



# TOWN OF PARADISE

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## PLANNING COMMISSION AGENDA

July 17, 2012

6:00 PM

### CALL TO ORDER

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

### ROLL CALL

#### 1. APPROVAL OF MINUTES - SWEAR IN - APPOINTMENT OF CHAIR/VICE CHAIR

- 1a. Approve minutes from the Regular meeting of June 19, 2012 and Special Meeting of June 25, 2012.
- 1b. Adopt Resolution No. 12-02, A Resolution of Appreciation for Outgoing Planning Commissioner Craig Woodhouse
- 1c. Swearing in of Newly Appointed Planning Commissioner James Clarkson and Re-Appointed Planning Commissioner Greg Bolin. (TOWN CLERK)
- 1d. Roll Call of New Planning Commission
- 1e. Appointment of Planning Commission Chair and Vice-Chair for the 2012/2013 Fiscal Year.
  - a. Appointment of Chairman (Secretary Presiding)
  - b. Appointment of Vice-Chairman (Appointed Chairman Presiding)

#### 2. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

### 3. PUBLIC COMMUNICATION

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

#### \*\*\* PUBLIC HEARING PROCEDURE \*\*\*

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

**NOTE:** Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for **a maximum of five minutes** unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

### 4. CONTINUED PUBLIC HEARING

- 4a. Conduct a public hearing regarding GRAND SIERRA LODGE General Plan Amendment/Property Rezone (PL12-00075), Conditional Use Permit (PL12-00073) and Tree Felling Permit (PL12-00074) applications seeking site development design and site improvement/building construction approval from the Town of Paradise to authorize the development of a vacant 1.66 acre property with a 19,972 square foot assisted living facility consisting of one single story building containing thirty bedrooms, along with related site improvements on property located at 6983 Pentz Rd, Paradise, AP No. 050-082-023. An adjacent property (AP No. 050-082-105) currently developed for religious assembly purposes is also proposed to be rezoned to better accommodate and recognize the existing land use and (2) Approve Resolution No. 12-03, a Resolution of the Paradise Planning Commission recommending Town Council adoption of a Paradise General Plan Land use Map Amendment and Rezoning of Certain REal Property with the Town of Paradise (Martin; PL12-00075)

### 5. PUBLIC HEARING

None.

### 6. OTHER BUSINESS

- 6a. Confirmation of Chairman or Designee as Planning Commission Representative to the Town of Paradise Development Impact Fees Adjustment Board during FY 2012-2013 (Requirement of PMC Section 3.40.070)

- 6b. Appointment of two Planning Commission Representatives to serve upon the Town of Paradise Landscape Committee (appeals body) during the FY 2012-2013 (Requirement of PMC Chapter 15.36)

**7. COMMITTEE ACTIVITIES**

- a. None to report

**8. COMMISSION MEMBERS**

- a. Identification of future agenda items (all Commissioners/Staff)

**9. ADJOURNMENT**

**PARADISE PLANNING COMMISSION**

**June 19, 2012 - 6:00 p.m.**

**Paradise Town Council Chambers  
5555 Skyway, Paradise, CA**

**M I N U T E S**

**CALL TO ORDER**

The meeting was called to order by Chair Grossberger at 6:00 p.m.

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

**ROLL CALL**

Present at roll call were Commissioners Bolin, Jones and Chair Grossberger. Commissioners Zuccolillo and Woodhouse were not present. Community Development Director Craig Baker and Assistant Planner Susan Hartman were also present.

**1. APPROVAL OF MINUTES**

**a. Regular Meeting of May 15, 2012.**

It was moved by Commissioner Bolin, seconded by Chair Grossberger to approve the minutes of the May 15, 2012 Planning Commission meeting as submitted by staff.

**VOTE:** AYES: Commissioners Bolin, Chair Grossberger.

NOES: None. ABSTAIN: Jones. ABSENT: Zuccolillo and Woodhouse.

**MOTION CARRIES.**

**2. COMMUNICATION**

**a. Recent Council Actions**

Mr. Baker reported on Town Council actions of the June 5th meeting. Town Council acknowledged receipt of the Planning Commission General Plan Status Report and the Housing Element Annual Progress Report. Town Council also reappointed Commissioner Bolin and appointed Jim Clarkson to four-year terms on the Planning Commission. The Town Council will also be holding a Special meeting on Wednesday, June 20, 2012 to discuss the Town's budget schedule and the CALFIRE proposal for fire services.

**b. Staff Comments – None.**

**3. PUBLIC COMMUNICATION – None.**

**4. CONTINUED PUBLIC HEARING – None.**



## 5. PUBLIC HEARING

### 5a. Item for which an environmental document (Negative Declaration) is proposed to be adopted:

**GRAND SIERRA LODGE** General Plan Amendment/Property Rezone (PL12-00075), Conditional Use Permit (PL12-00073) and Tree Felling Permit (PL12-00074) applications seeking site development design and site improvement/building construction approval from the Town of Paradise to authorize the development of a vacant 1.66 acre property with a 21,285 square foot assisted living facility consisting of one single story building containing thirty bedrooms, along with related site improvements on property located at 6983 Pentz Rd, Paradise, AP No. 050-082-023.

Mr. Baker stated that on June 6, 2012 the project applicant submitted a written request to postpone the public hearing to a future date to accommodate design changes and an amended rezone request. The environmental document that has already been circulated for the project will need to be amended to reflect changes to the project. Staff will re-circulate the amended initial study for the project and will send out a new notice of availability to the nearby property owners. It will not be necessary to continue the hearing to a date specific due to the mail out that will notify the neighbors of the next public hearing.

Mr. Baker explained that the Planning Commission may open the public hearing to receive public comment from those in attendance, but there is no staff recommendation for action or information that has been distributed and no decision should be made tonight regarding the project.

Mr. Baker stated that the project applicant did not acquire access to the piece of property for the fire access which is one of the reasons for the redesign and request of re-zoning. Additionally, the church property is currently zoned RR 2/3acre minimum and this could represent an opportunity for the Church property to be rezoned, for purposes of zoning conformity, without any cost to them.

The Planning Commissioners agreed to hear public comment.

Chair Grossberger opened the public hearing at 6:09 p.m.

1. Barbara Dunivan-Elder, Mulberry Lane, lives on the North side of the proposed project, delivered a letter to Mr. Baker addressing concerns of the project; wanted to know that if there were changes to the proposed plan and if they will they have the opportunity to review the new plans and are concerned that there is no Environmental Impact Report (EIR) for the project.
2. Gerald Gadbury, Mulberry Lane, lives North of the project, has concerns with the project due to the fact that he has had failed leach lines and wants to know what will happen with the leach lines on that property; is concerned with traffic issues because the road is narrow and elderly people are slow when turning and that there is no plan for a turn lane; and wants to know if the parking lot will be lighted, where the garbage will be located and is concerned that there was no EIR done.

3. Michelle Hooper, Apple View Way, lives directly across from the project and wants to know what impact the zoning change will have on her property value, is concerned with traffic safety, she currently has trees to look at and the entrance of the project will remove the trees, and is concerned with the noise from ambulances, the disruption to the wildlife and smell from the garbage.

Mr. Baker stated that there is other Community Services (CS) zoning in the area and that single family residences are permitted in the CS zone along with churches, convalescent homes and gyms which are also in the area.

4. Roger Klaves, Mulberry Lane, thinks the footprint of the project is too large for the size of the property and wants to know where the water will go when it rains significantly.

Mr. Baker stated that no project of this type is accepted for review by the Town unless it is accompanied by engineered drainage analysis submitted with the plans. This project includes a proposal for a subsurface detention facility underneath the parking area which will channel the storm water runoff to the Pentz road right of way and that that facility is also designed to allow some of the storm water to percolate into the soil and meter the rest of the water out so it mimics pre-development conditions.

5. Roger Klaves, also a member of Our Divine Savior Church where there were previous water issues with the Bille Road extension project that almost flooded the church building, suggested that the potential water issue needed to be mitigated prior to approval of the project.
6. Gerald Gadbury stated that there would need to be a lot of engineering and a big ditch should be sloped away from Pentz and not toward it to handle the rain water
7. Barbara Dunivan-Elder, asked if the proposed builders were able to gain access to the easement, because as it appears currently in the plan, that is where the garbage access will be.

Chair Grossberger closed the public hearing at 6:23 p.m.

Commissioners asked about the negative declaration and if there was a CEQA report for the project.

Mr. Baker stated there was a proposed Negative Declaration and an initial study that was developed for the project, but not a Mitigated Negative Declaration because there were no significant adverse environmental impacts identified in the initial study, that is why no Environmental Impact Report (EIR) is proposed to be required.

Mr. Baker also shared that most of the effects that have been mentioned today have been taken into consideration and, if the project is approved, will be recommended to be addressed with the conditions of approval prior to any approval of the project. The Planning Commission can act upon the Use Permit and recommendation for the rezone, but the Town Council will make the final approval of the General Plan Amendment and the rezone.

Chair Grossberger re-opened the public hearing at 6:25 p.m.

1. Barbara Dunivan-Elder requested a copy of the Negative Declaration and inquired about the statement of conditions.

Mr. Baker stated that the List of Conditions will not be created until staff's recommendations have been submitted to the Planning Commission for consideration.

2. Al Elder, Mulberry Drive, asked about the easement for the project and the use of heavy trucks.

Mr. Baker stated that the easement will not be part of the project due to lack of legal access.

Chair Grossberger closed the public hearing at 6:31 p.m.

It was moved by Commissioner Jones, seconded by Commissioner Bolin to continue the public hearing for the Grand Sierra Lodge to a date uncertain.

**VOTE:** AYES: Commissioners Bolin, Jones and Chair Grossberger.

**NOES:** None. **ABSTAIN:** Jones. **ABSENT:** Zuccolillo and Woodhouse.

#### **MOTION CARRIES.**

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

**MEANS (CLASSIC AUTO BODY)** Use Permit Modification (PL12-00144) Application seeking Town approval to modify the terms and conditions (days and hours of operation) of a previously approved use permit on property located at 6036 Foster Rd, Paradise, AP No. 052-201-031.

Susan Hartman, Assistant Planner, stated that this public hearing is for a request to modify a previously approved Use Permit. The Planning Commission first approved the original application in May, 2002 with 14 Conditions of approval. A use permit modification was requested and approved in August, 2002 removing the condition requiring that parcel nos. 052-201-031 and 052-201-032 be merged for parking facilities.

On May 29, 2012, project applicant/owner, Claude Means, submitted the request to modify Condition No. 13 of the modified use permit. Condition No. 13 of the modified use permit currently prohibits the generation of noise clearly audible across a residential or commercial zoned property boundary between the hours of 7:00 p.m. and 7:00 a.m. or anytime on Sundays or holidays. The new request is that the business be viewed under different definitions under the Noise Ordinance. The original application approval was associated with the "Construction or Demolition" definition which prohibited operating equipment after 7:00 p.m. or on Sundays or holidays. The modification request asks that the business be viewed as the "Domestic Power Tools and Machinery" definition which would allow him the ability, if needed, to operate daily until 10:00 p.m. and on Sundays and holidays.

Commissioners asked how loud the noise is from the business.

Ms. Hartman stated that complaints in the past were related to paint fumes, not noise and Butte County Air Quality Management District (BCAQMD) stated that there was no health risk detected from the business.

Chair Grossberger opened the public hearing at 6:40 p.m.

1. Claude Means, project applicant, stated that when he first opened his business he had the same person complain every day for the first year to BCAQMD even though he was doing everything legally and within the approved conditions. Today, Mr. Means circulated a petition around the neighborhood informing them of his modification request and it was signed by all the neighbors, except one, who did not have his partners approval, but all others were supportive. Mr. Means said that he wants to serve the community and will only work late when necessary to do emergency repairs. Everything is self contained and the noise is limited.
2. Tom Kelly, stated that he does not know Claude Means, but that the shop is clean and that is the kind of business we need in town.
3. Lauren Gill, Assistant Town Manager, stated that Classis Auto Body is a top sales tax generator in Town, was reluctant about the business when it first opened, but has never heard a complaint, it is well run, looks good and appreciates consideration of the Planning Commissioners to approve the request.

It was moved by Commissioner Bolin, seconded by Commissioner Jones to approve the use permit modifications (PL12-00144) for Claude Means (Classic Auto Body) and directed staff to re-issue the Means (Classic Auto Body) use permit on the property located at 6036 Foster Rd, Paradise, AP No. 052-201-031 with the following working for Condition No. 13:

13. *“The operation of pneumatic tools, compressors, motors, engines or hand tools, any of which are associated with the automotive service and capable of generating noise clearly audible across a residential or commercial zoned real property boundary shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.”*

**VOTE:** AYES: Commissioners Bolin, Jones and Chair Grossberger.

**NOES:** None. **ABSTAIN:** None. **ABSENT:** Zuccolillo and Woodhouse.

### **MOTION CARRIES.**

Assistant Planner Hartman stated that there will be a seven-day appeal period prior to the final permit being issued.

#### **5c. Item to be determined exempt from environmental review:**

Consider Adoption of a Resolution Recommending Town Council Adoption of Paradise Municipal Code Zoning Regulations Text Amendments Related to Off-Street Parking Regulations

Mr. Baker presented a staff initiated proposal to amend the Town’s parking regulations that will enhance the Town’s ability to assist in commercial/retail land uses and promote economic development.

Mr. Baker stated that if the amendments were ultimately adopted by Town Council they would establish a new section in the parking regulations that (1 would create a safety valve to allow new or existing land uses a reduction in parking requirements through the administrative permit process, no public hearing would be required, upon the town making certain findings that the reduction is necessary; (2 raise the threshold requiring a loading space from 10,000 square feet of building area to 15,000 square feet of building area; and, (3 lower the parking requirement

by 20% for “retail sales and services” land uses from one parking space per every 200 square feet to one parking space per every 250 square feet.

Mr. Baker explained that the benefits of the amendments would be reduced costs for businesses to become established, increase inventory of properties available to be developed for retail land uses, opportunities for more floor space, increased conformity for existing retail land uses and environmental benefits that could include decrease in storm water run-off, decrease in water pollution, tree retention, preservation of landscaped areas, and promote General Plan policies especially for economic development.

Mr. Baker Further indicated that Town staff has discussed the proposed amendments with the Town Attorney and determined that the proposed text amendments are minor in nature and there is no possibility that adoption and implementation of the amendments would result in a direct and significantly adverse effect upon the environment. Therefore, the proposed amendments can be found to be exempt from the requirement of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15332.

Chair Grossberger opened the public hearing at 7:03 p.m.

1. Lauren Gill, Assistant Town Manager, thanked staff for doing a good job, stated that this is a timely issue, would provide a benefit to local businesses and supported the proposed changes.

Mr. Baker stated that the Town Engineer would still have discretion to increase the number of required parking spaces if needed.

Chair Grossberger closed the public hearing at 7:06 p.m.

Commissioners agreed that this is something that was previously discussed and will help improve economic development.

It was moved by Commissioner Jones, seconded by Commissioner Bolin to approve Planning Commission Resolution No. 12-01, a Resolution of the Paradise Planning Commission recommending Town Council Adoption of Text Amendments to Chapter 17.38 of the Paradise Municipal Code Relative to Off-Street Parking Regulations.

**VOTE:** AYES: Commissioners Bolin, Jones and Chair Grossberger.

NOES: None. ABSTAIN: None. ABSENT: Zuccolillo and Woodhouse.

#### **MOTION CARRIES.**

**6. OTHER BUSINESS– None.**

**7. COMMITTEE ACTIVITIES - None**

**8. COMMISSION MEMBERS**

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

Mr. Baker stated that the Grand Sierra Lodge project will be on either the July or August Planning Commission agenda.

**9. ADJOURNMENT**

The Planning Commission meeting was adjourned at 7:11 p.m.

Date Approved:

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April Grossberger, Chair

Attest:

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Dina Volenski, Assistant Town Clerk

**SPECIAL MEETING  
PARADISE PLANNING COMMISSION  
June 25, 2012 - 6:00 p.m.  
Paradise Town Council Chambers  
5555 Skyway, Paradise, CA**

**M I N U T E S**

**CALL TO ORDER**

The meeting was called to order by Vice Chair Bolin at 6:00 p.m.

**ROLL CALL**

Present at roll call were Commissioners Jones, Woodhouse, Zuccolillo and Vice Chair Bolin. Chair Grossberger was not present. Community Development Director Craig Baker was also present.

**1. PUBLIC HEARING**

- a. **FEATHER RIVER HOSPITAL TREE FELLING PERMIT APPLICATION (PL12-00158):** Request for town approval of a tree felling permit proposing the felling of +/-23 qualifying trees upon a +1.0 acre property zoned Community Services (CS) located at 1933 Peach Lane (AP No. 053-271-006) to facilitate construction of a +/- 13,109 square foot outpatient medical office affiliated with the adjacent Feather River Hospital.

Community Development Director Baker stated that Feather River Hospital is requesting approval to fell 23 qualifying trees on a one acre property located at 1933 Peach Lane to accommodate the establishment of a 13,000 square foot medical office and parking facility. The project development will occur in a single phase with several site improvements. The exterior design is heavy wood beam and isolated spread foundations similar to the recently completed emergency room, and there will be a standing seam metal mansard roof.

The primary access to the project is Peach Lane, a private road owned by the hospital. The proposed methods of sewage disposal will be a tightline pipe connected to the existing clustered wastewater treatment and disposal facility serving the hospital that has ample reserve capacity to accommodate the new facility, alleviating the need for an onsite leach field.

The project site is presently improved with a single-family dwelling and also contains 23 qualifying ponderosa pine and black oak trees that need to be felled to accommodate the project. Seven native samplings also exist on the site that qualify as replacement trees or mitigation trees and will be protected and incorporated into landscape plans. The landscape plans may not be able to accommodate all 23 required replacement trees even with the seven (7) trees and the hospital may have to pay the mitigation fees.

The zoning for this project is designated as Community Services (CS), allowing medical offices as a permitted land use, but the CS does not permit commercial timber harvesting. This is not considered commercial timber harvesting due to the fact that the trees are being felled in order to accommodate development of the property and just for commercial purposed. Additionally,

since the proposed land use is enumerated as a permitted land use in the CS zone, it is ministerial in nature and therefore not subject to the California Environmental Quality Act (CEQA).

Town tree felling regulations require that a written certification be submitted by a Registered Professional Forester or Arborist certifying that all 23 qualifying trees must be felled to accommodate the proposed project. The Planning Commission may approve the tree felling permit if it finds that the proposed trees need to be felled to accommodate the project.

Staff's analysis indicates that the application is complete and eligible to be approved by the Planning Commission. Mr. Baker requested that if approved, the Planning Commission add an additional finding stating that the tree felling activity is categorically exempt from CEQA.

Mr. Baker stated that the tree mitigation fee is in a fund, primarily to replace trees and maintain street trees. The mitigation fee is \$175 per tree.

Vice Chair Bolin opened the public hearing at 6:12 p.m.

1. Carol Michaelson, Feather River Hospital (FRH) Project Manager and Facilities Director, stated that the building project will provide better patient care by taking pressure off the main hospital, minor operative and GI procedures and everything will happen in the facility and Feather River Hospital has been planning this project for several years and just recently received corporate approval.

Commissioner Zuccolillo asked about trees on the lot and why they can't be saved.

2. Tom Gomez, FRH onsite Certified Arborist, stated that the trees cannot be salvaged due to the grade cuts that have to be made in the parking lot and if done would leave them vulnerable. He stated that if it was a different time of year when the trees were dormant, and there were time, then maybe some trees could have root pruning done, but this is the wrong time of year and they would ultimately die making it necessary to remove all 23 of the trees prior to construction.

