in a great deal of sales tax to the community. We are currently located at 14478 Skyway, Magalia in a VERY small office building with 2 models. We have outgrown the office building and the space around it.

We have cleared all the weeds and will be laying down gravel to keep the dust down and allow the rainwater to go back into the ground.

Any other details I have missed please feel free to call me so we can answer any questions you may have.

Thank You

Sheri L Murray

Sheri Murray
President/ Dealer
(530) 273-1133 Office or (530) 913-1231

562 Whiting St, Grass Valley, CA 95945 Phone: (530) 273-1133 or 1-888-248-1133
Email: statewidehomes@sbcglobal.net Website: www.statewidehomesca.com



SCALE
1"=40'

PROPERTY INFO

STATEWIDE HOMES
7668 & 7686 SKYWAY
PARADISE, CA 95969

APN: 051-164-057 & 051-164-061
TOWN OF PARADISE ZONING -
CC

LEGEND

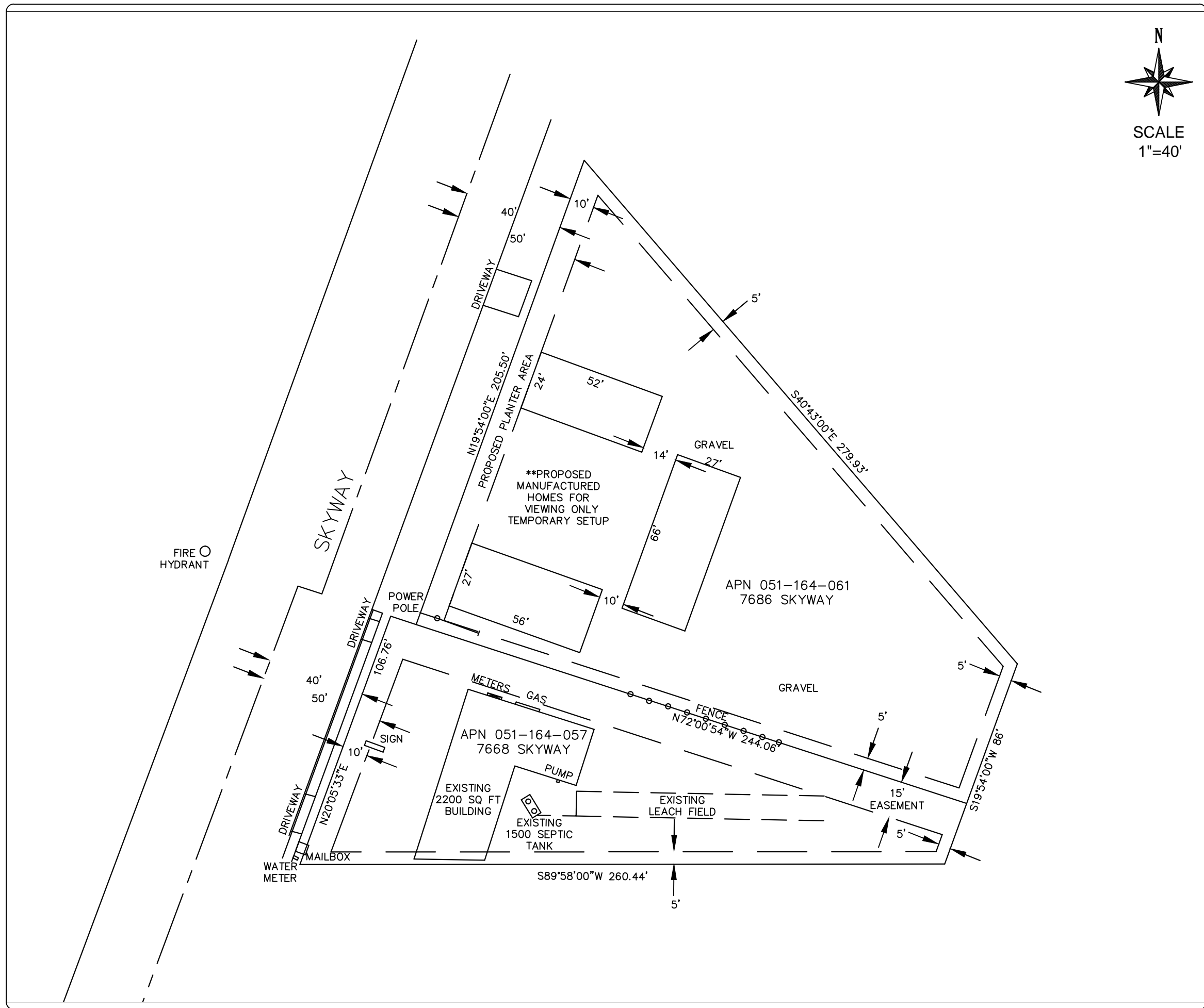
- PROPERTY LINE
- ——— EASEMENT LINE
- - - - - SEPTIC LINE