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

Commissioner Woodhouse announced that after discussion with the Town Attorney, since he is on the governing board of the hospital, that he would abstain from voting on this item.

Commissioners asked if the sapling trees are used towards the replacement trees or if it is possible to require all 23 trees be replaced and if the trees need to be planted on the parcel or if they could be planted on hospital property.

Mr. Baker explained that if all 23 replacement trees cannot be replaced on the property and incorporated into the landscape design then the mitigation fee will need to be paid for the remaining trees that cannot be placed on the site and that the seven (7) saplings are not part of the replacement trees. The saplings must meet certain criteria for mitigation trees then they will offset the number of replacement trees required to be put on the site, which would equal 16 replacement trees.

Mr. Baker also stated that the only way the replacement trees could be planted on hospital property and count toward the replacement requirement would be if the two parcels were merged.



Mr. Baker explained that the mitigation fee can be used for tree related activity including education, maintaining existing trees in town or purchases of new street trees for future public works projects.

Commissioner Jones asked about the discretion of the Planning Commission regarding the tree mitigation issue.

Mr. Baker stated that the tree ordinance allows developers to use saplings to offset replacement requirement by a certain percent.

Mr. Gomez stated that it was his opinion that there was enough room to accommodate between 16 and 20 15-gallon replacement trees.

A Feather River Hospital representative stated that the landscape architect had not yet started on the project, but would be better able to determine the actual number of replacement trees once he begins work on the project.

It was moved by Commissioner Zuccolillo, seconded by Commissioner Jones to approve the findings as provided by staff and approve the Feather River Hospital tree felling permit application (PL12-00158), authorizing the felling of up to twenty-three (23) qualifying ponderosa pine and black oak trees on property located at 1933 Peach lane (APN 053-271-006), subject to the following conditions and suggested additional finding added by staff:

#### **FINDINGS FOR APPROVAL**

- A. The Feather River Hospital tree felling permit application meets the criteria for conditional tree felling permit approval as outlined within PMC Section 8.12.090 because the proposed tree felling activity is necessary to accommodate the establishment of a medical office facility upon land that is planned to accommodate such a land use.
- B. The proposed tree felling activity, as conditioned, is consistent with applicable Town zoning regulations regarding commercial timber harvesting.
- C. *The proposed tree felling activity is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15304 Class 4.*

#### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF TREE FELLING PERMIT**

- 1. Secure the issuance of a construction permit for any required septic system construction permit for the proposed medical office facility.
- 2. File any required building permit applications for the proposed medical office facility with the Town Building Official/Fire Marshal.

## **GENERAL CONDITIONS**

3. Required landscape plans for the proposed medical office facility shall be designed to accommodate native saplings proposed to be protected on the site as replacement trees and shall include all other required replacement trees. Replacement tree species shall be selected for their ability to compensate for the loss of large native trees on the site.
4. All native saplings proposed to be protected on the site as replacement trees shall be protected during construction activities in a manner consistent with the Town of Paradise Suggested Practices for Protection of Trees on Commercial, Quasi-Public and Multi-Family Residential Construction Sites.
5. A certified arborist shall be engaged by the applicant to oversee the employment of tree protection measures during all related project site improvements construction.

**VOTE:** AYES: Commissioners Jones, Zuccolillo, and Vice Chair Bolin. NOES: None.  
**ABSTAIN:** Woodhouse. **ABSENT:** Chair Grossberger.

### **MOTION CARRIES.**

Community Development Director Baker stated that the decision of the Planning Commission may be appealed to the Town Council within 10 days of this meeting date.

The Planning Commission meeting was adjourned at 6:30 p.m.

Date Approved:

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Greg Bolin, Vice Chair

Attest:

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Dina Volenski, Assistant Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION  
RESOLUTION NO. 12-02**

**A RESOLUTION OF THE PARADISE PLANNING COMMISSION  
COMMENDING CRAIG WOODHOUSE FOR HIS SERVICE TO THE TOWN OF PARADISE**

**WHEREAS, CRAIG WOODHOUSE** has faithfully served the Town of Paradise as Planning Commissioner since June 22<sup>nd</sup>, 2004; and

**WHEREAS**, during his tenure **CRAIG WOODHOUSE** served for a specific time period on the Development Impact Fees Adjustment Board, the Landscape Committee, the Tree Permit Review Committee and served as Planning Commission Chairman and Vice-Chairman; and

**WHEREAS**, the citizens of the Town of Paradise have benefited from the efforts of **CRAIG WOODHOUSE**; and

**WHEREAS**, his work as a Planning Commissioner for the Town of Paradise has been greatly appreciated; and

**WHEREAS**, the orderly growth of the Town of Paradise has been enhanced by his persistent efforts to pursue progressive improvement to the Town of Paradise; and

**WHEREAS**, the Paradise Planning Commission will greatly miss his insight concerning the needs and desires of the majority of the citizens of the town; and

**WHEREAS**, the Paradise Planning Commission wishes him the very best in the future.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

**THE PLANNING COMMISSION OF THE TOWN OF PARADISE** hereby commends **CRAIG WOODHOUSE** with gratitude for his service to the community of Paradise.

**PASSED AND ADOPTED** by the Paradise Planning Commission on this 17<sup>th</sup> day of July, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Planning Commission Chair

ATTEST:

\_\_\_\_\_  
Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION STAFF REPORT  
PLANNING STAFF REPORT  
MEETING DATE: July 17, 2012**

**FROM:** Craig Baker, Community Development Director  
**SUBJECT:** Grand Sierra Lodge General Plan Amendment/Rezone (PL12-00075), Use Permit (PL12-00073) and Tree Felling Permit (PL12-00074) Applications  
**DATE:** July 10, 2012

**AGENDA NO. :**  
**APN 050-082-023 & 105**

**GENERAL INFORMATION:**

**Applicant:** Bill and Ann Martin  
5806 Acorn Ridge Drive  
Paradise, CA 95969

**Location:** 6975 and 6983 Pentz Road

**Requested Action:** Use permit, General Plan amendment/rezone and tree felling permit applications to establish a thirty room community care facility on a vacant 1.66 acre property. An adjacent property developed for religious assembly purposes is proposed to be included in the land use/zoning designation change.

**Purpose:** Provide assisted living care and recognize an existing religious assembly land use

**Present Zoning:** Rural Residential-2/3 acre minimum (RR-2/3)

**General Plan Designation:** Rural Residential (RR)

**Existing Land Use:** Vacant/religious assembly

**Surrounding Land Use:**

North:	Medium density residential
East:	Pentz Road
South:	Single-family residential/religious assembly
West:	Medium density residential

**Parcel Sizes:** 1.66 acres (vacant); 4.16 acres (existing religious assembly)

**CEQA Determination:** Negative Declaration

**Other:** An appeal of the Planning Commission's action for the use permit and General Plan amendment/rezone can be made within seven (7) days of the decision date. An appeal of the Planning Commission's action for the tree felling permit application can be made within ten (10) 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/property owner is requesting approval from the Town of Paradise to establish a development project consisting of a single-story, 19,972 square foot Community Care (assisted living) facility accompanied by an on-site paved parking facility containing twenty parking spaces, an engineered on-site wastewater treatment and disposal system, a subsurface storm water detention system, driveway access connecting to Pentz Road and on-site landscaping.

Pursuant to the Town's zoning ordinance regulations, a conditional use permit is required to establish a community care facility in Town-assigned zoning districts. Accordingly, the project developer has included a conditional use permit application with project application materials submitted to the Town.

Due to the design of the project relative to building coverage and impervious coverage limitations in the RR-2/3 zoning district, the project developer has also included an application requesting a General Plan amendment/property rezone from the current RR-2/3 zoning to a land use designation and zoning of Community Services (CS).

Construction and installation of proposed project improvements will result in the felling and removal of approximately thirteen pine, fir and oak trees large enough to be subject to the issuance of a Town of Paradise tree felling permit. Accordingly, the project applicants have also included a completed tree felling permit application with other project application materials.

The proposed hours of operation for the community care facility is twenty-four hours per day, seven days per week, including holidays. The estimated maximum number of employees in the proposed complex is five during the day shifts and two overnight, for a total of twelve employees. The estimated maximum number of clients expected to be cared for at the facility is thirty.

The project applicant is proposing to establish contemporary architectural building design using stone accents, exposed heavy wood support beams, architectural roofing materials and earth-toned exterior colors. Please refer to the proposed project site plan, building elevations and floor plan following this discussion.

In consideration of the existing pattern of zoning classifications and land uses in the area, the Town Planning Director, on behalf of the Town of Paradise, is recommending a proposed expansion of the request for a land use and zoning designation change to CS to include one other abutting parcel currently zoned RR-2/3. This abutting parcel is presently developed with

Grand Sierra Lodge  
Agenda No.

the facilities of the Paradise Ridge Southern Baptist Church. It is the opinion of the Planning Director that the established land use and substantial improvements on the 4.16 acre site oriented toward religious worship would benefit from a change from residential zoning to a zoning classification that is more accommodating for such land uses. If approved, the expanded property rezone would consist of a 5.82 acre land area. There are no current plans to expand the existing church facilities on the site.

**ANALYSIS:**

Pursuant to Title 17 of the Paradise Municipal Code, the establishment of a community care facility service facility on the project site is subject to town approval of a conditional use permit. Accordingly, the project applicant filed a use permit application with the Town of Paradise on March 21, 2012.

A proposed negative declaration based upon the findings of an initial study concerning the proposed project application has been prepared by staff. Potential environmental impacts associated with the proposed and related parcel map application are identified within the initial study. It has been determined by staff that the proposed project, if prudently conditioned, would not result in a significant adverse effect on the environment because no potentially significant adverse environmental impacts were identified during the preparation of the initial study document. Therefore, the project, if approved, will not result in direct and significant adverse effects upon the existing environmental setting.

The project has received favorable responses from commenting agencies and appears to be a reasonable location for the establishment of a community care facility of the type proposed. The design of the proposed project is in compliance with all applicable zoning regulations, can be found to be consistent with applicable Paradise General Plan policies and would be compatible with the surrounding land uses.

Please refer to the enclosed initial study and proposed negative declaration for a more detailed description of the existing environmental setting and an analysis of potential environmental impacts associated with the proposed project.

**ANALYSIS CONCLUSION:**

After reviewing the characteristics of the site, in conjunction with the nature of development in the surrounding area and the circumstances associated with this development project, it is staff's position that the requested General Plan amendment and rezone request is reasonable and

Grand Sierra Lodge  
Agenda No.

appropriate. Therefore, staff endorses Planning Commission adoption of a resolution to be forwarded to the Town Council, recommending their adoption of a General Plan amendment by resolution action and an ordinance to assign CS zoning to the affected parcels. A Planning Commission Resolution supporting a recommendation for approval of the General Plan amendment and rezone request is attached with this staff report for Planning Commission consideration and recommended adoption.

In addition, it appears that the Grand Sierra Lodge use permit and tree felling permit applications are complete, consistent with applicable Town zoning regulations and General Plan policies and eligible to be approved by the Planning Commission, pursuant to the requirements of PMC Title 17 and PMC Chapter 8.12. Accordingly, staff has developed a list of recommended conditions of project approval to insure the orderly development of this portion of the Paradise community and endorses Planning commission approval of the Grand Sierra Lodge project applications, based upon the following recommended findings:

**FINDINGS FOR APPROVAL:**

1. Find that, **as conditioned**, the proposed project could not have a significant effect on the environment and adopt the negative declaration prepared by staff for the Grand Sierra Lodge project.
2. Find that the project, **as conditioned**, is consistent with the requested Community Services land use designation and is consistent with the development goals, objectives and policies of all applicable General Plan elements.
3. 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.
4. Find that the project, as conditioned, will not detrimentally effect existing plant and animal life in the project vicinity for the following reasons:
  - a. The project is located within an area that has been altered from its natural state by long-established agricultural, community service and residential land uses and supporting infrastructure;
  - b. No known outstanding wildlife habitat exists in the immediate project vicinity;
  - c. No known rare or endangered plants exist in the immediate project vicinity.

Grand Sierra Lodge  
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5. Find that the Grand Sierra Lodge tree felling permit application meets the criteria for conditional tree felling permit approval as outlined within PMC Section 8.12.090 because the proposed tree felling activity is necessary to accommodate the establishment of the proposed development project.
6. Find that the proposed tree felling activity, as conditioned, is consistent with applicable Town zoning regulations regarding commercial timber harvesting.

**RECOMMENDATION:**

After closure of the scheduled public hearing, **ADOPT A MOTION TO:**

1. Adopt Planning Commission Resolution No. 12-03, recommending Town Council approval and adoption of a new Community Services (CS) General Plan land use designation and new Community Services (CS) zoning to be assigned to certain real properties within the Town of Paradise.
2. **FURTHER MOVE** to approve the proposed Grand Sierra Lodge use permit and tree felling permit applications (PL12-00073 and PL12-00074) subject to the following conditions:

**GENERAL CONDITIONS**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Unless otherwise noted, it shall be the sole responsibility of the project developer to implement, monitor and fulfill the requirements of all conditions assigned to this use permit.
3. All work within the Pentz Road 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. Establish and maintain on-site parking facilities and pavement markings in accordance with all town parking ordinance regulations and the requirements of the Town Engineer.



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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. If any archaeological resources are uncovered during project construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery.
7. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review and the payment of the appropriate processing fees.
8. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

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

**ROADS AND ACCESS**

9. Submit and secure Town Engineer approval of six (6) copies of design plans for the construction of public street improvements along the Pentz Road frontage of the site in accordance with the requirements of the Town Engineer. Pay appropriate fees, provide the appropriate bonds and insurance certificates, obtain town issued encroachment permit and construct all design-approved work in the right of way (including driveway approach and utility connections). All design features shall meet ADA requirements, Town ordinances, accepted engineering standards and the requirements of the Town Engineer. Street frontage and driveway improvement plans must be approved **PRIOR** to the construction or installation of the required facilities.
10. If deemed necessary by the Town Engineer, deed sufficient right-of-way along project frontage of Pentz Road to the Town of Paradise to provide a minimum of 2.5 feet clear public right-of-way behind new or existing street improvements.

**DRAINAGE**

11. Provide a final design solution for drainage per requirements of the Town Engineer and the **INTERIM DRAINAGE DESIGN GUIDELINES prepared April 2, 1998**. Drainage facilities shall be designed in a manner that provides for the establishment of all necessary drainage improvements to accommodate existing and additional project induced drainage flows without generating any off-site adverse effects.

**SANITATION**

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

**SITE DEVELOPMENT**

13. Submit three (3) copies of a detailed engineered site development and improvements plan showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including final parking facility design and site drainage design) and submitted to the Public Works Department (engineering division) for review and approval. Pay required site plan checking fee. Construction and drainage improvement plans must be approved **PRIOR TO CONSTRUCTION** or installation of the required facilities.
14. Provide directional signs and pavement markings requiring one-way traffic flow for the on-site parking facility in a manner deemed satisfactory to the Town Engineer. Signs and markings shall designate the south driveway encroachment as an entry only and the north driveway as an exit only.
15. Show all easements of record on the site development and improvements plan as well as a fifty-foot building setback line measured from the centerline of Pentz Road. Show a minimum 25-foot setback between storm drainage facilities and leach fields (primary and replacement).
16. Apply for and secure Town issuance of a grading permit satisfying all Engineering Division

Grand Sierra Lodge  
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requirements and the current town adopted edition of the Uniform Building Code. Pay applicable grading permit fees per current fee schedule.

17. Properly abandon or relocate any easements that conflict with the design of the project.
18. Submit a detailed storm water pollution prevention plan (**SWPPP**) to the State Regional Water Quality Control Board (along with the appropriate filing fee). Provide a copy of this approved plan to the Town of Paradise prior to initiation of grading activities.
19. Submit a detailed soil erosion prevention plan to the Town Public Works Department for approval by the Town Engineer **PRIOR** to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.04.280.
20. Submit a detailed dust emissions control plan to the Town Public Works Department for approval **PRIOR** to the start of any earthwork.
21. Meet the requirements of the Town Building Official/Fire Marshal regarding submittal of construction plans, interior automatic fire sprinkler plans, building permit applications, and all applicable Town adopted construction and fire code requirements.

**FIRE PROTECTION**

22. Meet the project requirements of the building safety services division development review comments/conditions dated May 30, 2012 that are required to be fulfilled prior to the issuance of a building permit and any revisions thereto on file with the Town Development Services Department.

**WATER**

23. Meet all requirements of the Paradise Irrigation District (PID) in accordance with written project review comments received from PID staff dated March 22, 2012 and any revisions thereto on file with the Town Development Services Department. Provide material evidence of having fulfilled this condition to the Town Development Services Department (building safety division).

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

**ROADS AND ACCESS**

24. Construct and install required project site frontage improvements in accordance with approved frontage improvement plans
25. Submit reproducible "as-built" improvement plans for Pentz Road street improvements.

**SITE DEVELOPMENT**

26. Construct all necessary site, drainage, access, wastewater treatment/disposal and other facilities improvements as required by the Town Engineer and the Town Onsite Sanitary Official. All construction shall be in conformance with generally acceptable engineering and construction practices.
27. Submit landscaping plans and application fee to the Development Services Department (planning division) in accordance with Paradise Municipal Code requirements. **IMPORTANT NOTE:** No final building inspection or occupancy shall be permitted until the landscape plans for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).
28. 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.
29. Meet the requirements of Northern Recycling and Waste Systems (NRWS) regarding the design and function of the solid waste/recycling enclosure and provide evidence thereof to Town Development Services Department (building safety services division) staff.

**FIRE PROTECTION**

30. Meet all other project requirements of the building safety services division development review comments/conditions dated May 30, 2012 and any revisions thereto on file with

the Town Development Services Department.

**SANITATION**

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

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF TREE FELLING PERMIT**

32. Secure the issuance of a Town approved tree-felling permit prior to felling any qualifying trees.
33. Secure official Town Public Works Director approval for detailed and engineered project improvement plans (including drainage plans), a Town onsite septic system construction permit and submit building plans for the Grand Sierra Lodge development project.
34. Submit and secure Town Planning Director review and approval of a professionally produced "Tree Protection Plan" for the proposed project that provides for existing tree protection measures (fencing, etc.); prior to the commencement of ground disturbance site work (grading, etc.) for the project.
35. All qualifying trees proposed to be retained and any native saplings proposed to be retained on the site as replacement trees shall be protected during construction activities in a manner consistent with the Town of Paradise Suggested Practices for Protection of Trees on Commercial, Quasi-Public and Multi-Family Residential Construction Sites.
36. A certified arborist shall be engaged by the applicant to oversee the employment of tree protection measures during all related project site improvements construction that has the potential to effect trees to be retained.
37. The required landscape plan for the proposed Grand Sierra Lodge development project shall include provisions for the planting of all required replacement trees on-site and within each landscape area, particularly in areas adjacent to residential land uses and in areas plainly visible from Pentz Road. A minimum of fifty percent of required replacement trees shall be conifer species. Tree plantings shall be selected and ultimately approved by the Town for inclusion within the landscape plan primarily based upon their ability to provide summer shade for the project site. Smaller ornamental

Grand Sierra Lodge  
Agenda No.

tree species (i.e. dogwood, crepe myrtle) shall not be considered suitable for purposes of replacing native trees on the site.

38. The approval action of this tree felling permit application shall only be valid and in effect for three years (36 months) past its conditional approval date.

Grand Sierra Lodge  
Agenda No.