KEY MAP NOT TO SCALE



SITE PLAN

| | |
|-----------------|--------------|
| SCALE | SHEET NUMBER |
| 1"=40' | 1-1 |
| PLOT DATE | |
| 06-19-2020 | |
| FILE NAME | |
| 051-164-057&061 | |



TOWN OF PARADISE PLANNING COMMISSION STAFF REPORT
PLANNING STAFF REPORT
MEETING DATE: October 20, 2020

FROM: Christopher Smith, Associate Planner **AGENDA NO.** 8(d)
SUBJECT: JMS Sales Conditional Use Permit Application (PL20-00239)
DATE: October 14, 2020 **AP:** 053-101-022 & 027

GENERAL INFORMATION:

Applicant: JMS Sales
3001 Red Hill Drive
Costa Mesa, CA 92626

Location: 6075 & 6077 Clark Road

Requested Action: Conditional Use Permit approval to establish a manufactured home sales yard.

Purpose: To provide manufactured homes to the community.

Project Density: N/A

Present Zoning: "CC" (Community Commercial)

General Plan Designation: "TC" (Town Commercial)

Existing Land Use: Vacant

Surrounding Land Use: North: Jiffy Lube
East: Clark Road
South: Maple Park Drive
West: Vacant Residential Property

Parcel Size: ±1.21 acres combined

CEQA Determination: Categorically Exempt – CEQA Section 15304, Class 4

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 permit applicant, JMS Sales, is requesting conditional use permit approval from the Town of Paradise to establish a Mobile Home Sales and display use. The applicant is proposing to initially utilize a temporary commercial office building, as authorized under Paradise Municipal Code (PMC) Section 17.06.980, through the end of calendar year 2022, but the mobile homes sales land use may be extended beyond the timeframe allowed by the ordinance. After December 31, 2020, the applicant would be required to establish a permanent structure and meet all PMC building and zoning regulations.

The project site includes two adjacent parcels, centrally located in the Paradise community at 6075 and 6077 Clark Road, and is situated within the Community Commercial (C-C) zoning district. The site is currently vacant and has not been developed in recent history. Therefore, the two ingress/egress openings have not been paved and will require improvements to keep gravel from spreading onto Clark Road. The southern property is a corner lot with frontage along Maple Park Drive, a public road, and frontage along Clark Road, a public major arterial road. Currently, there are two aprons for ingress/egress access on Maple Park Drive. However, trees and vegetation have overgrown beyond usability and would require extensive frontage improvements before use.

JMS Sales has applied for a Conditional Use Permit in lieu of the normally required Site Plan Review for mobile home sales use in order to utilize a temporary office building with a portable restroom. The Conditional Use Permit is the only path for JMS Sales to operate with a portable restroom and wash station. The Use Permit, if approved, will be followed by a Temporary Use Permit for the temporary office building that will incorporate conditions which would require screening to shield the portable restroom facilities from public view.

ENVIRONMENTAL REVIEW:

As a project consisting of all temporary structures that require minimal alterations to the condition of the land^[sc1], the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15304 (Class 4) of the CEQA Guidelines.

ANALYSIS:

Pursuant to Section 17.20.200 of the Paradise Municipal Code, the establishment of a construction sales and service land use with model display units can be authorized through 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 an integral service needed for the Town of Paradise recovery process. While unconventional in the permitting approach, staff and the Planning Director has developed several recommended conditions of project approval to ensure that this land use is compatible with the existing neighborhood. Therefore, staff recommends Planning Commission approval of the JMS Sales 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 15304 (Class 4) 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 JMS Sales conditional use permit application (PL20-00239) to allow the establishment of a construction sales and service land use to include model home display units subject to the following conditions:

GENERAL CONDITIONS OF PROJECT APPROVAL

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Use of a temporary commercial office building and portable restroom is subject to the issuance of a Temporary Use Permit for a time period ending no later than December 31, 2022.
3. All work within the Clark Road or Maple Park Drive 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.

4. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
5. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project, its environmental document and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.
6. Maintain the property in a manner consistent with the Town of Paradise Design Standards.
7. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
8. A sales office shall be located on-site and be provided with utilities such as electricity and plumbing, at a minimum.

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S) AND
COMMENCEMENT OF SALES OFFICE ACTIVITIES**

ROADS AND ACCESS

9. Secure the issuance of an encroachment permit from the Town Public Works Department for the improvement of the gravel driveway encroachment along the Clark Road frontage of the project site, leading to the manufactured homes and office, in a manner deemed satisfactory to the Town Engineer.

UTILITIES

10. 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.

SITE DEVELOPMENT

11. 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 office will require application and issuance of a temporary use permit in addition to a building permit.
12. The project site shall include an ADA accessible parking space and safe path of travel from the public right of way to the manufactured home models and office.
 13. A submitted Surveyor's Certification is required prior to the issuance of any building, septic, or engineering permit.
 14. Complete the requirements of the Town Onsite Sanitary Official concerning application, permit issuance, and installation of a septic system to serve the permanent office building. Provide evidence thereof to the Town Development Services Department (building division).
 15. Meet the requirements of the Fire Prevention Inspector in accordance with written comments dated August 31, 2020 (attached).
 16. Submit three (3) copies of a detailed engineered site development and improvements plan showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including parking facility designed in accordance with Town of Paradise off street parking regulations 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.
 17. 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.
 18. Submit a Post-Construction Standards Plan and Grading Plan for approval by the Town Engineer. The plan must address how the additional storm water drainage from new impervious surfaces will be detained, rerouted, or otherwise mitigated to prevent adverse impacts to any downstream neighboring properties. Pay applicable plan review fees per current fee schedule.
 19. The property 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.

CONDITIONS PRIOR TO COMMENCEMENT OF MOBILE HOME SALES YARD

UTILITIES

20. The property shall be required to establish and maintain electricity services for lighting and the security of the project property.