**ATTACHMENTS FOR  
PLANNING COMMISSION AGENDA NO. 10(a)**

1. Project vicinity map.
2. Notice sent to surrounding property owners for the July 17, 2012 public hearing
3. Mailing list of property owners notified of the July 17, 2012 public hearing
4. Sanitation clearance provided by from Town Onsite Sanitary Official Doug Danz dated March 19, 2012 indicating compliance with the town's sewage disposal regulations
5. Development review response from the Paradise Irrigation District dated March 22, 2012
6. Development review (email) response from Northern Recycling & Waste Services received March 27, 2012
7. Development review response received from Paradise Police Chief Chris Buzzard on March 27, 2012
8. Development review response received from Town Fire Marshal Tony Lindsey on May 30, 2012
9. Development review response received from Town Building Official Tony Lindsey on May 30, 2012
10. Development review (email) responses from Town Engineer Ken Skillman dated May 14, 2012 and July 5, 2012
11. Written analysis provided by Registered Professional Forester Randolph Vasquez certifying that thirteen qualifying trees must be felled to accommodate the project, dated July 5, 2012
12. Project initial study (environmental review document) and proposed negative declaration
13. Written comments submitted by Charles Elder and Barbara Dunivan-Elder in response to public release of the draft Initial study and proposed Negative Declaration

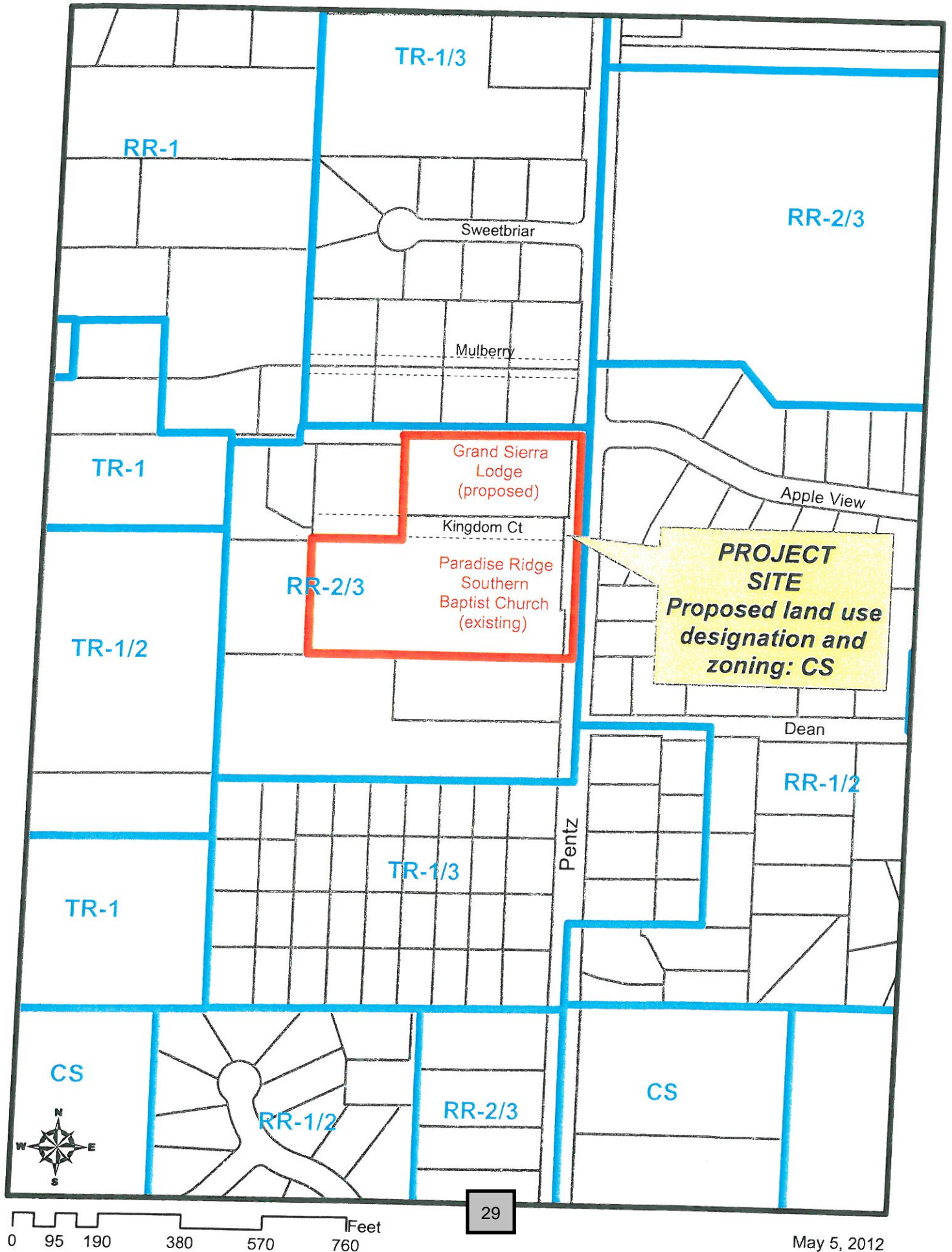
Grand Sierra Lodge

Agenda No. :

14. Written comments submitted by Jon A. Selburg in response to public release of the draft Initial study and proposed Negative Declaration
15. Written project description provided by developer (12 pages)
16. Project site plan (including proposed tree felling), rezone plan, drainage plan, floor plan and building elevations (24"x 36") prepared by Rancho Engineering
17. Planning Commission Resolution No. 12-03



# Grand Sierra Lodge site plan review, General Plan amendment and rezone map



**TOWN OF PARADISE**

**Date:** June 25, 2012

**NOTICE OF REVISED ENVIRONMENTAL DOCUMENT AVAILABILITY AND PUBLIC HEARING  
PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on Tuesday, July 17, 2012 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

**Project Title:** **Grand Sierra Lodge General Plan Amendment/Property Rezone (PL12-00075), Conditional Use Permit (PL12-00073) and Tree Felling Permit (PL12-00074) Applications**

**Project Location:** The project site is located at 6983 Pentz Road, situated in the northern portion of the Paradise community. The site is further identified by Assessor Parcel Nos. 050-082-023 and 050-082-105 and is located within the southeast ¼ of Section 1, T22N, R3E, MDB&M.

**Description of Project:** The project proponent is seeking site development design and site improvement/building construction approval from the Town of Paradise to authorize the development of a vacant 1.66 acre property with a 19,972 square foot assisted living facility consisting of one single story building containing thirty bedrooms, along with related site improvements. The discretionary approvals required for the project to proceed are a General Plan amendment/property rezone, a conditional use permit and a tree felling permit. An adjacent property currently developed for religious assembly purposes is also proposed to be rezoned to better accommodate the existing land use.

**Address where document may be reviewed:** Town of Paradise Town Hall  
Development Services Department  
5555 Skyway, Paradise, CA 95969

**Public review period:** From June 26, 2012  
To July 16, 2012 at 5:00 p.m.

The environmental document for the project (initial Study and proposed negative declaration) and project file are available for public inspection at the Community Development Department, Town Hall. Any person wishing to respond to the proposed environmental document may file written responses no later than **July 16, 2012, at 5:00 p.m.** with the Paradise Development Services Department.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town of Paradise Planning Director at, or prior to, the public hearing. For further information please contact the Development Services Department, (530) 872-6993.

CRAIG BAKER  
Pla 30 Director

Greg & Melissa Bujor  
050-052-056  
1664 Eaglet Ln  
Paradise, CA 95969

Robert & Shirley Hughes  
050-052-044  
1655 Eaglet Way  
Paradise, CA 95969

Richard & Jennifer Manson  
050-052-035  
1693 Mulberry Ln  
Paradise, CA 95969

Kathleen Hunter  
050-052-036  
4610 Waterbury Dr  
Clarston, MI 48348

Verne & Betty Vanduzer  
050-052-048  
1675 Mulberry Ln  
Paradise, CA 95969

Howard Dickson & Shirley Ray  
050-052-046  
2831 Orthello Way  
Santa Clara, CA 95051

Charles & Barbara Elder  
050-052-051  
1692 Mulberry Ln  
Paradise, CA 95969

Gerald & Marilyn Gadbury  
050-052-050  
1684 Mulberry Ln  
Paradise, CA 95969

Gerald Noble  
050-110-029  
9272 Turner Ln  
Durham, CA 95938

Roger & Judith Klaves  
050-052-049  
1667 Mulberry Ln  
Paradise, CA 95969

Jim & Shirley Wall  
050-430-008  
1801 Applevue Way  
Paradise, CA 95969

Sandra Ostrander  
050-052-047  
1676 Mulberry Ln  
Paradise, CA 95969

Jay & Joyce Powell  
050-082-023  
1624 S Court St  
Visalia, CA 93277

Jon Selberg  
050-082-102  
PO Box 371  
Dobbins, CA 95935

Robert & Claudean McAlexander  
050-082-104  
7006 Clark Rd  
Paradise, CA 95969

Charles & Michelle Hooper  
050-430-001  
1800 Applevue Way  
Paradise, CA 95969

Earl & Frances Westra  
050-430-002  
1806 Applevue Way  
Paradise, CA 95969

Paradise Ridge So. Baptist Church  
050-082-105  
6975 Pentz Rd  
Paradise, CA 95969

Gail Frederick  
050-082-095  
1694 Kingdom Ct  
Paradise, CA 95969

Paul & Julie Hegenbart  
050-120-004  
6962 Pentz Rd  
Paradise, CA 95969

Renee Huss  
050-120-003  
6216 Cannon Ct  
Magalia, CA 95954

Timothy & Anne Seeley  
050-082-103  
4819 Fox Glove Ct  
Santa Rosa, CA 95405



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

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

March 19, 2012

Bill Martin WLM Construction  
Jay and Joyce Powell Family Trust  
PO Box 2035  
Paradise CA 95967

Re: Land Use Approval for 6983 Pentz Rd. Paradise. Onsite Wastewater System for an Assisted Care Facility, APN 050-082-023

Dear Mr. Martin,

Soil and groundwater data have been provided as well as calculations from Rancho Engineering that demonstrates that this parcel is suitable for the construction of a facility that produces volumetric flows of 3281 gallons per day of wastewater that has undergone secondary treatment as per standards found in Town of Paradise Manual for the Onsite Treatment of Wastewater. The dispersal area for the onsite wastewater system must be in the western half of the parcel as indicated on soil permeability, profiling and groundwater monitoring well maps provided. This approval allows no dispersal fields on the eastern half of this parcel.

Therefore, land use review approval is given for this parcel to receive up to 3280 gallons per day of secondary treated wastewater meeting standards in the Town of Paradise. A proposed assisted care facility that will have up to 30 beds has been shown to be an acceptable development for this parcel. Information provided demonstrates that the care facility will produce a wastewater flow estimated of 2400 gpd and this estimation is approved.

Furthermore, some of the design components for the intended onsite sewage treatment system have been provided and are also approved. Those components are; a septic tank total retention volume of 7500 gallons, a grease interceptor sized at 1500 gallons, an Orenco AX100 filter media pod that will provide all necessary treatment to the anticipated wastewater flows and a dispersal field layout of original and replacement trenches as per submitted site map. Further engineered design plans are required for the construction application and approval portion of this project.

Please call us with any questions you may have.

Doug Danz  
Onsite Sanitary Official  
Town of Paradise  
530-872-6239

Cc: Jarrod Holliday, P.E., Rancho Engineering  
Craig Baker, Town of Paradise Community Development Director



## PARADISE IRRIGATION DISTRICT

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

March 22, 2012

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

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.

MAR 22 2012

RECEIVED

Subject: William & Ann Martin Development Review Request, 6983 Pentz Road, APN 050-082-023.

Dear Susan,

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

1. A 3/4-inch water meter currently serves the property. This meter will not have sufficient capacity to serve the proposed project. PID will review the building plans in light of the plumbing code and the project owner will be required to have the appropriate size water meter for the facility. A service capacity fee and meter installation charge will apply.
2. Fire suppression sprinklers for this facility can be supplied by the domestic meter (if it has sufficient capacity) or by a separate fire service connection. Fire service connections do not require the payment of a service capacity fee. The installation cost for a fire service connection is the responsibility of the project owner.
3. A backflow prevention assembly will be required at each service connection. An "RP" assembly will provide the appropriate level of protection.
4. A 12-inch water main is located in Pentz Road. A 6-inch water main is located in Kingdom Court along the south side of the subject property.
5. Static pressure at the project site is approximately 80 psi.
6. Paradise Fire Department will review the fire flows available at nearby fire hydrants to determine their adequacy for the proposed project. If available fire flow is not sufficient for the proposed project a water main upgrade may be necessary. The project owner will be responsible for the cost of a water main upgrade and the upgrade project will need to be approved by the District Board of Directors.

Please contact me at 876-2037 if you have any questions or comments regarding this matter.

Sincerely,

Neil J. Essila  
Assistant Engineer

cc: William and Ann Martin



## **Baker, Craig**

---

**From:** Tim Velkonja [TimV@NorthernRecycling.biz]  
**Sent:** Tuesday, March 27, 2012 11:18 AM  
**To:** Baker, Craig  
**Cc:** Hartman, Susan; Doug Speicher  
**Subject:** Grand Sierra Lodge

We have a few questions and concerns in our ability to safely service this project.

The first is the size of the enclosure, it appears to be quite small, more detail would be needed to guarantee, adequate room for trash, mixed recycling and cardboard containers. Second is the surface in which our trucks would need to drive on to service the containers. We are not sure of the type of surface indicated (impermeable), the containers will need to be pulled out of the enclosure to the truck and the surface would need to be a concrete slab or asphalt to roll on, also the parking lot shows storm water detention pipes, we possibly would need to use the parking lot as a turn around to safely make the container pickups, will the size of our trucks do any damage? Please pass on our concerns.

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

ATTN: CHIEF BUZZARD

PROJECT NOS. PL12-00073, PL12-00074, PL12-00075

PROJECT NAME: Martin Use Permit, General Plan Amendment, Rezone and Tree Felling Permit

## TOWN OF PARADISE COMMUNITY DEVELOPMENT DEPARTMENT

### DEVELOPMENT REVIEW REQUEST

**TO:** Engineering, Wastewater, CSS, Police, PID, CSUC, PG&E, NRWS,  
Bus./Housing

**FROM:** Craig Baker, Community Development Director

**REQUEST:** Review and Comment

**DESCRIPTION OF PROJECT:** Use permit, General Plan amendment/rezone and tree felling permit applications proposing to establish a thirty room community care facility on a vacant 1.66 acre property.

**LOCATION:** 6983 Pentz Road

**AP NO.:** 050-082-023

**APPLICANT:** Bill and Ann Martin

**CONTACT PHONE:** 520-5170

**RETURN DATE REQUESTED:** April 5, 2012

**DATE DISTRIBUTED:** March 22, 2012

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.

MAR 27 2012

RECEIVED

\*\*\*\*\*

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☒ YES

☐ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Chief Chris M. Buzzard  
Paradise Police Department

3/24/12

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

COMMUNITY SAFETY SERVICES DIVISION

5555 SKYWAY, PARADISE, CALIFORNIA 95969

(530) 872-6268

RECEIVED  
MAY 30 2012

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.

**COMMERCIAL  
FIRE DEPARTMENT CONDITION LETTER**

PERMIT #: \_\_\_\_\_

APPLICANT: Bill and Ann Martin  
Grand Sierra Lodge  
6983 Pentz, 050-082-023

REVIEW DATE: 5/30/12  
☐ - APPROVED AS SUBMITTED  
☒ - APPROVED W/ CONDITIONS  
☐ - NOT APPROVED -  
RESUBMITTAL REQUIRED

The following conditions have been applied to the above-referenced project pursuant to Town of Paradise Municipal Code, the California Fire Code and applicable standards. Conditions must be complied with as directed by the Town of Paradise Fire Department and shall be inspected, tested and approved in accordance with the requirements set forth.

**FIRE DEPARTMENT ACCESS**

**REQ NR N/A**

- X ☐ ☐ 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. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
- X ☐ ☐ 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. Fire



REQ NR N/A

Department turn around requirements shall be installed as directed. See attached turn around requirements.

- X    ☐    ☐ All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions. A soils report of the access roadway may be submitted which provides evidence of a 90-95% compaction of the soil along the access roadway. Access roadways that do not meet this requirement could be subject to a stop construction order until the roadway can be maintained.
- X    ☐    ☐ The development and each phase thereof shall have a minimum of 2-points of vehicular access for fire and emergency equipment and for routes of safe egress of citizens regardless of the cul-de-sac length and shall be required as directed by the Town of Paradise Fire Department.
- X    ☐    ☐ Fire lane designations shall be required for all fire access roadways as determined by the Town of Paradise Fire Department. Posted signs which state "FIRE LANE, NO PARKING" shall be installed and curbs painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by the Town of Paradise Fire Department. All fire lanes shall be marked and identified prior to Certificate of Occupancy.
- X    ☐    ☐ Loading zones are required adjacent to loading doors and shall be designated on the Development Site of Plot Plan and shall be marked on the appropriate ground surface. Loading zones shall not interfere with required Fire Lanes or emergency egress capabilities.
- X    ☐    ☐ 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.
- X    ☐    ☐ 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:**

- X    ☐    ☐ The required fire flow shall be 2500 gpm for a 2 hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. If the system is not capable of meeting the required fire flow, documentation shall be provided showing financial arrangements have

REQ NR N/A

been made and water system improvement plans approved to upgrade the existing system prior to release of building permits.

- ☐ ☐ X Water improvement plans shall be approved by the Town of Paradise Fire Department. The Developer shall furnish the Town of Paradise Fire Department with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes may be required to meet required fire flow requirements.
- ☐ ☐ X Fire hydrant water mains that supply two (2) or more private fire hydrants shall be looped to provide adequate supply. Public water main looping is dictated by fire flow requirements and reliability of the public system.
- ☐ ☐ X The existing fire hydrant system is insufficient to provide the required fire flow. This system is required to be upgraded to meet the required fire flow as identified above.
- X ☐ ☐ Prior to combustibles being brought to the site, the developer shall provide written certification from the Water Purveyor, dated within the last thirty (30) days, that:
  - A. All public fire hydrants required of the project have been installed, tested, and approved by the Water Purveyor, and
  - B. Are permanently connected to the public water main system, and
  - C. Are capable of supplying the required fire flow as required by the Town of Paradise Fire Department.
- ☐ ☐ X Fire hydrants shall be painted per the Town of Paradise Fire Department standards and be maintained free of obstructions. Blue reflective raised pavement markers shall be installed on the pavement at approved locations marking each fire hydrant.
- ☐ ☐ X Public and private water utility mains must provide the level of reliability/redundancy determined necessary by the Town of Paradise Fire Department and the Water Purveyor Engineer.
- X ☐ ☐ If any fire hydrant is taken OUT OF SERVICE the Town of Paradise Fire Department shall be notified immediately and the hydrant marked, bagged, or otherwise identified as OUT OF SERVICE as directed by the Fire Marshal.
- ☐ ☐ X Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13 Standard for Automatic Fire Sprinkler Systems. Three (3) sets of plans, hydraulic calculations, and material specification's sheets for equipment used in the system shall be submitted by a State of California Licensed Contractor for review, approval, and permits issued prior to commencing work.

REQ NR N/A

- X ☐ ☐ Prior to Fire Department Clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13-R Standard for Automatic Fire Sprinkler Systems-Multi-Family Dwellings. Three (3) sets of plans, hydraulic calculations, and material used in the system shall be submitted by a State of California Licensed Contractor for review, approval, and permits issued prior to commencing work.
- ☐ ☐ X A class \_\_\_\_ standpipe system is required. A State of California Licensed Contractor shall submit three (3) sets of plans, specifications, and hydraulic calculations to the Fire Department for review, approval, and permits.
- X ☐ ☐ Prior to Fire Department Clearance for occupancy, an automatic fire alarm system shall be installed. The system shall comply with NFPA #72 Standard for Fire Alarm Systems. Three (3) sets of plans, material specification's sheets for all equipment used in the system and California State Fire Marshal listings shall be submitted by a State of California Licensed Contractor for review, approval, and permits issued prior to commencing work.
- X ☐ ☐ 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.
- ☐ ☐ X An automatic smoke removal system is required. This system shall comply with the California Fire Code, NFPA and all other applicable standards. The applicant shall submit three (3) sets of detailed plans, specifications, and testing criteria to the Town of Paradise Fire Department for review, approval and permit.
- ☐ ☐ X An automatic smoke removal ventilation system (fusible link type) is required. Roof vents, venting ratios and draft curtains shall be provided in accordance with the California Fire Code, NFPA and all other applicable standards. This information shall be provided in sufficient detail on the building construction drawings and submitted to the Town of Paradise Fire Department.
- X ☐ ☐ An automatic hood and duct fire suppression system is required. A Licensed Contractor shall submit three (3) sets of detailed plans and specifications to the Town of Paradise Fire Department for review, approval and permit.
- ☐ ☐ ☐ A Class 1 hood and duct system is required. A Licensed Contractor shall submit three (3) sets of detailed plans and specifications to the Town of Paradise Fire Department for review, approval and permit.

**STANDARD FIRE CONDITIONS:**

- X ☐ ☐ Permanent commercial/industrial three-dimensional street numbers, minimum twelve (12) inches in height, shall be provided on the address side of the building

REQ NR N/A

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.

- ☐ ☐ X Buildings on easement shall have additional street number signs at the intersections of the easement and the roadway, and at additional locations required by the Town of Paradise Fire Department.
- X ☐ ☐ Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite facilities. Numbers or letters shall be a minimum of four (4) inches in height and placed on a contrasting background.
- X ☐ A lighted directory (site map) meeting the Fire Department specifications is required at each entrance to the complex as directed by the Town of Paradise Fire Department. A site plan with all building locations identified by a number of letter, space numbers, fire protection equipment, etc. shall be reviewed and approved by the Town of Paradise Fire Department prior to installation.
- X ☐ ☐ All flammable vegetation shall be removed from each building site with slopes less than fifteen percent (15%) at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
- ☐ ☐ X A fuel modification plan is required. An approved Fire Protection Consultant that specializes in these types of complex plans shall prepare the plan. Plans shall be submitted, reviewed and approved by the Town of Paradise Fire Department prior to issuance of building construction permits.
- X ☐ ☐ 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.
- X ☐ ☐ A hazardous materials inventory and disclosure shall be provided with a complete listing of MSDS sheets, storage locations and a technical report shall be submitted for review and approval prior to or as part of the submission for a building permit.
- ☐ ☐ X The building has the potential for storage of combustible stock in excess of twelve (12) feet in height. Significant modifications to the structure, including but not limited to, smoke and heat vents or mechanical ventilation, draft curtains, special access doors, upgraded sprinkler systems and hose line requirements must be achieved in compliance with the California Fire Code Article 23, should such storage occur. Minimum design densities for fire sprinkler systems within spec. buildings shall be .45/3000. If high piled combustible storage exists plans, specifications, and a technical report shall be submitted with the construction drawings to ensure fire protection requirements. High piles combustible storage requires an annual permit pursuant to the California Fire Code with appropriate fees paid semi-annually.

REQ NR N/A

- X   ☐   ☐   A fire permit is required for certain specific operations regulated by the California Fire Code. The permit is issued after application has been made to the Town of Paradise Fire Department and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits. Some permits require additional inspections and permit compliance that may require additional fees to be paid semi-annually.

**FIRE PROTECTION FEES:**

- X   ☐   ☐   The Town of Paradise Fire Department at time of plan or permit submission will charge plan review, inspection and permit fees for various processes and permits.
- ☐   ☐   X   Any identified Fire Mitigation Impact fees that apply to the project or voluntary mitigation agreements shall be paid prior to building permits being issued.

**PROJECT SPECIFIC FIRE CONDITIONS:**

Scope of conditions meet R 2.1 RCFE occupancy, 21,285 S.F. structure, type V-A (sprinklered) construction.

All construction shall comply with the current Triennial Edition of the California Code of Regulations, Title 24 (California Building Standards Code). Town of Paradise is located in a Very-High Fire Hazard Severity Zone and all Materials and Methods for Exterior Wildfire Exposure apply.

# MEMORANDUM

TO: Craig Baker

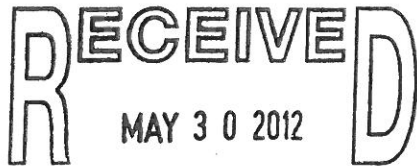
FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 6983 Pentz, 050-082-023

DATE: May 30, 2012

Following are my comments relative to the proposed Grand Sierra Lodge project.

- Grand Sierra Lodge, R 2.1 RCFE occupancy, 21,285 SF type V-A structure.
- Building permit application. Three (3) complete, min. 11" X 17", scaled, 2010 California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations
- The Town of Paradise is located in seismic category D, 85 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, structures shall meet all the requirements of 2010 California Building Code Chapter 7A.
- The minimum design snow load and roof live load for the Town of Paradise shall be thirty (30) pounds per square foot at 1,800 feet and elevations above. 6983 Pentz is located at approximately 2,203ft (Google Earth).
- Please submit a separate Accessibility site plan sheet detailing accessibility requirements of 2010 California Building Code Chapter 11B.
- Please submit a separate plan sheets detailing compliance as per the 2010 California Green Building standards code nonresidential Mandatory Measures within the submittal.



TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.



## **Baker, Craig**

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**From:** Skillman, Ken  
**Sent:** Thursday, July 05, 2012 9:41 AM  
**To:** Baker, Craig  
**Subject:** FW: Grand Sierra Lodge Site Drainage Plan Review

Good Morning Craig:

After talking with you and Paul Derr on Tuesday, I have combined a few comments and added others to address the concerns raised in that meeting. These comments should be incorporated into the conditions of approval for this project's CUP:

1. Applicant's Design Engineer shall provide an engineered site plan, grading/drainage plan and utility plan for this project. All pertinent invert and rim elevations shall be depicted thereon to facilitate a thorough review. Include pipe slopes, trench details and any special construction necessary including those for the detention/percolation pipelines. Plot all proposed utilities (water, gas, electric, cableTV) locations for potential conflicts. Check clearance and provide detail, as needed, where conflicts may arise. Design Engineer should review the proposed design of the drainage pipe beneath the building in three locations and ascertain if there are any conflicts with the building plumbing and whether special construction is warranted such as casings or sleeves to facilitate any future repairs. The preliminary onsite hydrology calculations and detention pipeline sizing calculations are acceptable. The final hydrology/hydraulic calculations will be reviewed and approved during plan check by the Town of Paradise Engineering Department.

2. The applicant's Design Engineer shall provide a separate offsite design plan sheet for all work required within the Pentz Road right-of-way. Pentz Road shall be widened to provide deceleration and acceleration lanes along with right in and right out lanes. The southerly driveway along Pentz Road shall be the point of ingress to the site and the northerly driveway along Pentz Road shall be the point of egress from the site with all onsite traffic along that segment being one-way northerly. Utilize the Town's B-2 Road Standard for sectional requirements, AC Dike design and related design parameters for all Pentz Road construction. An appropriately sized culvert should be incorporated into the drainage design beneath the entire frontage along Pentz Road. A sidewalk shall not be required along this frontage. Plot all existing utility poles and trees in the vicinity which may be affected and clearly state proposed removal/protect in place and similar. The 36 inch diameter pine tree approximately 40 feet north of this site shall be removed to provide sight distance for vehicles exiting the site at the northerly driveway. All improvements along Pentz Road shall be completed prior to issuance of a Certificate of Occupancy for the Lodge.

Feel free to contact me should questions arise.

Kenneth G. Skillman III, PE/PLS  
Interim Paradise Town Engineer  
Rolls Anderson & Rolls  
115 Yellowstone Drive  
Chico, CA 95973  
Phone: (530) 895-1422  
Fax: (530) 895-1409  
Email: kgs3@rarcivil.com

-----Original Message-----

From: Skillman, Ken  
Sent: Thursday, May 17, 2012 7:23 AM  
To: Baker, Craig

Cc: Gill, Lauren; 'kgs3@rarcivil.com'  
Subject: FW: Grand Sierra Lodge Site Drainage Plan Review

Hi Craig:

The following conditions of approval for this project have been modified to address required improvements along Pentz Road. As always, feel free to call should questions arise.

Ken

-----Original Message-----

From: Ken Skillman [mailto:kgs3@rarcivil.com]  
Sent: Monday, May 14, 2012 10:30 AM  
To: Baker, Craig  
Cc: Skillman, Ken; Gill, Lauren  
Subject: Grand Sierra Lodge Site Drainage Plan Review

Good Morning Craig:

I completed my review of the subject drainage plan and have the following comments which should be incorporated into the Applicant's Conditions of Approval for this project:

- 1.Applicant's Design Engineer should provide pertinent invert and rim elevations to facilitate a thorough review. Include pipe slopes, trench details and any special construction necessary including those for the detention/percolation pipelines.
- 2.Applicant's Design Engineer should plot all proposed utilities (water, gas, electric, cableTV) locations for potential conflicts. Check clearance and provide detail, as needed, where conflicts may arise.
- 3.Applicant's Design Engineer should review the design of the drainage pipe beneath the building in three locations and ascertain if there are any conflicts with the building plumbing and whether special construction is warranted such as casings or sleeves to facilitate any future repairs.
- 4.An appropriately sized culvert should be incorporated into the drainage design beneath the entire frontage along Pentz Road. Pentz Road shall be widened to provide deceleration and acceleration lanes along with right in and right out lanes. Utilize the Town's B-2 Road Standard for sectional requirements, AC Dike design and related design parameters. A sidewalk shall not be required along this frontage. Plot all existing utility poles and trees in the vicinity which may be affected and clearly state proposed removal/protect in place and similar. The 36 inch diameter pine tree approximately 40 feet north of this site shall be removed to provide sight distance for vehicles entering and exiting the site at the northerly driveway. All improvements along Pentz Road shall be completed prior to issuance of a Certificate of Occupancy for the Lodge.
- 5.The onsite hydrology calculations and detention pipeline sizing calculations are acceptable and will be approved and signed off upon acceptance and approval of the revised site drainage plan sheet.

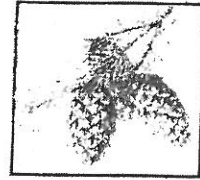
I am waiting to hear back from the Assistant Town Manager concerning required widening and improvements along Pentz Road along with a Town imposed timeline for installation of these required facilities. My intent is to add those requirements to the front of Condition of Approval #4 above once I receive input from Lauren. Feel free to contact me should questions arise concerning any of my comments.

Kenneth G. Skillman III, PE/PLS  
Interim Paradise Town Engineer  
Rolls Anderson & Rolls  
115 Yellowstone Drive  
Chico, CA 95973



# Randolph Vasquez Forest Management

1600 Feather River Blvd Suite B  
Oroville, California 95965  
(530)534-5229



July 5, 2012

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.

JUL 05 2012

**RECEIVED**

Town of Paradise  
555 Skyway County Center Drive  
Paradise CA 95969  
(530)872-6291  
Attn: Craig Baker

Re: Tree report for Proposed Residential Care Facility, 6983 Pentz Rd. Paradise CA

**Purpose for tree removal;**

Clear area for construction of Residential Care Facility, septic system, parking area and road access. The site contains 16 trees ranging in circumference from 31" to 150", of which 13 trees are proposed for removal and 4 trees have been planned for retention. Of the trees to be removed 4 trees are Douglas Fir, 7 trees are California black oaks, and 2 ponderosa pines. Of the trees greater than 31" circumference to be retained, 2 California black oaks, and 1 ponderosa pine. Reasons for the tree removals include the following;

foundation foot print 1 tree, site grading and excavation 2 trees, road and parking area development and overhead power line clearance 7 trees, septic system development 2 trees, and one tree for hazard reduction and safety concerns.

Included with this report is a table listing all removal trees by species circumference and reason for removal, and a map showing tree locations and identification numbers. Trees indicated for removal have been numbered in the field with the id number painted on them to aid in the evaluation process.

Trees to be retained will be trimmed to remove dead limbs down to 1" diameter and remove all parasites. All work to be done to ISA standards.

At least 12 required mitigation replacement trees utilizing native species approved by the Town of Paradise shall be planted in the landscape areas.

Sincerely,

Randolph Vasquez  
Registered Professional Forester #1884

# Proposed Residential Care Facility

ID #	Tree Specie	DBH	Circumference	Reason for Removal
1	BO	24	75	Rd&pl
2	DF	14	44	Rd&pl
3	PP	20	63	Rd&pl
4	DF	14	44	Rd&pl
5	DF	20	63	Rd&pl
6	PP	18	57	Rd&pl
7	BO	30	94	Foundation
8	BO	14	44	Grading
9	BO	30	94	Grading
10	BO	58	182	hazard
11	BO	12	38	septic
12	BO	14	44	septic
13	DF	36	113	Rd&pl

BO= California Black Oak

DF= Douglas Fir

PP= Ponderosa Pine

Rd&pl= Parking area and existing power line. These trees are located along Pentz road and below the PG&E power line they have been severely trimmed to prevent contact with the high voltage line.

Foundation= this tree is within the foot print of the proposed structure.

Grading = these trees are within the area to be graded for the construction site. They are in close proximity to the proposed foundation.

hazard= this tree is a large California black oak in a very unstable condition. Sever heart rot is evident around the root collar of the tree. This would be a significant safety hazard for any residents occupying the site.

revised 7/5/12

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

**1. Description of Project:**

Grand Sierra Lodge project: Environmental review for the development of a 1.66 acre property with a thirty bedroom community care facility along with related site improvements. Environmental review also includes a proposed General Plan amendment/rezone related to the project and involving a 5.82 acre land area comprised of two parcels that includes the site proposed for development.

**2. Name and Address of Project Applicant:**

Bill and Ann Martin  
5806 Acorn Ridge Drive  
Paradise, CA 95969

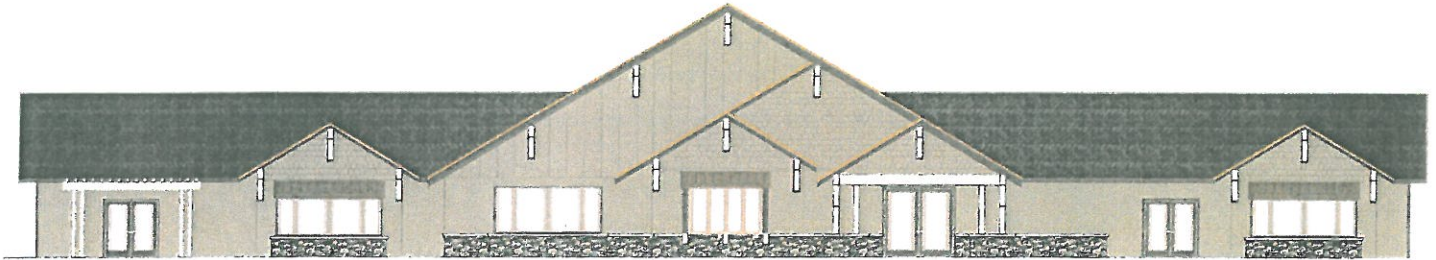
**3. The Initial Study for this Project was Prepared on:** June 25, 2012

4. NOTICE IS HEREBY GIVEN that the Planning Director of the Town of Paradise has reviewed the project described above pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code) and determined that it will not have a significant effect on the environment. Preparation of an Environmental Impact Report will not be required.
5. A copy of the Planning Director's determination regarding the environmental effect of this project is available for public inspection at the Town of Paradise Development Services Department, Town Hall, 5555 Skyway, Paradise, CA. Copies thereof will be provided to any person upon payment of the established fee.
6. Any person wishing to respond to this negative declaration may file written responses no later than July 16, 2012 by 5:00 p.m. with the Paradise Development Services Department, Town Hall, 5555 Skyway, Paradise, CA 95969, (530) 872-6291. The Planning Director or the Planning Commission will review such comments and will either uphold the issuance of a negative declaration or require an environmental impact report to be prepared.
7. If no protest is lodged, the negative declaration may be formally adopted at the conclusion of the review period. Any negative declaration subject to state clearinghouse review shall not be formally adopted until such review has been completed.

By:   
Craig Baker, Planning Director

Date: 6/25/12

**INITIAL STUDY  
FOR  
GRAND SIERRA LODGE**



## **PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING**

### **GRAND SIERRA LODGE USE PERMIT, GENERAL PLAN AMENDMENT AND TREE-FELLING PERMIT APPLICATIONS**

#### **PROJECT DESCRIPTION**

The project proponent is seeking site development design and site improvement/building construction approval from the Town of Paradise to authorize the development of a 1.66 acre property with a 19,972 square foot assisted living facility consisting of one single story building containing thirty bedrooms, along with related site improvements. The discretionary approvals required for the project to proceed are a General Plan amendment/property rezone, a conditional use permit and a tree felling permit. The General Plan amendment/property rezone is proposed to also include an adjacent developed property for a total land area of 5.82 acres.

#### **ENVIRONMENTAL SETTING**

##### **Location**

The project site is located at 6983 Pentz Road, a two-lane arterial public street situated in the northern portion of the Paradise community. The site is further identified by Assessor Parcel No. 050-082-023 and is located within the southeast ¼ of Section 1, T22N, R3E, MDB&M.

##### **Land Use**

The 1.66 acre development project site is situated within the Rural Residential-2/3 acre (RR-2/3) zoning district and is currently vacant. Properties to the north and west are developed for single family residential land uses. Abutting property to the south is developed with a paved private road (Kingdom Court) and beyond that, the facilities of the Paradise Ridge Southern Baptist Church. Pentz Road abuts the site along its entire east boundary. Town-assigned zoning in the area is predominately residential, allowing for medium to low-density residential land uses and various community service-oriented uses.

##### **Topography and Soils**

The property is situated at an approximate elevation of 2,190 feet above sea level and slopes gently to the south and west. Vegetation on the vacant project site is characterized by seasonal grasses and roughly a dozen widely-spaced native oaks and conifer trees. Several brush species also occur on the

site.

Soils on the project site belong to the Aiken Very Deep (AVD) soil series. These soils are well-drained, well-structured clay loam and generally exceed five feet in depth. Aiken Very Deep soils are considered to be well-suited for on-site wastewater treatment and disposal.

**Public Services**

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

<b>Access:</b>	Pentz Road (public street)
<b>Communications:</b>	AT&T Telephone/Comcast Cable Services
<b>Electricity:</b>	Pacific Gas and Electric Company
<b>Public Safety:</b>	Town of Paradise
<b>Recreation:</b>	Paradise Recreation and Park District
<b>Schools:</b>	Paradise Unified School District
<b>Sewage Disposal:</b>	Engineered on-site wastewater disposal system
<b>Water Supply:</b>	Paradise Irrigation District

**PROJECT DETAILS**

The permit applicant/property owner is requesting approval from the Town of Paradise to establish a development project consisting of a single-story, 19,972 square foot Community Care (assisted living) facility accompanied by an on-site paved parking facility containing twenty parking spaces, an engineered on-site wastewater treatment and disposal system, a subsurface storm water detention system, driveway access connecting to Pentz Road and on-site landscaping.

Pursuant to the Town's zoning ordinance regulations, a conditional use permit is required to establish a community care facility in Town-assigned zoning districts. Accordingly, the project developer has included a conditional use permit application with project application materials submitted to the Town.

Due to the design of the project relative to building coverage and impervious coverage limitations in the RR-2/3 zoning district, the project developer has also included an application requesting a General Plan amendment/property rezone from the current RR-2/3 zoning to a land use designation and zoning of Community Services (CS).