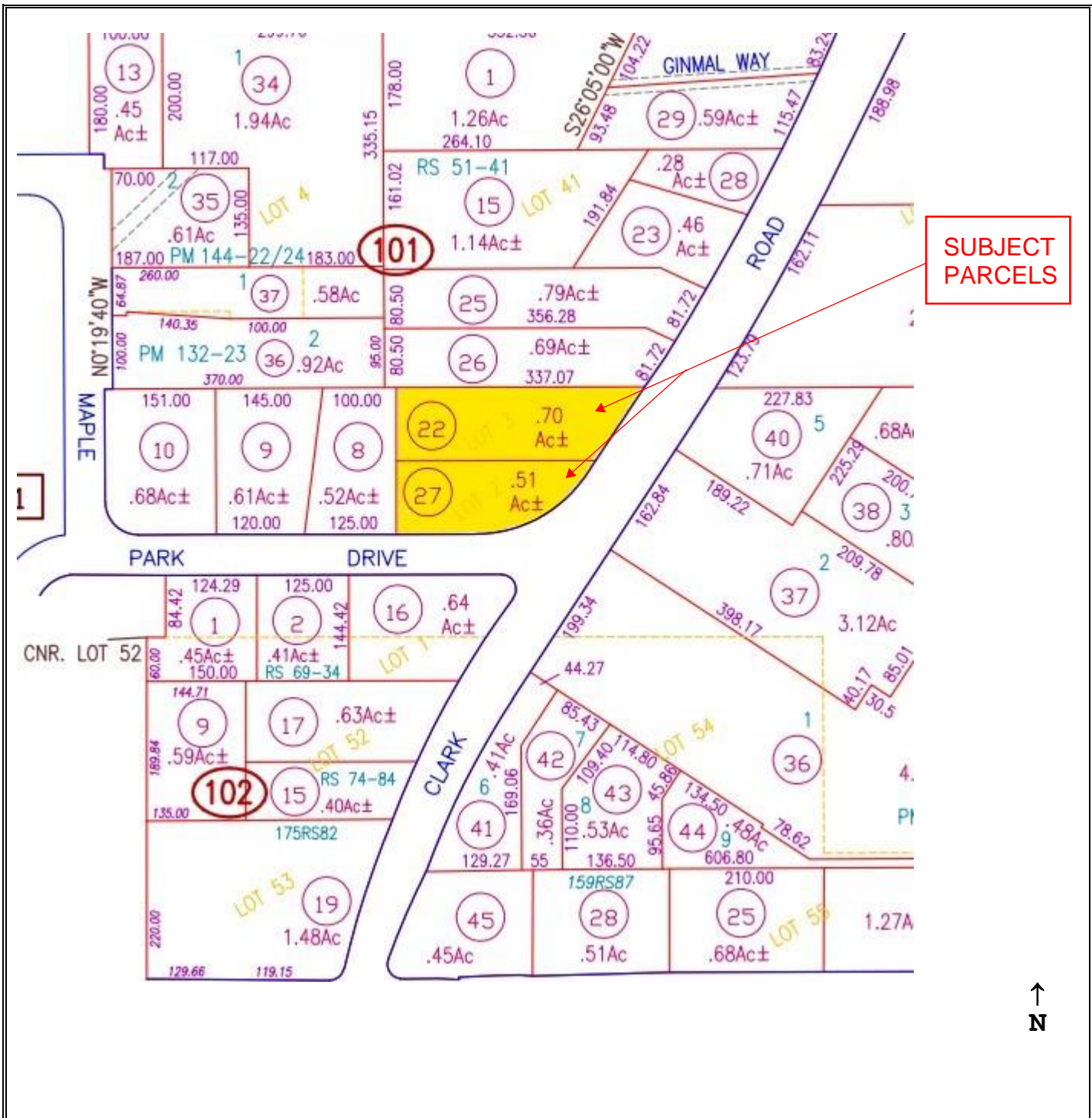
SITE DEVELOPMENT

21. Manufactured homes must include skirting around base of home to shield view of foundation.
22. Submit landscaping plans and current application fee to the Development Services Department (Planning division) in accordance with Paradise Municipal Code requirements and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days).
23. 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.
24. Meet the requirements of Paradise Irrigation District dated in accordance with written comments dated September 24, 2020 (attached).
25. Meet the requirements of the Paradise Building Division dated in accordance with written comments dated September 15, 2020 (attached).
26. No plumbing shall be connected to any model home.

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 17.32.600).

**ATTACHMENTS FOR
PLANNING COMMISSION AGENDA ITEM 8(d)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the October 20, 2020 public hearing
3. Mailing list of property owners notified of the October 20, 2020 public hearing
4. Comments received from Fire Prevention Inspector Chris Rainey
5. Comments received from Town Engineer Marc Mattox
6. Comments received from Paradise Police Chief Eric Reinbold
7. Comments received from Onsite Sanitary Official Bob Larson
8. Comments received from Town Building Official Greg Adams
9. Comments received from Paradise Irrigation District staff
10. CEQA Notice of Exemption for the JMS Sales CUP project
11. Conditional Use Permit application submitted by JMS Sales
12. Project site plan



| | | |
|---|-------------------------|-------------------------------|
| APPLICANT: JMS Sales | | 6075, 6077 Clark Road |
| OWNER: Vernon Spencer | | |
| PROJECT DESCRIPTION: | | |
| Proposed use for Construction Sales and Services in Community Commercial (CC) zoning. Project will include temporary office space and model manufactured homes. | | |
| ZONING: CC | GENERAL PLAN: TC | FILE NO. PL20-00239 |
| ASSESSOR PARCEL NOS. 053-101-022, 027 | | MEETING DATE: 10-20-20 |

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, October 20, 2020 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

JMS Sales Conditional Use Permit Application (PL20-00239) Planning Commission consideration of a request for a conditional use permit to establish a mobile home sales office and model home display yard on adjoining properties totaling +/-1.21 acres zoned Community Commercial (CC) and located at 6075 & 6077 Clark Road and further identified as Assessor Parcel Nos. 053-101-022 & 027.