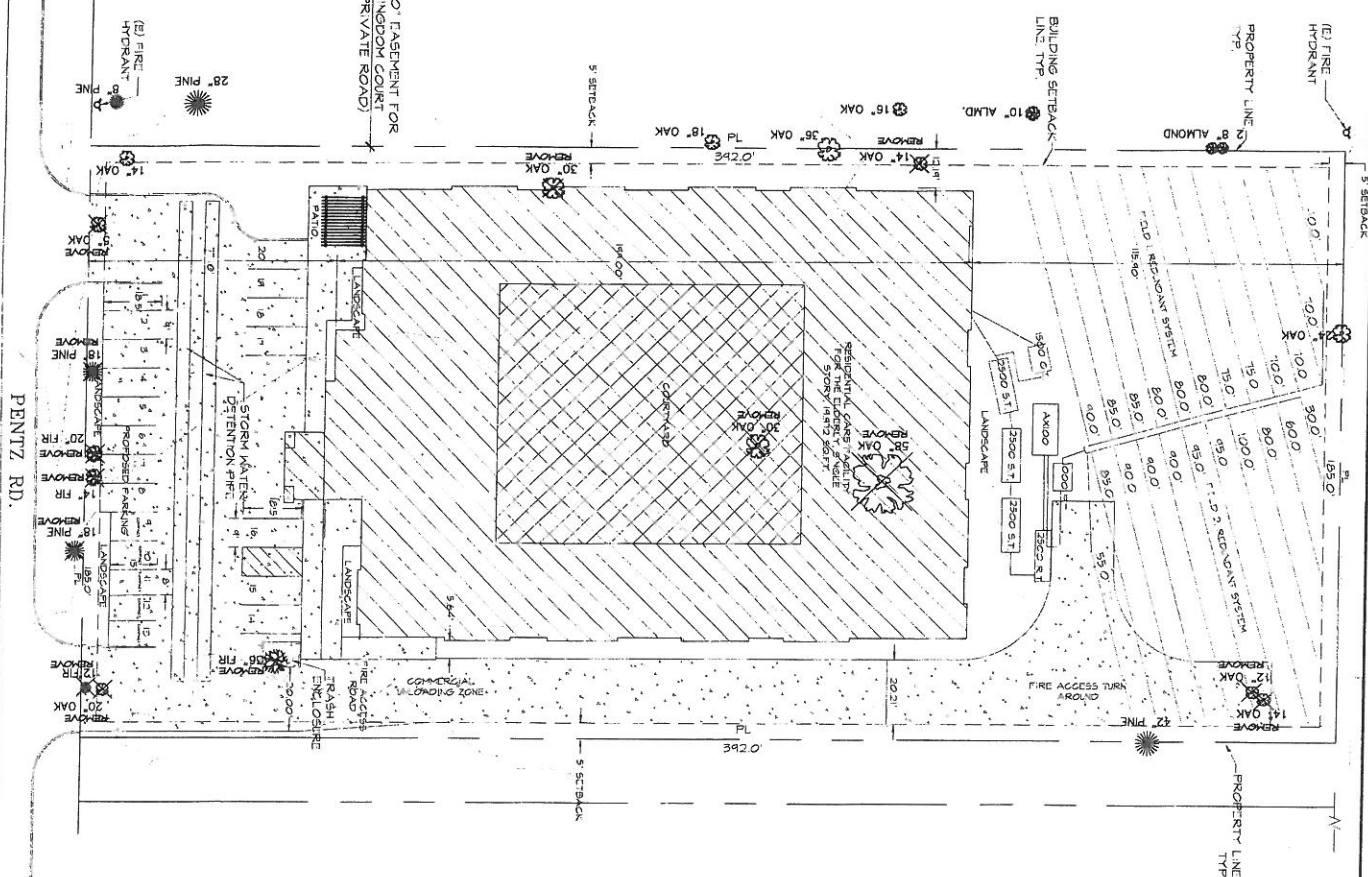
Construction and installation of proposed project improvements will result in the felling and removal of approximately thirteen pine, fir and oak trees large enough to be subject to the issuance of a Town of Paradise tree felling permit. Accordingly, the project applicants have also included a completed tree felling permit application with other project application materials.

The proposed hours of operation for the community care facility are twenty-four hours per day, seven days per week, including holidays. The estimated maximum number of employees in the proposed complex is five during the day shift and two overnight, for a total of twelve employees. The estimated number of clients expected to be cared for at the facility is thirty.

The project applicant is proposing to establish contemporary architectural building design using stone accents, exposed heavy wood support beams, architectural roofing materials and earth-toned exterior colors. Please refer to the proposed project site plan, building elevations and floor plan following this discussion.

In consideration of the existing pattern of zoning classifications and land uses in the area, the Town Planning Director, on behalf of the Town of Paradise, is recommending a proposed expansion of the request for a land use and zoning designation change to CS to include one other abutting parcel currently zoned RR-2/3. This abutting parcel is presently developed with the facilities of the Paradise Ridge Southern Baptist Church. It is the opinion of the Planning Director that the established land use and substantial improvements on the 4.16 acre site oriented toward religious worship would benefit from a change from residential zoning to a zoning classification that is more accommodating for such land uses. If approved, the expanded property rezone would consist of a 5.82 acre land area. There are no current plans to expand the existing church facilities on the site.





**OWNER**  
JAY AND JOYCE POWELL  
1634 S. COURT ST.  
VISALIA, CA 93277

**PROPERTY 1.66 ACRES**  
CURRENT ZONING: RS 21.5  
PROPOSED ZONING: RS 21.5  
MAX BUILDING COVERAGE: C-5, 50% = 9472 SQ. FT.  
MAX IRREVOCABLE COVERAGE: C-5, 80% = 33,952 SQ. FT.

**PROPOSED BUILDING COVERAGE:** 14,972 SQ. FT. 28%  
**PROPOSED IRREVOCABLE PARKING:** 10,440 SQ. FT.  
**PROPOSED TOTAL IRREVOCABLE:** 25,412 SQ. FT. 56%

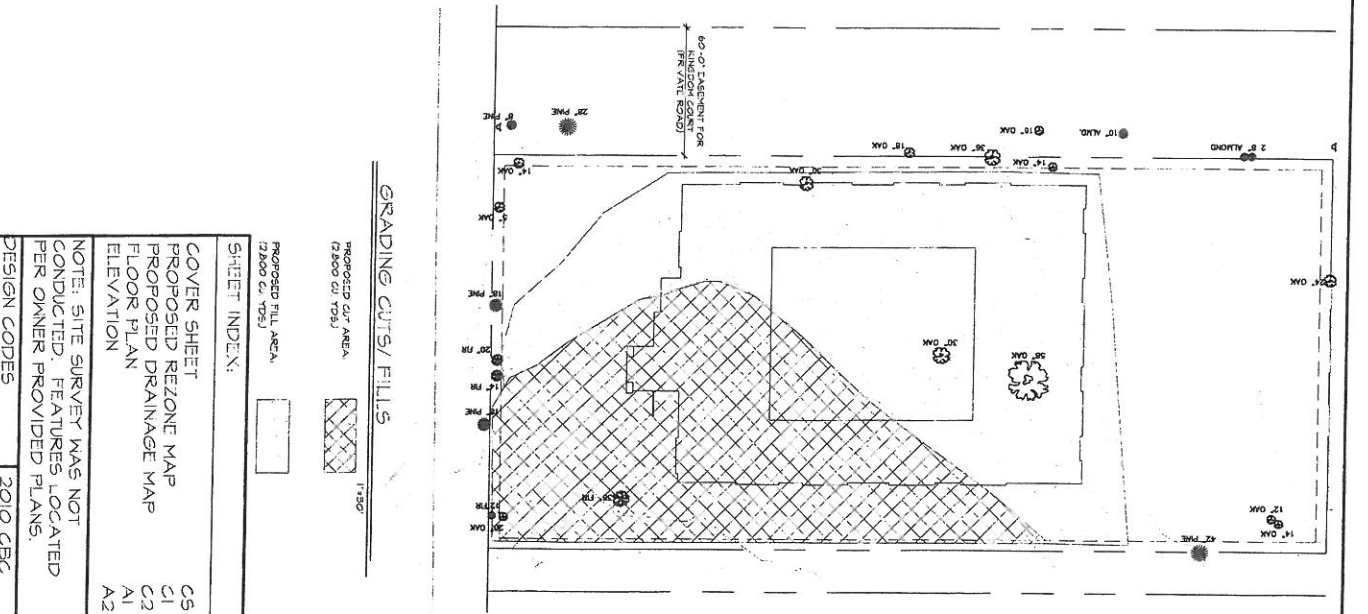
**PROPOSED BEDROOMS:** 30  
**PROPOSED PERSONS PER ROOM:** 1  
**MAX. PROPOSED RES. DENS:** 30  
**MAX. NUMBER OF EMPLOYEES AT ONE TIME:** 5

**PROPOSED PARKING:**  
1 SPACE FOR EA (H) RESIDENTS, 8  
1 SPACE FOR EA EMPLOYEES AT MAX = 5  
**TOTAL REQUIRED PARKING SPACES:** 13  
**PROPOSED COMPACT SPACES:** 6  
**PROPOSED STANDALONE SPACES:** 7  
**FUEL OIL BUILDINGS:** 0000 SQ. FT. UNLOADING ZONE (1)

**PROPOSED SEPTIC SYSTEM:**  
ADVANTEX ANDO PDS AND RET. CUL. LATION TANK.  
30 BEDROOMS, 10, 57 GPD/IN. EL. ROOM TYPOM  
WATER RECORDS 10, 57 GPD/IN. EL. ROOM TYPOM  
57 GPD 150 BEDS \* 3 DAYS OF DETENTION = 5,160 G.A.  
57 GPD 150 BEDS \* 1.75 PEAK WATER FLOW = 5,000 GPD

**PROPOSED GRADING:**  
PROPOSED CUTS = 2,800 CU. YDS  
PROPOSED FILLS = 2,800 CU. YDS  
PROPOSED GRADING IS TO BE BALANCED.

**IRREVOCABLE SURFACE**



<b>GRAPHIC SCALE</b> 1" = 10' (VERT.) 1" = 100' (HORIZ.)		<b>COVER SHEET</b> PROPOSED REZONE MAP PROPOSED DRAINAGE MAP FLOOR PLAN ELEVATION A2	<b>DESIGN CODES</b> 2010 CBC 2010 CEC 2010 CMC 2010 CPC
<b>GRADING CUTS/FILLS</b> PROPOSED CUT AREA (2,800 CU. YDS) PROPOSED FILL AREA (2,800 CU. YDS)		<b>COVER SHEET</b> PROPOSED REZONE MAP PROPOSED DRAINAGE MAP FLOOR PLAN ELEVATION A2	<b>DESIGN CODES</b> 2010 CBC 2010 CEC 2010 CMC 2010 CPC

**RANCHO Engineering**

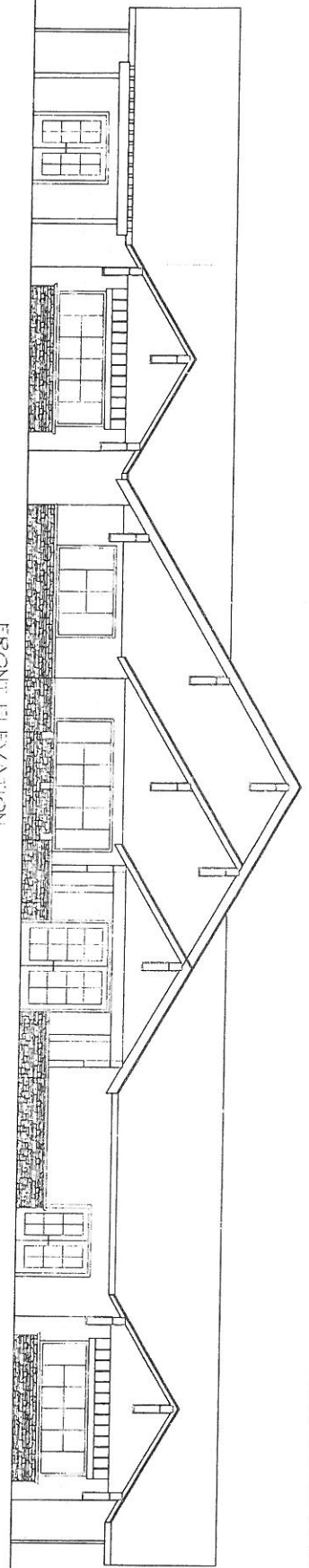
**52**

AND SIERRA  
EDGE.  
6923 PENTZ RD.  
PARADISE, CA

**COVER SHEET**

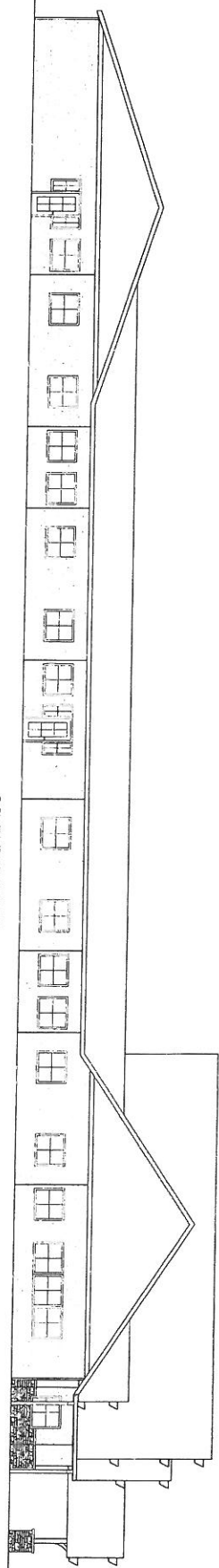
RANCHO ENGINEERING DOES NOT REPRESENT THAT THESE PLANS OR ANY SPECIFICATIONS IN CONNECTION THEREWITH ARE SUITABLE WHETHER OR NOT MODIFIED, FOR ANY OTHER SITE THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. RANCHO ENGINEERING DISCLAIMS





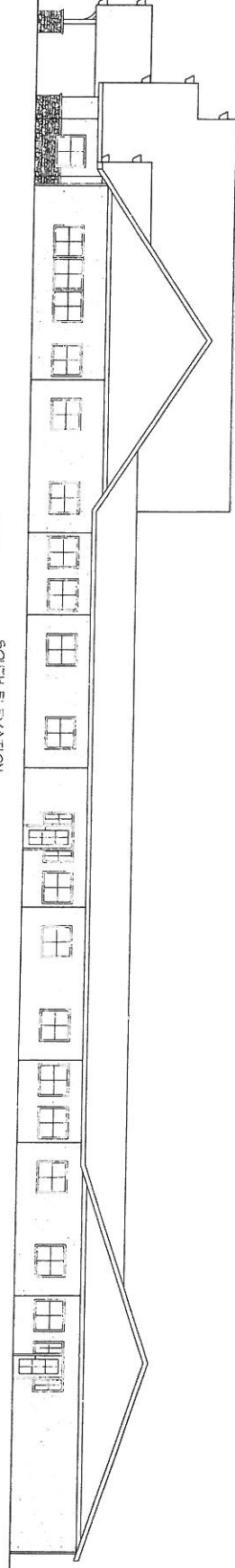
FRONT ELEVATION

26' x 10'



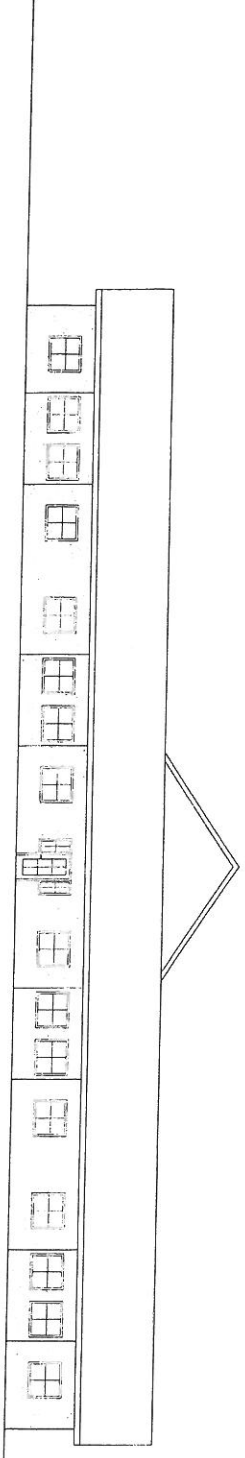
SOUTH ELEVATION

18' x 10'



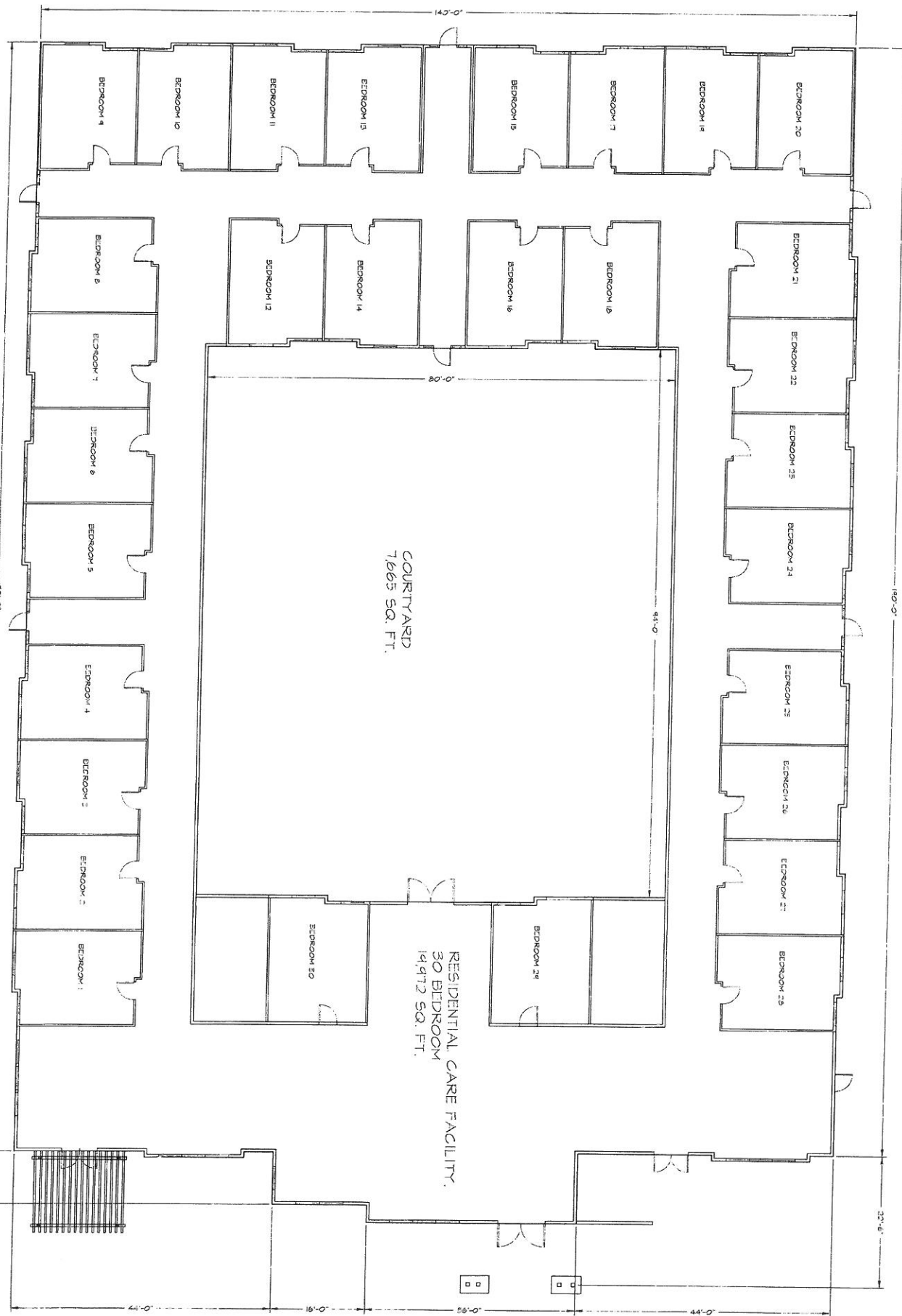
SOUTH ELEVATION

18' x 10'



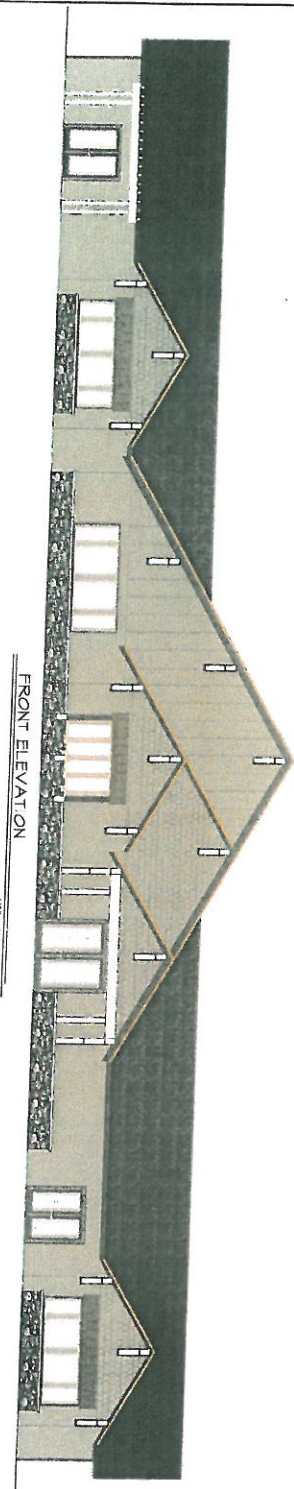
REAR ELEVATION

18' x 10'



FLOOR PLAN





FRONT ELEVATION

1/8" = 1'-0"

<p><b>A</b></p> <p>DRAWING NUMBER</p>	<p>RANCHO ENG. JOB. 11-110</p> <p>DESIGN BY: FAS</p> <p>CAD BY: JPN</p> <p>DATE: 02/26/12</p> <p>REVISION: 0</p>	<p><b>RANCHO Engineering</b></p> <p>CIVIL - STRUCTURAL - BUILDING DESIGN</p> <p>5550 SKYWAY, STE C, PARADISE, CA 95664</p> <p>Phone: (930) 871-5100</p> <p>Fax: (930) 871-5100</p>	<p><b>GRAND SIERRA LODGE</b></p> <p>6483 PENTZ RD</p> <p>PARADISE, CA</p> <p>APN: 050-082-025</p>	<p><b>COLOR ELEVATION</b></p> <p>RANCHO ENGINEERING DOES NOT REPRESENT THAT THESE PLANS OR ANY SPECIFICATIONS IN CONNECTION THEREWITH ARE GUARANTEE MEET OR NOT MODIFIED FOR ANY OTHER SITE THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. RANCHO ENGINEERING DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN ANY OTHER SITE. PLANS ARE NOT VALID UNTIL REVISED AND APPROVED BY APPROPRIATE GOVERNMENTAL AGENCIES.</p>
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# TOWN OF PARADISE

## ENVIRONMENTAL CHECKLIST FORM

### I. BACKGROUND

- |  |  |
|--|--|
| 1. Name of Proponent                     | Bill and Ann Martin  |
| 2. Address and phone number of proponent | 5806 Acorn Ridge Drive, Paradise, CA 95969; (530) 520-5170   |
| 3. Date of checklist                     | June 25, 2012  |
| 4. Zoning and general plan designation   | Rural Residential-2/3 acre minimum (RR-2/3) Zone; Rural Residential (RR) Land Use Designation  |
| 5. Name of proposal, if applicable       | Grand Sierra Lodge Use Permit (PL12-00073), General Plan Amendment/Rezone (PL12-00075) and Tree Felling Permit (PL12-00074) Applications |

### II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

	SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
1. <b>LAND USE AND PLANNING.</b> Would the proposal:					
a. Conflict with general plan designation or zoning?	1			<u>X</u>	
b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	1				<u>X</u>
c. Be incompatible with existing land use in the vicinity?	8			<u>X</u>	
d. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	8				<u>X</u>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	8				<u>X</u>
2. <b>POPULATION AND HOUSING.</b> Would the proposal:					

	SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a. Cumulatively exceed official regional or local population projects?	1				<u>X</u>
b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	1				<u>X</u>
c. Displace existing housing, especially affordable housing?	1				<u>X</u>
3. <b>GEOLOGIC PROBLEMS.</b> Would the proposal result in or expose people to potential impacts involving:					
a. Fault rupture?	1				<u>X</u>
b. Seismic ground shaking	1				<u>X</u>
c. Seismic ground failure, including liquefaction?	1				<u>X</u>
d. Seiche, Tsunami or volcanic hazard?	1, 8				<u>X</u>
e. Landslides or mudflows?	1, 6				<u>X</u>
f. Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	1, 6			<u>X</u>	
g. Subsidence of the land?	1, 6				<u>X</u>
h. Expansive soils?	1, 6				<u>X</u>
i. Unique geologic or physical features?	8				<u>X</u>
4. <b>WATER.</b> Would the proposal result in:					
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	3, 9			<u>X</u>	
b. Exposure of people or property to water related hazards such as flooding?	1, 3				<u>X</u>
c. Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	9				<u>X</u>
d. Changes in the amount of surface water in any water body?	3				<u>X</u>
e. Changes in currents, or the course or direction of water movements?	3				<u>X</u>
f. Change in the quantity of groundwater, either through direct	9				<u>X</u>

		SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?					
	g. Altered direction or rate of flow of groundwater?	9				<u>X</u>
	h. Impacts to groundwater quality?	9			<u>X</u>	
	i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	9				<u>X</u>
5.	<b>AIR QUALITY.</b> Would the proposal:					
	a. Violate any air quality standard or contribute to an existing or projected air quality violation?	1			<u>X</u>	
	b. Expose sensitive receptors to pollutants?				<u>X</u>	
	c. Alter air movement, moisture, or temperature, or cause any change in climate?	9				<u>X</u>
	d. Create objectionable odors?	12				<u>X</u>
6.	<b>TRANSPORTATION/CIRCULATION.</b> Would the proposal result in:					
	a. Increased vehicle trips or traffic congestion?	1			<u>X</u>	
	b. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	9				<u>X</u>
	c. Inadequate emergency access or access to nearby uses?	1				<u>X</u>
	d. Insufficient parking capacity onsite and offsite?	9				<u>X</u>
	e. Hazards or barriers for pedestrians or bicyclists	9				<u>X</u>
	f. Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	1				<u>X</u>
	g. Rail, waterborne or air traffic impacts?	8, 9				<u>X</u>
7.	<b>BIOLOGICAL RESOURCES.</b> Would the proposal result in impacts to:					
	a. Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals and birds)?	7				<u>X</u>

	SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
b. Locally designated species (e.g. heritage trees)?	8				<u>X</u>
c. Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	1				<u>X</u>
d. Wetland habitat (e.g. marsh, riparian and vernal pool)?	6, 7				<u>X</u>
e. Wildlife dispersal or migration corridors?	1				<u>X</u>
8. <b>ENERGY AND MINERAL RESOURCES.</b> Would the proposal:					
a. Conflict with adopted energy conservation plans?	1				<u>X</u>
b. Use nonrenewable resources in a wasteful and inefficient manner?	9				<u>X</u>
c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	9				<u>X</u>
9. <b>HAZARDS.</b> Would the proposal involve:					
a. A risk of accidental explosion or release of hazardous substances (including, but not limited to; oil, pesticides, chemicals or radiation)?	12				<u>X</u>
b. Possible interference with an emergency response plan or emergency evacuation plan?	1				<u>X</u>
c. The creation of any health hazard or potential health hazard?	12				<u>X</u>
d. Exposure of people to existing sources of potential health hazards?	12				<u>X</u>
e. Increased fire hazard in areas with flammable brush, grass or trees?	1				<u>X</u>
10. <b>NOISE.</b> Would the proposal result in:					
a. Increases in existing noise levels?	12			<u>X</u>	
b. Exposure of people to severe noise levels?	11, 12			<u>X</u>	
11. <b>PUBLIC SERVICES.</b> Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:					
a. Fire protection?	12			<u>X</u>	

	SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
b. Police protection?	12			<u>X</u>	
c. Schools?	12				<u>X</u>
d. Maintenance of public facilities, including roads?	12			<u>X</u>	
e. Other governmental services?	12			<u>X</u>	
12. <b>UTILITIES AND SERVICE SYSTEMS.</b> Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:					
a. Power or natural gas?	12			<u>X</u>	
b. Communications systems?	12			<u>X</u>	
c. Local or regional water treatment or distribution facilities?	4			<u>X</u>	
d. Sewer or septic tanks?	12			<u>X</u>	
e. Storm water drainage?	3			<u>X</u>	
f. Solid waste disposal?	12			<u>X</u>	
g. Local or regional water supplies?	12			<u>X</u>	
13. <b>AESTHETICS.</b> Would the proposal:					
a. Affect a scenic vista or scenic highway?	1, 8			<u>X</u>	
b. Have a demonstrable negative aesthetic effect?	1, 9			<u>X</u>	
c. Create light or glare?	9			<u>X</u>	
14. <b>CULTURAL RESOURCES.</b> Would the proposal:					
a. Disturb paleontological resources?	2				<u>X</u>
b. Disturb archaeological resources?	2			<u>X</u>	
c. Affect historical resources?	8				<u>X</u>
d. Have the potential to cause a physical change which would affect unique ethnic cultural values?	2				<u>X</u>
e. Restrict existing religious or sacred uses within the potential impact area?	8				<u>X</u>
15. <b>RECREATION.</b> Would the proposal:					



	SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a. Increase the demand for neighborhood or regional parks or other recreational facilities?	1				<u>X</u>
b. Affect existing recreational opportunities?	1				<u>X</u>
16. MANDATORY FINDINGS OF SIGNIFICANCE.					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					<u>X</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?					<u>X</u>
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connect with the effects of past projects, the effects of other current projects, and the effects of probable future projects).					<u>X</u>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?					<u>X</u>

**INITIAL STUDY**  
**STATEMENT OF ENVIRONMENTAL EVALUATION**  
**FOR**  
**GRAND SIERRA LODGE**

**III. DISCUSSION OF ENVIRONMENTAL EVALUATION**

1. **General Evaluation.** Potential environmental impacts associated with the proposed project have been identified upon the preceding environmental review checklist form. It has been determined that the proposed project will not result in a significant adverse effect on the environment because no significant adverse environmental impacts have been identified that are associated with the project. No mitigation measures are contained within this Initial Study because none appear to be warranted. The text that follows identifies and evaluates potential impacts (or the lack thereof) that are associated with the project.

a. **Item No. 1 - Land Use and Planning.** If approved and established, the project shall result in an alteration of the existing undeveloped land usage to a community care facility on a year-round basis. This land use alteration is not in and of itself deemed a significant adverse change, since the current Paradise General Plan land use map and the Paradise Zoning Districts map identifies the project site as a site that is designated and zoned (RR and RR2/3, respectively) in a manner that provides for the potential establishment of the proposed type land use, subject to Town approval and issuance of a conditional use permit. The project applicants have requested a land use and zoning designation change because the development standards of the CS zone more comfortably accommodate the design of the project. In addition, assignment of CS land use and zoning designations allows the request to easily be expanded to include the adjacent Paradise Ridge Southern Baptist Church facilities. The proposed project is designed in a manner that is consistent with the requested CS General Plan land use designation and zoning. In addition, eventual approval and issuance of construction permits will be contingent upon assignment of the land use and zoning designations and assured compliance with all applicable zoning and land use/development regulations.

Existing zoning in the project area is residential in nature, roughly evenly divided by Rural Residential and Town Residential zoning districts. Residential properties abutting the site along its north side are zoned TR-1/3. The project site itself is currently zoned RR-2/3, which allows up to thirty percent of the site (+/-21,692 sq. ft.) to be covered with impervious surfacing. However, the design of the project would result in the establishment of impervious area that would exceed this limitation. As a consequence,

the project developer has filed a General Plan amendment/property rezone application to change the General Plan land use designation from RR to CS and the zoning for the site from RR-2/3 to CS. If the application is approved by the Town, up to eighty percent of the site can be covered with impervious surfacing, which will easily accommodate the design of the project which proposes to establish impervious surfaces over 54 percent of the site.

The project site is currently characterized open areas of seasonal grass and widely-spaced trees. Though the site is currently vacant, it has been developed for residential use in the recent past. Existing properties developed and approved for development with residential land uses are located along the north and west side of the project site and across Pentz Road to the east. By its nature as a community care facility for the elderly, the proposed land use is not expected to be incompatible with adjacent and nearby land uses, either visually or operationally. Though nearby properties may experience the proposed land use change to some degree, the change and the resulting impacts is not anticipated approach a level of significance that warrants mitigation.

- b. **Item No. 2 - Population and Housing.** The proposed project does not entail the establishment of any new housing units nor the displacement or demolition of existing housing units. Moreover, the proposed location and design features of the Grand Sierra Lodge project will not necessitate any extension of major infrastructure improvements and thereby not induce substantial population growth in areas of the community that are currently not well served by such improvements. Therefore, no impact is expected to population and housing and no mitigation is warranted.
- c. **Item No. 3 - Geologic Problems.** The project site is located in an area of relatively low seismic activity and consequently has been accorded a category of low potential earthquake hazard (Paradise General Plan, Volume III, 1994). In addition, the gentle slopes and well-structured soils on the project site do not pose a significant threat of landslides, mudflows or subsidence. Therefore, no geologic problems are anticipated and no mitigation is warranted.
- d. **Items 4 and 12 – Ground Water, Surface Water, Erosion and Drainage.** No areas of surface water or areas subject to flooding exist on or adjacent to the project site. The Town Onsite Sanitary Official has carefully reviewed the proposed project and its environs and has found that the project design preliminarily meets the requirements of town sewage disposal ordinance regulations. Therefore, no adverse impacts to surface waters or groundwater are expected as a result of project approval and the resulting construction of a proposed on-site wastewater treatment and disposal system.

Land clearing, grading and excavation work for purposes of site development, construction of roadway access, parking improvements, drainage improvements, etc., will disturb the physical environment of the project site. Such physical changes can result in improper drainage, soils erosion and/or wind-borne dust. However, detailed and engineered grading, drainage, dust/erosion control and site development improvement plans, all designed satisfactory to the Town Engineer, shall be required to be submitted and approved by the town and/or the Butte County Air Quality Management District prior to commencement of project construction.

The project site is currently vacant and undeveloped. Development of the site with areas of impervious surfacing will alter drainage patterns and significantly increase the rate and amount of storm water runoff. An engineered drainage analysis proposing an on-site subsurface storm water detention system and conveyance of storm water into the Pentz Road drainage system has been submitted to the Town of Paradise by the project applicant's engineer and has been reviewed by the Town Engineer. The proposed drainage analysis (and its engineered solution) has revealed that existing downstream and off-site drainage facilities within the Pentz Road public right of way are adequately sized to accommodate the post-development volume of storm water during periods of heavy precipitation. If approved by the Town of Paradise, the proposed project shall be conditioned to be designed and constructed in a manner that shall include establishment of all necessary drainage facilities, located on and possibly off-site to accommodate existing and any project-induced storm water drainage in accordance with the town's interim drainage guidelines and the requirements of the Town Engineer without generating any offsite adverse environmental effects.

In accordance with the circumstances and safeguards outlined above, no significant adverse environmental effects related to surface water, ground water, erosion or drainage are anticipated as a result of project approval and no mitigation measures related thereto appear to be warranted.

- e. **Item No. 5 - Air Quality.** A certain amount of dust will be generated during activities associated with construction of site improvements. However, this impact is expected to be temporary in nature. Further, as outlined within Item (d) above, an engineer-prepared dust/erosion control plan shall be required to be approved by the Town Engineer and implemented prior to commencement of construction activities for the project. Therefore, no significant impacts to adjacent residents are anticipated and no mitigation appears to be warranted.
- f. **Item No. 6 - Transportation/Circulation.** The proposed Grand Sierra Lodge project is located along the west side of Pentz Road (a public street) at its intersection with Kingdom Court, a paved private road. Pentz Road is a two lane collector street serving the predominantly residential east side of the Paradise community.

The proposed design of the project includes the establishment of two driveway access points connecting to Pentz Road. The driveway connections are designed to accommodate two-way traffic and provide access to a proposed paved parking facility containing twenty spaces.

Neither the Town Engineer nor the Paradise Police Department have identified any significant concerns regarding the existing design of the driveway access points or their proposed positions relative to other nearby encroachments onto Pentz Road. The potential increase in the volume of vehicle trips affecting this portion of Pentz Road as a result of project approval is not expected to be significant, given the size of the proposed community care facility and the frequency of trips customarily associated with such facilities. Traffic sight distances in the vicinity of the project site can be satisfactorily improved upon via vegetation removal within the existing Pentz Road public right-of-way. If the project is approved, the developer will be required by the Town of Paradise to establish and maintain adequate traffic sight distances accordingly.

In summary, no significant adverse impacts related to traffic or transportation have been identified and, accordingly, no mitigation measures appear to be warranted.

- g. **Item No. 7 - Biological Resources.** Review of the California DFG natural diversity data base information for the Paradise area reveals that no known rare, endangered or sensitive plant or animal species exist or inhabit the project site or its immediate vicinity. Although the area may contain some animal habitat values, the project site and the general area has been disturbed repeatedly by various land use activities that have taken place over several decades. In addition, the site is relatively small and probably has little value as important wildlife habitat. Accordingly, the potential impacts upon local endangered, rare or sensitive plant and animal populations should not be significant as a result of the proposed project.

Approximately thirteen trees large enough to qualify for a Town of Paradise tree felling permit are proposed to be felled and removed from the site to accommodate the proposed development. Accordingly, the project developer has submitted a Town tree felling permit application along with other project application materials. The Tree Felling permit application was accompanied by a report prepared by a Registered Professional Forester certifying that all trees proposed for felling would otherwise be adversely affected by the development or would substantially interfere with the design of the project. The application was also accompanied by a tree protection plan prepared by a Certified Arborist for trees that will remain and be incorporated into the design of the project. The project will be subject to the provisions of the Town's landscape ordinance and are required to provide for the installation/planting of a percentage of aesthetically appropriate landscaping materials/species to offset the loss of native vegetation. Further, all qualifying trees felled and removed from the site will be required to be



replaced on-site at a one-to-one ratio with fifteen gallon-sized trees native to Northern California. Required landscape plans for the Grand Sierra Lodge project shall be reviewed and approved by the Town of Paradise in the context of required tree replacement, consideration for the protection of adjacent and nearby land uses and general aesthetics. Therefore, the magnitude of impact foreseen upon vegetation and wildlife is deemed to be less than significant and no mitigation measures appear to be necessary.