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 x423.

SUSAN HARTMAN
Planning Director

053-101-022-000
GUYNN INC
4561 GARDEN BROOK DR
CHICO CA 95973

053-101-009-000
GORMAN THOMAS G
6161 ERIKA DR
PARADISE CA 95969

053-101-025-000
WIPPLER ANDREAS & KATHARINA
PO BOX 1482
BLAIRSDEN CA 96103

053-101-036-000
WAUGH STEPHANIE
3585 WOODSON AVE
CORNING CA 96021

053-102-002-000
CARTLEDGE ROBIN
7 FOXFIELD LN
BLYTHEWOOD SC 29016

053-103-032-000
COOK RONALD & SHAUNDRA TRUST
11323 N BLOOMFIELD RD
NEVADA CITY CA 95959

053-103-040-000
F & F INVESTMENT CO ETAL

053-101-027-000
GUYNN INC
4580 GARDEN BROOK DR
CHICO CA 95973

053-101-015-000
DILLMAN TRUST
1027 COLMENA DR
CHICO CA 95926

053-101-026-000
GUYNN INC
4580 GARDEN BROOK DR
CHICO CA 95973

053-101-037-000
GRAY DEAN V & LEFFORGE
CHRISTIE N
6738 E MCLELLAN RD
MESA AZ 85205

053-102-016-000
DEWELL REVOCABLE INTER VIVOS
TRUST
14755 COUTOLENC RD
MAGALIA CA 95969

053-103-036-000
SAFEWAY INC
1371 OAKLAND BLVD SUITE 200
WALNUT CREEK CA 94596

053-103-041-000
F & F INVESTMENT CO ETAL

053-101-008-000
DEURLOO DOUGLAS S
1474 MTN VIEW AVE
CHICO CA 95926

053-101-023-000
GALVAN BONNIE JEAN & HIPOLITO
1037 E. GREENBRAE DR.
SPARKS NV 89434

053-101-034-000
DAVIS KEN & CANDACE
4050 AITKEN DAIRY RD
ROCKLIN CA 95677

053-102-001-000
STEIGER ROBERT O & ANGELA
THORNTON
1692 MANGROVE AVE #1010
CHICO CA 95926

053-102-017-000
XAYALATH SOMPHONE
1898 BIRD ST
OROVILLE CA 95965

053-103-037-000
99 PLUS GROCERY INC
598 E 8TH ST STE 140
CHICO CA 95928

053-103-042-000
SAYEGH BROTHERS INC
598 E 8TH ST STE 140
CHICO CA 95928

JMS
10-20-20

Allez à avery.com/gab

Étiquettes d'adresse Easy Peel

Pat. avery.com/patents

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
PO Box 356
Paradise, CA 95969

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928

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

Use Avery Template 5160

Bend along line to expose Pop-up Edge



Town of Paradise

PARADISE FIRE & RESCUE

767 Birch Street, Paradise, CA 95969
www.townofparadise.com
(530) 872-6264



Development Review

Project Name: JMS SALES CUP

Location: 6075, 6077 Clark Road, Paradise, CA 95969

APN: 053-101-022-000, 053-101-027-000

Applicant: Vernon Spencer

Project No. PL20-0000239

Date of Plan Review: August 31, 2020

Review conducted by: Chris Rainey, Fire Prevention Inspector 2

The scope of project: Proposed manufactured home sales use occupying two Community Commercial (CC) lots on Clark Road. Both parcels are unimproved, and applicant will use temporary structures for office and product models.

Development review was performed, and the following comments were generated:

Fire Protection Systems:

1. 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.

Standard Fire Conditions:

1. 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.