- h. **Item No. 8 - Energy and Mineral Resources.** The proposed project entails the construction of  $\pm 19,972$  square feet of new building area, a paved parking facility and an on-site wastewater treatment and disposal facility. It is not anticipated that a project of this magnitude would threaten the availability of any known mineral resource. Similarly, no significant use of non-renewable resources is expected as a result of project approval and construction. Project construction plans will be required to comply with current Uniform Building Code energy-efficiency and construction waste reduction standards. Accordingly, no adverse impacts related to energy and mineral resources are anticipated and no mitigation measures appear to be required.
- i. **Item No. 9 - Hazards.** Since no known areas of toxic contamination exist on or in the vicinity of the project site, the project should not involve exposure of people to potential health hazards. In addition, the conventional construction techniques likely to be involved with establishment of the proposed facility should not pose health risks associated with explosions or the release of toxic substances. Therefore, no mitigation measures related to hazards appear to be warranted.
- j. **Item No. 10 - Noise.** The proposed project will result in a moderate increase of existing noise levels that shall predominantly occur during the project's construction. Such impact will be relatively short term and will not be substantially adverse provided permissible community noise levels as established by the town's noise ordinance are not exceeded.

By their nature as care facilities for the aged or infirm, assisted living facilities belong to a class of land uses that are operationally quiet. Therefore, the magnitude of impact foreseen upon surrounding properties as a result of noise impacts is deemed to be less than significant and no mitigation measures appear to be necessary.

- k. **Item No. 11 - Public Services. Fire Protection:** A review of Paradise Irrigation District comments received for the project reveals existing fire flows appear to be adequate to provide fire protection to the project site. Normal Fire Department response time to the site is well within established Town standards. The Paradise Fire

Department will review the proposed project in the context of locally adopted provisions of the California Fire Code (CFC) to determine if any additional fire hydrants will be required and the Town of Paradise will condition the project accordingly. As with any development project, adopted CFC requirements will be required to be incorporated into the project's final design, including standards for minimum fire flows, fire hydrant placement, access, interior automatic fire sprinkler systems, fire alarm systems, smoke and heat detectors, etc. If the project is approved, the Town of Paradise shall condition the project in a manner deemed satisfactory to the Town Fire Chief to insure the provision of adequate fire protection in compliance with Town-adopted UFC requirements. Therefore, fire protection impacts are deemed to be less than significant and no mitigation measures related thereto appear to be necessary.

- l. **Item No. 12 - Utilities and Service Systems.** Sewage Disposal - Comments generated by staff of the Town of Paradise Development Services Department onsite sanitation division indicate that existing soils and the project's proposed means of sewage treatment and disposal can be designed and constructed in a manner that legally satisfies the town's applicable onsite subsurface sewage disposal system development requirements.

Water Supply - Comments received from Paradise Irrigation District (PID) staff relative to the proposed project have not revealed a concern regarding the cumulative impact of recent and similar development upon the district's water supply service capacity. Until the PID reports otherwise, it is understood that domestic water supply is available to serve this proposed project.

- m. **Item 13 - Aesthetics.** Approximately thirteen trees large enough to qualify for a Town of Paradise tree felling permit are proposed to be felled and removed from the site to accommodate all elements of the proposed development. The project applicants, a registered professional forester and a certified arborist retained by the project applicants have made efforts to design proposed project improvements with an eye toward tree retention and protection. As designed and proposed, installation of proposed project improvements will result in the retention of approximately five native trees. While attempts have been made to retain trees where possible, the nature of proposed improvements are not always conducive to tree retention.

The project is located along the west side of Pentz Road. Pentz Road is designated within the 1994 Paradise General Plan as a scenic highway embodied within a scenic highway corridor measured 100 feet from its centerline. Scenic highway corridors are subject to scenic highway corridor regulations contained within Title 17 of the Paradise Municipal Code (PMC). Certain land uses are statutorily prohibited (e.g., swap meets automobile sales lots, billboards, etc.) within the corridor. However, no such land uses are proposed to be established in association with the project.

The design of the proposed assisted living facility building includes contemporary architectural building design using stone accents, exposed heavy wood support beams, multiple-pane windows and doors, architectural roofing materials and earth-toned exterior colors in order to maintain compatibility with nearby residential structures and to avoid an institutional appearance. The project design provides a separation distance of twenty-five feet between the north elevation of the proposed care facility and the developed residential properties to the north. Existing vegetation within much of this area will assist in screening the facility from these residences.

All non-residential development projects are subject to the provisions of the Town's landscape ordinance and are required to provide for the installation/planting of a percentage of aesthetically appropriate landscaping materials/species to offset the loss of native vegetation. The project's required landscape plans shall be designed to mitigate the loss of trees and conditioned by the town. In addition, the proposed architectural design of the proposed community care facility is characterized by contemporary architectural building design using stone accents, exposed heavy wood support beams, architectural roofing materials and earth-toned exterior colors not unlike existing residential structure designs in the project area.

The proposed project may produce new sources of light and potential glare associated with the eventual construction of parking facility lighting fixtures associated with the establishment of the proposed community care facility and related improvements. However, the Paradise Municipal Code contains provisions that prohibit unshielded lighting fixtures from projecting light directly upon adjacent properties within 200 feet of the light source. In addition, the Town will limit any project-related lighting to be no more than 16 to 18 feet above finished grade. Therefore, it is unlikely that these potential new light sources would be out of character with the existing surrounding residential setting to the extent that a significantly adverse environmental effect upon existing residences in the area would result. Accordingly, the magnitude of impact foreseen upon aesthetics is deemed to be less than significant and no mitigation appears to be warranted.

- n. **Item 14 - Cultural Resources.** The project site is located within an area that has been repeatedly disturbed and developed for various purposes over several decades. In addition, the site itself has been previously developed and significantly disturbed. Included with project application materials submitted to the Town was a written report prepared by a professional archaeologist and outlining the results of an archaeological survey of the site. The survey of the site did not reveal the presence of any archaeological or cultural resources on the site. Though it appears that the proposed project would have no significant adverse impacts on archaeological cultural resources, the possibility exists that such resources could be discovered during subsurface construction activities. As a result of this slight possibility, the Town of Paradise will condition any project approval to require all work to stop in the area of any discovery of



archaeological resources until a qualified archaeologist provides an appropriate evaluation of the discovery. Therefore, no significant impact is expected and no mitigation measure appears to be warranted.

- o. **Item No. 15 - Recreation.** It is not anticipated that the proposed Grand Sierra Lodge project would have a significant adverse impact upon recreational resources in the Paradise Community, since the facility will not in and of itself provide additional housing opportunities for families. Therefore, impacts to recreational facilities are deemed to be less than significant and no mitigation measures related thereto appear to be necessary.

## 2. **Mitigation Monitoring**

Since the preparation of this initial study did not result in the necessity for the development and application of mitigation measures, no mitigation monitoring program for the project developer and/or the Town of Paradise to administer is necessary.

## IV. **DETERMINATION.**

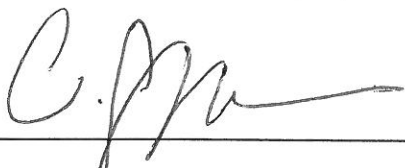
On the basis of this initial evaluation:

- |    |   |                                     |
|----|---|-------------------------------------|
| 1. | I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.   | <input checked="" type="checkbox"/> |
| 2. | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this document shall be added to the project. <b>A NEGATIVE DECLARATION WILL BE PREPARED.</b> | <input type="checkbox"/>            |
| 3. | I find the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.   | <input type="checkbox"/>            |
| 4. | I find that the proposed project <b>MAY</b> have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation                                 | <input type="checkbox"/>            |

measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An

**ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

5. I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Date


6/25/12

Craig Baker, Planning Director  
Town of Paradise

## V. REFERENCES

1. Town of Paradise 1994 General Plan, Volumes I-III, Town of Paradise Community Development Department and Quad Consultants, October 1994.
2. Town of Paradise inventory map of archaeologically sensitive areas 1987, CSUC Anthropology Department.
3. Master storm drainage study and facilities plan, Paradise, California, 1980, McCain Associates.
4. Paradise Irrigation District water distribution map, 1993.
5. USGS topographic map: Paradise East Quadrangle, 1994.
6. The California natural diversity database, state Department of Fish and Game, 1988 and 1990.
7. "Soils of Paradise and Their Ability to Treat Domestic Wastewater," Wert and Associates, 1992.
8. Town of Paradise General Plan Land Use Designation Map; October, 1994.
9. Town of Paradise Zoning Ordinance (Title 17 of the Paradise Municipal Code).
10. Town of Paradise General Plan Land Use Constraints Diagram; October, 1994.
11. Field Inspection of the project Site by planning staff, March 28, 2012.
12. Grand Sierra Lodge project materials submitted to the Town of Paradise on March 21, 2012.

Initial Study  
Prepared by:

  
\_\_\_\_\_  
Craig Baker  
Community Development Director/Planning Director  
Town of Paradise

Charles A. Elder  
Barbara Dunivan-Elder  
1692 Mulberry Lane  
Paradise, CA 95969  
530-872-8543



TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.

01:45:50 PM

Town of Paradise Town Hall  
Development Services Department  
5555 Skyway  
Paradise, CA 95969

RE: Grand Sierra Lodge General Plan Amendment/Property Rezone and Conditional  
Use Permit and Tree Felling Permit (PL12-00075, PL12-0073 and PL12-00074)

Attention: Craig Baker, Planning Director

Dear Mr. Baker,

After a thorough reading of the Negative Declaration Regarding Environmental Effect of the proposed project defined above a meeting of our neighborhood and the Pastor of the Paradise Ridge Southern Baptist Church south of parcel 050-082-083 we have the following concerns.

First and foremost, we are concerned that you have determined that the preparation of an Environmental Impact Report will not be required. The following are the reasons for our concern.

1. Pentz Road has become one of the three main arterial roadways for the Town of Paradise and has subsequently become a very busy street with increased traffic. Drivers speed down Pentz without regard for public safety. We are concerned that the project's access and egress to and from Pentz Road, closely between three other streets (Apple, Mulberry and Kingdom Court) will create a safety issue. There are no shoulders on Pentz Road and there are no sidewalks to mitigate increased dangers. The report states that the facility will be required to prepare and maintain traffic sight regarding vegetation, and dismisses the impact of visitor and employees to an already known speed zone. Twenty parking spaces over the course of a day could add another one hundred cars per day.
2. The commercial loading zone appears on the plan to cover the easement between homes on Mulberry Lane and project. This easement is a dirt road. The garbage pickup is indicated to be located in this same area. There is no paving indicated of the easement which causes concern for winter erosion during the rainy season causing deep ruts and muddy run-off into the street and drains. Further, there is a concern for high levels of dust during the summer which will impact the breathing of those persons residing close to the development that is proposed.
3. We also have concerns that commercial deliveries will impact the increased traffic flow caused by employees, visitors and emergency vehicles. And, that the commercial deliveries will impact the peace and quiet experienced by the nearby residences.
4. The plan does not indicate whether the proposed project has obtained the legal right to encroach on an easement used by all surrounding residences.

5. Further, your assessment does not inform the neighboring residences as to whether or not the discretionary rezone and conditional use permit will prohibit usage change, increase number of estimated employees, or an increase in number of proposed residents.
6. Sewerage/Septic disposal of waste is addressed only briefly and only states that the disposal system will be "engineered" and sufficient for waste water disposal. As a group we are concerned as many leach lines in our area fail due to the lava slab on which the properties sit. The proposed project is in an area that has the Baptist church to the south and several residences to the west as well as the residences to the north. While Mulberry Lane sits to the north and is only slightly higher in elevation, there are residences east that abut the project whose leach lines trail down toward their homes. We are looking at a property development project that is requesting to cover more than 40% of the lot (where normal perimeters are 30%) with impervious surfacing to accommodate the structural design. The report states that this will not be "significant", ignoring the need for absorption of snow melt and rain to prohibit flooding issues south of the project and soil erosion. The report itself states that "nearby properties may experience the proposed land use change to some degree, the change and the resulting impacts are not anticipated to approach a level of significance that warrants mitigation." Given that the project will house thirty full time residents, and five employees the caring capacity of the land may not be able to absorb the waste and may cause a health hazard. Thirty-five people per day, approximately five flushes per person, at 2 gallons per flush is 350 gallons of waste per day. Add to that the water used for cooking, cleaning, laundry, outdoor maintenance, we are looking at an increased burden to the surrounding areas of approximately roughly 35,000 gallons per month. This, with the report stating that the covering of the area with impervious surfacing will alter drainage pattern and significantly increase the rate and amount of storm water runoff the potential for environmental issues justifies, in and of itself an Environmental Impact Study.
7. Public Safety and Fire Protection is also an issue. The report addresses current fire protection for the area as adequate, but does not address evacuation plans, increased burden on a town that has limited resources. The report also does not address police protection, ambulance services, or medical service vehicles. In light of the evacuations of 2008 these are issues which should not be left unsaid. In the event of a major evacuation of Paradise, the evacuation of a facility in this location may cause interruption of traffic from Paradise Pines and upper Pentz Road and there are very few arteries flowing across town above Wagstaff.

Additional questions include the subjects below:

1. Will the permit future additional structural additions?
2. If Item 2 states that the proposed project does not entail the establishment of any new housing units, exactly what is a facility "housing" thirty additional persons?
3. Air quality during and after construction is an issue to be fully addressed and many of the nearby residents are over the age of sixty and have already developed some form of breathing difficulty.
4. What impact will the facility have to an already ill maintained and/or fragile system of providing electricity to the surrounding area which has had electrical outages of three to five days on numerous occasions over the past three to five years. If the facility will be using natural gas, will that delivery increase significantly to impact the surrounding area?
5. Hazardous waste disposal from medications, dressings needed for residents, needles, etc is not addressed.
6. Increased noise from traffic, commercial delivery, visitors, ambulances, etc is not addressed.
7. The effect of the designation of a Scenic Highway is not addressed if changes are made altering those requirements.
8. Lighting issues addressed as to the parking lot only.

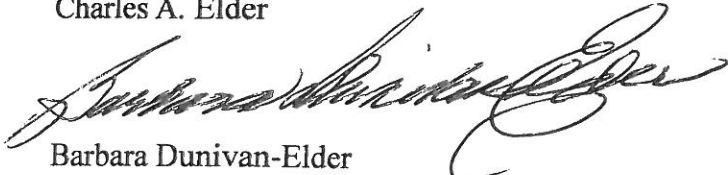
9. Impact on surrounding property values not addressed.

It is because of these concerns and the inadequacy of the "Negative Declaration Regarding Environmental Effect" that we are strongly requesting and suggesting that the Town of Paradise require a complete and comprehensive Environmental Impact Study regarding this project.

Sincerely,



Charles A. Elder



Barbara Dunivan-Elder

June 17<sup>th</sup> 2012

Town of Paradise Town Hall  
Development Services Department  
555 Skyway, Paradise, Ca 95969

Re: Grand Sierra Lodge General Plan Amendment/Property Rezone(P112-00075),  
Conditional use Permit (P112-00073) and Tree Felling Permit (P112-00074)  
Applications

Dear Sirs:

I am responding to your letter dated May 29, 2012 in which the above plan is proposed. I currently own the home directly south of the proposed construction and have for the better part of 30 years. I am at this time, lodging a formal objection based on but not limited to the following objections:

Excessive ground saturation due to the tremendous overuse of a 30 bed facility and its septic capability.

Rain water run off which would cause probable flooding of my property

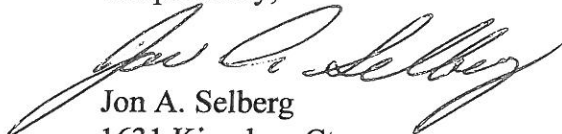
Deflate my already compromised value of my home. This is a single residential neighborhood its value and draw is to families wishing to raise their children in a Quiet and safe neighborhood.

Increased traffic which would put children at risk

Destroying of old and irreplaceable trees for concrete and asphalt

Kingdom Ct is an old and established family neighborhood and it would be a crime to destroy years of continuity and care

Respectfully,



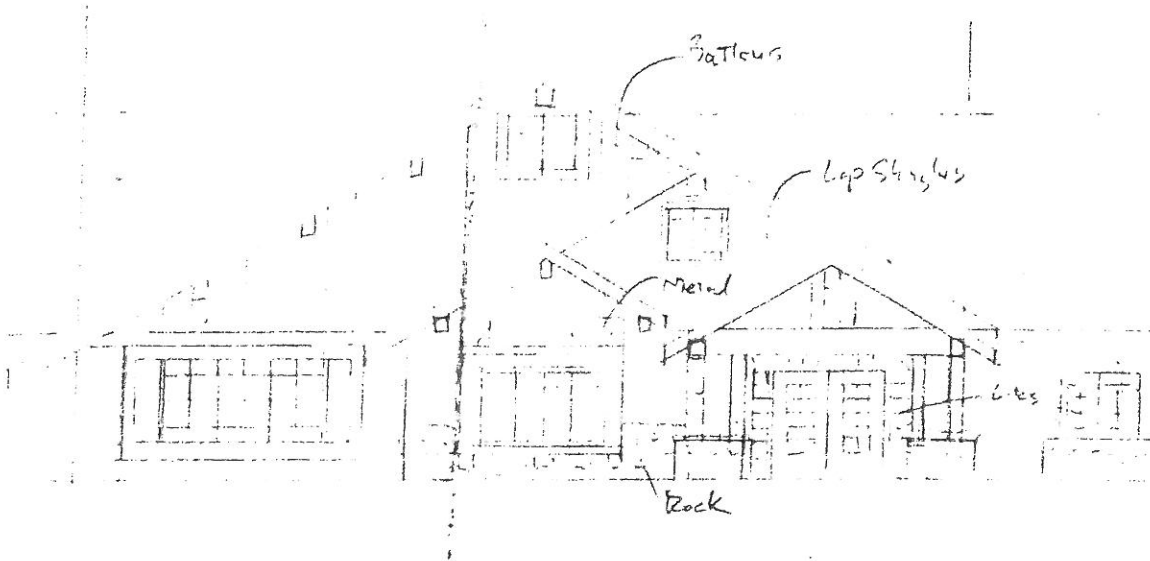
Jon A. Selberg  
1631 Kingdom Ct.  
Paradise, Ca. 95969  
530-518-4117

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.

JUN 18 2012

RECEIVED

**GRAND SIERRA LODGE**  
**RESIDENTIAL RETIREMENT COMMUNITY**  
**PARADISE, CA**



Prepared by  
WLM CONSTRUCTION, INC.  
WILLIAM & ANN MARTIN  
FOR  
JAY AND JOYCE POWELL FAMILY TRUST



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Letter of Authorization

JAY AND JOYCE POWELL FAMILY TRUST

1624 SOUTH COURT  
VISALIA, CALIFORNIA 93277

TELEPHONE: (559) 625-4343

FAX: (559) 625-4346

May 9, 2011

TO THE TOWN OF PARADISE

THE JAY AND JOYCE POWELL FAMILY TRUST OWNS THE REAL  
PROPERTY AT 6983 PENTZ ROAD IN PARADISE, CALIFORNIA, A.P.N.  
NUMBER 050-082-023-000.

WILLIAM L. MARTIN AND OR ANN MARTIN ARE AGENTS FOR THE  
TRUST IN ALL MATTERS CONCERNING THE SAID REAL PROPERTY,  
INCLUDING, BUT NOT LIMITED TO MAKING APPLICATION FOR  
PRELIMINARY DEVELOPMENT REVIEW (PDR) TO THE TOWN OF PARADISE,  
CALIFORNIA.

SINCERELY,  
JAY AND JOYCE POWELL FAMILY TRUST

BY

JAY W. POWELL, TRUSTEE

## Project Summary

The vision for the Grand Sierra Lodge of Paradise is to create, in a residential retirement community, the atmosphere of an elegant and comfortable mountain lodge. The proposed development is for a moderately sized, thirty-bedroom senior housing community; the average size in the U.S. is 58 units. The philosophy of Grand Sierra Lodge, as endorsed by the Assisted Living Federation of American (ALFA), is to provide residents freedom of choice, independence, dignity and quality of life. The Grand Sierra Lodge retirement living philosophy embraces community, quality of life as well as quality of care, and supports the resident's decision to live with companionship and increasing levels of supportive services in the place they call home.

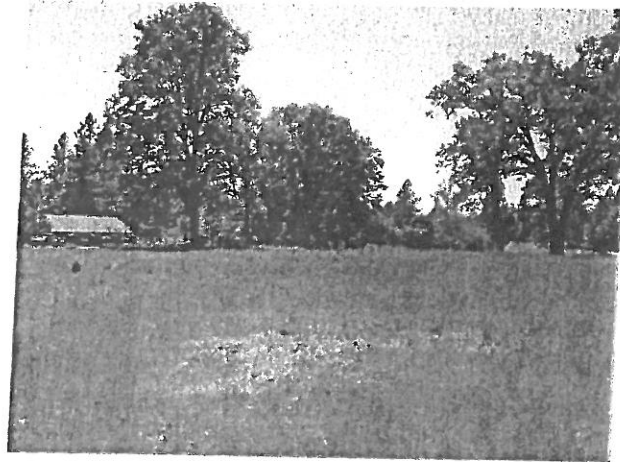
The terms used to describe senior communities differs across the country; in California senior communities are identified as independent living, assisted living and skilled nursing. Independent living is for seniors in good health, who desire the convenience and safety of a retirement living community. Assisted living provides seniors with assistance with one or more 'activities of daily living' (ADL). Skilled nursing is for individuals who require total care. The mission of the Grand Sierra Lodge is to offer a continuum of care from independent to assisted living, so as residents need more assistance, it can be provided.

The Grand Sierra Lodge will be prepared to undergo a licensure process to become a licensed assisted living facility. In California, the State Department of Social Services (DSS) conducts the licensure process. Also described as Residential Care Facility for the Elderly (RCFE) in the California Codes, assisted living communities are required to provide a number of services to residents, including 24-hour supervision, three meals per day plus snacks in a group dining room, as well as a range of services that promote resident quality of life and independence. Staff job descriptions and training requirements are defined by the DSS, and reflect the responsibilities of each position according to professional standards, with emphasis on observation, communication and care. Unlike nursing facilities where skilled medical care is provided on site, assisted living offers transportation to medical professionals. In the event of a medical emergency, Feather River Hospital is 2.2 miles from the Grand Sierra Lodge.

Regulations specific to construction of senior living facilities are detailed in the California Health and Safety Code. Senior communities range in size from a small residential house, with 6 or fewer residents, up to very large facilities providing services to hundreds of residents. Current best practices in senior community design include large studios for private living, and comfortable spaces for socialization, such as conversation areas, patios and hearth rooms. This enables residents to maintain a private lifestyle, while enjoying socialization at their leisure. Facilities are designed for the mobility impaired.

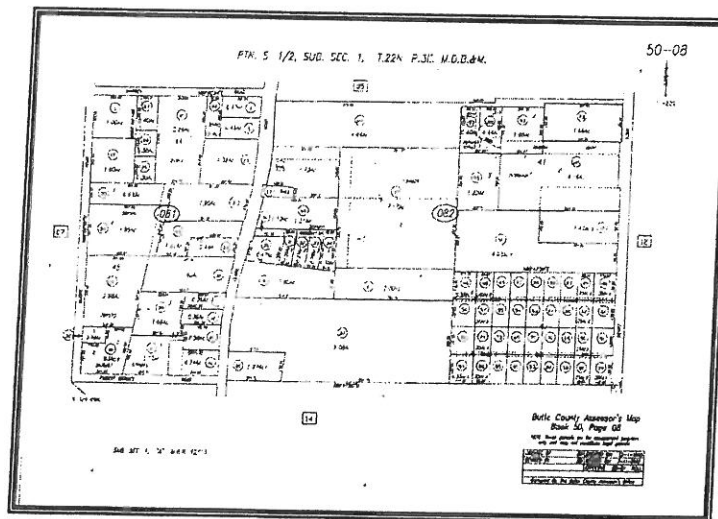
## Site Analysis

The proposed development site is a unique infill location at 6983 Pentz Road in Paradise, California. Pentz Road is an extension of a regional scenic corridor. All development will adhere to design specifications for the scenic corridor, as provided in Town of Paradise Design Standards: serene, beautiful, safe, home, special, Paradise, beautiful, trees, green, blue sky, clean air.



Northeast corner of property from Pentz Road

The property is one parcel, 1.66 acres, Assessor's Parcel Number (APN) 050-082-023. County records show a secondary address 6975 Pentz Road. The site has approximately 185 feet of frontage on Pentz Road.



Butte County Assessor Parcel Map, property shown upper right

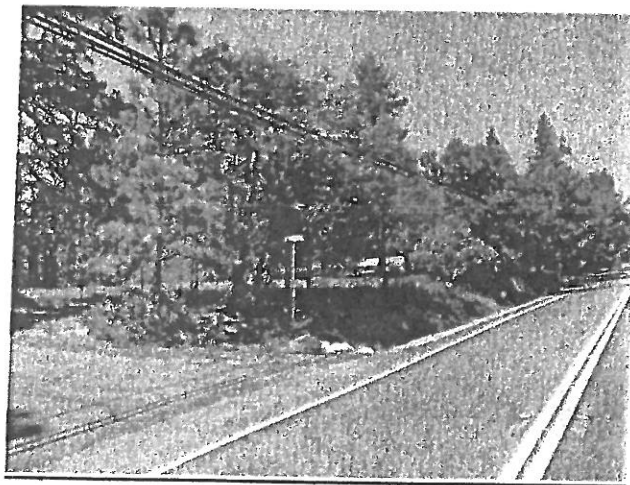
Pentz Road is one of the three north-south arterials in the Town of Paradise. Data from February 1992 Average Daily Traffic Conditions report, by Dowling Associates at Pentz Road and Wagstaff Road, calculated a total volume of 21242. An excerpt from study data is provided below.

#19 Pentz Road and Wagstaff Road													
Base	2270	2080	4350	2070	2840	4910	2520	1920	4440	60	80	140	13840
Added	1344	1344	2687	733	733	1466	1624	1624	3249	0	0	0	7402
Total	3614	3424	7037	2803	3573	6376	4144	3544	7689	60	80	140	21242

Traffix System Version 6.4 (c) 1991 DA Licensed to Dowling Associates

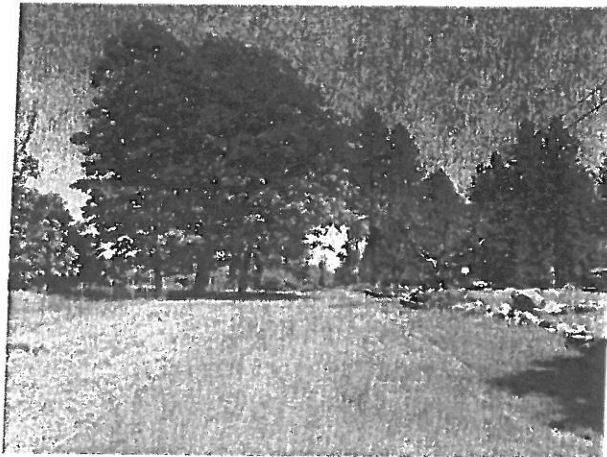
### Zoning and Land Use

The development site is zoned Rural Residential 2/3. This designation provides for single family detached homes, and secondary residential units as well as accessory rural uses. It may also provide for community care facilities, churches and other public uses. It is recommended the applicant apply for a zone change to TR 1/3 due to the size of the proposed facility.



Kingdom Court (left) and Pentz Road

The development site and proposed retirement living home is buffered from neighboring properties by roadways, landscape and wooded areas. North of the property is a wooded, 20 foot wide extension of a Clark Road parcel. South is Kingdom Court, a 60-foot wide private drive, beyond which are rock wall planters and a church parking lot. East is Pentz Road, a busy scenic corridor. West is the side-yard of a 1.05 acre property on Kingdom Court. The proposed building is situated 209 feet from the west property boundary.



Kingdom Court with 6983 Pentz on left

#### Neighborhood Support

The developer has met with neighbors north and south of the property, the McAlexander family and elders of Paradise Ridge Southern Baptist Church, to invite ideas and opinions on design plans for the property. In 2006, the developers met with Mr. and Mrs. McAlexander at their home on Clark Road. The developer also wrote to Pastor Sorenson and the Elders of the Paradise Ridge Southern Baptist Church, to request the Church's input during the development phase. Because senior living communities make good neighbors, the developer anticipates support for this project.



Kingdom Court and Southern Baptist Church

### Wastewater

L & L Surveying conducted percolation tests in 2005, and over winter ground water monitoring in 2007- 2008, and in 2008-2009. See test results provided to Town of Paradise Planning and Onsite Septic Systems Departments. The percolation test revealed no drainage constraints. A percolation study concluded most of the areas of the site drain well at an average 8 minutes per inch (TOP adjustment factor 12.8 minutes per inch).

The proposed septic system and leach field is shown on page CS of the Site Plan. Based on data collected, and from water records of like facilities, Rancho Engineering has designed a fully engineered system. An Advantex AX 100 Pod and Recirculation tank system with redundant pressurized distribution lines is proposed for this project. This will provide on site wastewater treatment for a thirty-bedroom facility.

The wastewater leach field location is designed to follow perpendicular to the natural slope of the property, as shown on page CS of the Site Plan. The proposed on-site septic system would be located in the westerly 140 feet of the property. Based on comprehensive soil tests, this area of the property is ideal for the absorption field.

### Site Drainage

The proposed development, structure, parking lot and other improvements, will be designed for optimal water runoff to flow east to the existing drainage system parallel to Pentz Road.

### Utilities

All utilities (electricity, gas, telephone, water) are accessible from Pentz Road. Culinary water and water for fire protection is provided by Paradise Irrigation District (PID). A 12 inch water main runs along Pentz. The developer will explore cost effective solar energy applications for the residential facility.

### Traffic

Access to the development is from Pentz Road and the large frontage, 185 feet, allows for two ingress/egress locations.

### Parking

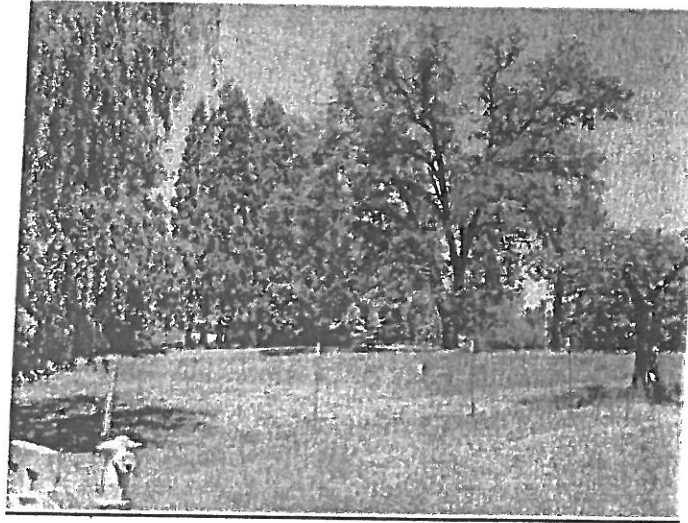
At this time, twenty (20) parking stalls are shown, including two ADA parking stalls and a commercial loading/unloading zone. In general, residents of assisted living facilities use public transportation or transportation provided by the home or family members. The



developer is proposing to designate one parking stall for an electric/hybrid vehicle recharging station.

#### Fire Department

Two fire hydrants are located adjacent to the site, one at the southeast corner, and the other at the southwest corner. Fire Town of Paradise Fire Station Number 1, at 767 Birch Street, is 4.1 miles from the development site. Fire flow tests have been conducted.



Southwest corner of property with fire hydrant on left

#### Commitment to the Community

The Jay and Joyce Powell Family Trust (Trust) acquired the property in November 2005. At the time of purchase the development site contained one 1242 square feet home built in approximately 1940, and a large storage shed.

Following an asbestos inspection and demolition analysis by Plumas Science Research, the Trust donated the structures, to the Town of Paradise Fire Department. Paradise Fire Department acquired a demolition permit on behalf of Powell Family Trust. The practice burn was conducted in June 2006. According to Fire Chief Jim Broshears retired, thirteen (13) different fire scenarios were conducted jointly with the California Department of Forestry (CDF). The practice and additional training were timely. By 2008, three major fires (Ophir, Humboldt, Butte Lightning Complex) were contained by the collaborative efforts of Town, County, State, and National resources.





practice burn of existing structures, June 2006

### Hospital

Feather River Hospital, located at 5974 Pentz Road, is slightly over 2 miles from the development site along Pentz Road.

### Trees

The arborists for the development are Tom Gomez of Tom's Tree Service and consulting arborist Randolph Vasquez. Tree types, size and location are shown on the Topographic Map prepared by L & L Surveying of Paradise. The map inventory records the following trees: 11 oaks, 3 pines, 4 firs, 3 walnut, 2 almond and an apple 'clump'. A full tree report, prepared by Vasquez is submitted with this application.



View from Pentz Road looking west

### Development Design

The developer will build the facility in accordance with rules and regulations found in the California Building Code, applicable sections of the California Health and Safety Code, and the California Department of Social Services, Community Care Licensing Division Residential Care Facilities for the Elderly (RCFE) and values expressed by the American Assisted Living Association (ALFA). Rancho Engineering has been retained for all design and engineering associated with the project.

The vision for Grand Sierra Lodge of Paradise is to create the atmosphere of an elegant, but comfortable mountain lodge. All development will adhere to design specifications for the scenic corridor, as provided in Town of Paradise Design Standards. Specific design features will adhere to State of California RCFE regulations, specifically those under Article 5 Physical Environment and Accommodations. The Grand Sierra Lodge will follow current best practices in senior community design include large private spaces and comfortable rooms for socialization, such as conversation areas, patios and hearth rooms. Facilities will be designed to house the mobility impaired; the majority of private rooms will accommodate the non-ambulatory.

### Development Team Bios

William "Bill" Martin has over 20 years in building, real estate, and related industries. He obtained his general contractors license in California in 1992. Since that time, he has supervised and built projects in commercial, residential, industrial, and underground construction projects in Central and Northern California. He has an Associates of Arts degree in Liberal Arts from College of the Sequoias and a Bachelors of Science in Business Administration from CSU, Fresno.

Ann Martin began her career in community planning as an intern in 1979. Since that time, she has worked in planning, administration and as a commissioner for a Local Agency Formation Commission for several cities and counties in California. Recently Ann became a trained and certified as a RCFE Administrator Certificate Holder, by the California Department of Social Services, Community Care Licensing Division. Ann has a bachelor's from UC Berkeley, a master's from CSU Northridge, and a doctorate from UC Davis. She has taught in the Geography and Planning department at CSU Chico.

---

Development Team Contact Information

**Project Manager**      WLM Construction, Inc. License # 901894  
Bill Martin CEO, Builder  
5806 Acorn Ridge Dr. / PO Box 2035  
Paradise, CA 95967  
[wlmconstructioninc@gmail.com](mailto:wlmconstructioninc@gmail.com)  
(530) 520-5170 Bill

**RCFE Consultant:**    Ann Martin, Ed.D. RCFE Administrator  
Certificate Holder License #6009259740  
CA Dept. of Social Services, Community Care Licensing  
5806 Acorn Ridge Dr. / PO Box 2035  
Paradise, CA 95967  
(530) 520-5178 Ann

**Building Engineer:**   Jarrod Holliday License # 66034  
Frank Sands, Rancho Engineering  
5550 Skyway  
Paradise, CA 95969

**Civil Engineer:**      Jarrod Holliday License # 66034  
Rancho Engineering  
5550 Skyway  
Paradise, CA 95969

**Wastewater:**          Jarrod Holliday License # 66034  
Rancho Engineering  
5550 Skyway  
Paradise, CA 95969

**Surveyor:**            L & L Surveying  
1007 Bille Road  
Paradise, CA 95969  
(530) 877-4300

**Arborists:**            Tom Gomez, Certified Arborist License #1248  
Tom's Tree Service  
6791 Pentz Road  
Paradise, CA 95969  
(530) 877-6055

Randolph Vasquez, Registered Professional Forester #1884  
Randolph Vasquez Forest Management  
1600 Feather River Blvd, Suite B  
Oroville, California 95965  
(530) 534-5229

**TOWN OF PARADISE  
PLANNING COMMISSION**

**RESOLUTION NO. 12-03**

**A RESOLUTION OF THE PARADISE PLANNING COMMISSION RECOMMENDING TOWN  
COUNCIL ADOPTION OF A PARADISE GENERAL PLAN LAND USE MAP AMENDMENT  
AND REZONING OF CERTAIN REAL PROPERTY WITHIN THE TOWN OF PARADISE  
(MARTIN; PL12-00075)**

**WHEREAS**, the Paradise Planning Commission has conducted a public hearing, pursuant to the California Planning and Zoning Law, concerning a proposed amendment to the Paradise General Plan and property rezone; and

**WHEREAS**, said public hearing also included review of potential environmental impacts, pursuant to the California Environmental Quality Act; and

**WHEREAS**, Sections 65353, 65354 and 65854 of the California Government Code require the Planning Commission to conduct a public hearing and notify the Town Council in writing of its recommendation; and

**WHEREAS**, the Planning Commission has considered the analysis and recommendation of the Development Services Department (planning division) and has considered the comments made at a public hearing conducted by the Planning Commission on July 17, 2012; and

**WHEREAS**, the Planning Commission has determined that an amendment to the Paradise General Plan Land Use Map for a Community Service (CS) land use designation and its related zone change to a Community Services (CS) zoning district affecting properties located at 6975 and 6983 Pentz Road and further identified as AP Nos. 050-082-105 and 050-082-023, as proposed, is in the public interest.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**SECTION 1.** The Planning Commission of the Town of Paradise hereby finds:

- a. That the proposed project will not have a significant effect on the environment, and adopts the negative declaration prepared by staff.
- b. That the general plan land use designation and zoning district requested to be assigned to the project property via the general plan amendment/rezone project application (PL12-00075) is appropriate and reasonable because it would assign a Community

**RESOLUTION NO. 12-03**

Service (CS) General Plan land use designation and Community Services (CS) zoning to properties that are currently developed and proposed to be further developed with community service-oriented land uses and that are situated at a location and with characteristics that satisfy the 1994 Paradise General Plan policies that are applicable to development of community services land uses.

**SECTION 2.** The Planning Commission of the Town of Paradise hereby recommends to the Town Council approval of the project application for Paradise General Plan Land Use Map amendment and its related zone change known as the Martin (PL12-00075) application for property identified as AP Nos. 050-082-0105 and 050-082-023 as depicted in Exhibit "A", attached hereto and made a part hereof by reference.

**PASSED AND ADOPTED** by the Planning Commission of the Town of Paradise this 17th day of July, 2012, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**NOT VOTING:**

**ATTEST:**

\_\_\_\_\_  
Planning Commission Chair

\_\_\_\_\_  
Town Clerk

<b>APPLICANT: BILL AND ANN MARTIN</b>		<b>6983 Pentz Road</b>
<b>OWNER: JAY AND JOYCE POWELL</b>		
<b>REQUEST:</b> Use permit, General Plan amendment/rezone and tree felling permit applications proposing to establish a thirty room community care facility on a vacant 1.66 acre property. An adjacent property currently developed for religious assembly purposes is also proposed to be rezoned to better accommodate the existing land use.		
<b>Zoning: RR-2/3</b>	<b>GENERAL PLAN: RR</b>	<b>FILE NOS. PL12-00073, PL12-00074, PL12-00075</b>
<b>ASSESSOR PARELS: 050-082-023, 050-082-105</b>		<b>HEARING DATE: 7/17/12</b>