Thank you,
Chris Rainey
Fire Prevention Inspector 2
Town of Paradise
530-872-6291 x304

From: [Smith, Chris](#)
To: [Smith, Chris](#)
Subject: Construction Sales and Services CUP - 6077, 6075 Clark
Date: Wednesday, October 14, 2020 4:14:20 PM

Good morning Chris:

My comments for this project are as follows:

- Provide engineered site plan which incorporates:
 - Ingress/egress and parking delineation
 - Paved driveway(s) and parking (at a minimum for ADA accessibility stalls) – current driveways track sediment and gravel onto Clark Road
 - ADA accessible path of travel from the Public Right of Way to the Office/Model House
 - Drainage/Grading plan for site improvements (incorporating new paving and parking areas)
 - Verification of the sight distance being unobstructed from Maple Park Drive

Thank you,

Marc Mattox

Public Works Director | Town Engineer
Town of Paradise | 530-872-6291 x125

TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT REVIEW REQUEST

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

FROM: Christopher Smith, Associate Planner

REQUEST: Review and provide comment

DESCRIPTION OF PROJECT: Proposed manufactured home sales use occupying two Community Commercial (CC) lots on Clark Road. Both parcels are unimproved and applicant will use temporary structures for office and product models.

LOCATION 6075, 6077 Clark Road, Paradise, CA 95969

AP NOS.: 053-101-022-000, 053-101-027-000

APPLICANT: Vernon Spencer

CONTACT PHONE: 714-800-3439

RETURN DATE REQUESTED: 9-11-20

DATE DISTRIBUTED: 8-28-20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES
 YES, WITH CONDITIONS
 NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

N/A 

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**

DEVELOPMENT REVIEW REQUEST

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

FROM: Christopher Smith, Associate Planner

REQUEST: Review and provide comment

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APPLICANT: Vernon Spencer

CONTACT PHONE: 714-800-3439

RETURN DATE REQUESTED: 9-11-20

DATE DISTRIBUTED: 8-28-20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Approved onsite land use review on 7/29/2020 with conditions.
See attached. BL

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

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APPLICANT: Vernon Spencer

CONTACT PHONE: 714-800-3439

RETURN DATE REQUESTED: 9-11-20

DATE DISTRIBUTED: 8-28-20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

1. Accessible route of travel required from office to all units, and from public way to office. 2. MFH permit and inspections required for each unit. 3. Units must have ramps and landings to meet 2019 CBC requirements. 4. All units must be WUI compliant 5. All units must have a roof snow load of 30 psf. 6. Spacing between MFH's will need to be such as to allow accessible ramps and landings. - Greg Adams, CBO

PLEASE MAKE A COPY FOR YOUR RECORDS.

TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT REVIEW REQUEST

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

FROM: Christopher Smith, Associate Planner

REQUEST: Review and provide comment

DESCRIPTION OF PROJECT: Proposed manufactured home sales use occupying two Community Commercial (CC) lots on Clark Road. Both parcels are unimproved and applicant will use temporary structures for office and product models.

LOCATION: 6075, 6077 Clark Road, Paradise, CA 95969

AP NOS.: 053-101-022-000, 053-101-027-000

APPLICANT: Vernon Spencer

CONTACT PHONE: 714-800-3439

RETURN DATE REQUESTED: 9-11-20

DATE DISTRIBUTED: 8-28-20

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

- YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

APN 053-101-022-000 is not currently served by PID but may be required to establish a connection to PID if water service becomes necessary. APN 053-101-027-000 is currently served water through a 1" metered service connection. Code upgrades and other changes may require an increased service connection size. Costs to establish or increase service size are the responsibility of the property owner. Backflow prevention requirements apply to these parcels and are available through PID only. At the time of this response the Water Quality Advisory has not been lifted at these parcels. These comments apply to the domestic water supply only. Please contact our office @ 530-877-4971 for questions or assistance with requirements in this response.
 Colleen Boak, PE, Water Works Engineers, serving as PID District Engineer, 9/24/20,
 colleenb@wwengineers.com, 530-240-6180

NOTICE OF EXEMPTION

TO: File – [PL20-00239]; AP No. 053-101-022 & 027

FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: JMS Sales Conditional Use Permit

PROJECT APPLICANT: JMS Sales

PROJECT LOCATION: 6075 & 6077 Clark Rd, Paradise, CA.

PROJECT DESCRIPTION: Proposed Mobile Home Sales in the Community
Commercial zoning district.

APPROVING PUBLIC

AGENCY: Town of Paradise

PERSON OR AGENCY

CARRYING OUT PROJECT: JMS Sales

EXEMPT STATUS: General Rule Exemption (Section 15061)
 Ministerial (Section 15268)
 Emergency Project (Section 15269)
 Categorical Exemption
Section 15304; Class 4

REASON FOR EXEMPTION: The project consists of minor alterations to the land.

CONTACT PERSON: Susan Hartman, Planning Director
(530) 872-6291 x114

SIGNATURE:



Planning Director

Date: October 14, 2020

DEPARTMENTAL USE ONLY:

Receipt No. _____ Fee _____
Project No. _____

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

Applicant JMS Sales, Inc. & Vernon Spencer Phone 714.800.3439

Applicant's Mailing Address 3001 Red Hill Avenue #B1-106, Costa Mesa, CA 92626

Applicant's email address vernon.spencer@hotmail.com Fax 657.900.2055

Applicant's Interest in Property (Owner, Lessee*, Other*) Lessee

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

Owner's Name Guyann Inc. / Richard Guyann Phone 530.521.7416

Owner's Mailing Address 4580 Garden Brook Drive, Chico, CA 95973

Property Address 6075 & 6077 Clark Road, Paradise, CA 95969-4110 Parcel Size Lot Acres: 0.510 (6075) & 0.700 (6077)

Engineer (Name, Address) Jan Hill, JH Consulting, 14360 Mesa Court, Red Bluff, CA 96080

Engineer Phone 530.519.3160 Fax N/A Email pam.janhill@comcast.net

AP Number(s) 053-101-027-000 & 053-101-022-000 Zone CC Existing Use Vacant

Detailed project description: (attach additional sheets if necessary) _____

Manufactured Home Display Sales Lot
Temporary, not permanent set up of manufactured houses as a sales display lot for customers to look at models and options

Purpose of project: Manufactured Home Display Sales Lot

Radial distance to the nearest billboard Less than 50 (small billboard already on site)

Sq. ft. of proposed structure/project Approx. 4,512 Approx. no. yards of cut/fill N/A

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 100% (Vacant Lots)

Distance to nearest fire hydrant 50 feet & 100 feet Distance from centerline Less than 100 feet

Days/hours of operation: Days 7 Days/Week Hours 9am to 5pm Proposed no. of employees 2

Residential Density N/A Max. occupancy N/A Max. height of proposed structure/project 15 feet

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): Manufactured Homes

Method of sewage disposal? N/A

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

[NOTE: IF YES, PLEASE SUBMIT PAYMENT OF FEES TO "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.

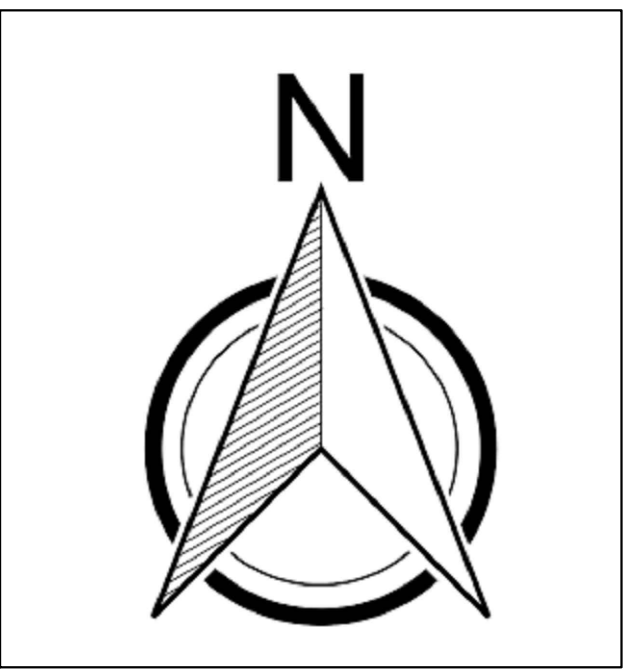
Applicant's Signature  Date 8/7/2020

Property 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.

SITE PLAN



scale 1"=20"

Lot 1:
 6077 Clark Road
 Paradise, CA 95969
 Parcel ID: 053-101-022-000
 Lot area: 0.70 Acres

Lot 2:
 6075 Clark Road
 Paradise, CA 95969
 Parcel ID: 053-101-027-000
 Lot area: 0.51 Acres

Owner:
 Guynn Inc. / Richard Guynn
 4580 Garden Brook Drive
 Chico, California 95973
 Phone: 530-521-7416

Plot Size: 24"x36"

