



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

PLANNING DIRECTOR MEETING AGENDA

REGULAR MEETING – 2:00 PM – August 20, 2015

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk. Members of the public may address the Planning Director on any agenda item. If you wish to address the Planning Director on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the Planning Director Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to the Planning Director within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk Department located at 5555 Skyway, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday - Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

1. APPROVAL OF MINUTES

a. Approval of April 27, 2015 Planning Director minutes

2. CONTINUED PUBLIC HEARING – None

3. PUBLIC HEARING

a. ST. THOMAS MORE MODIFIED SITE PLAN REVIEW PERMIT (PL15-00260) APPLICATION Request to modify a previously approved Site plan review permit for the installation of a portable office building and shade structure in conjunction with Achieve Charter School on property zoned CS (Community Services) located at 767 Elliott Road, AP No. 052-080-111.

4. ADJOURNMENT

STATE OF CALIFORNIA) COUNTY OF BUTTE)	SS.
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	

PLANNING DIRECTOR MEETING MINUTES

REGULAR MEETING – 10:00 AM – April 27, 2015

CALLED TO ORDER at 10:00 a.m. by Community Development/Planning Director Baker at 5555 skyway, Paradise, California.

STAFF PRESENT: Community Development/Planning Director Craig Baker, Assistant Planner Susan Hartman and Town Clerk, Joanna Gutierrez.

1. APPROVAL OF MINUTES

- a. Director Baker approved the October 21, 2014 Planning Director Minutes with the addition of the hearing “REBUTTALS” on page 3.

2. PUBLIC COMMUNICATION (Public Presentation of Non-Agenda Items) – None.

3. CONTINUED PUBLIC HEARING - None

4. PUBLIC HEARING

Town Clerk Gutierrez announced that the purpose of today’s meeting to conduct a public regarding an item determined to be exempt from environmental review referenced as the **COSTA CONDITIONAL USE PERMIT (PL15-00115) APPLICATION**, a use permit application request for the complete reconstruction of a fire damaged dwelling within the required 5’ side yard setback (2’6”) on a +0.11 ac residential property zoned TR 1/3 (Town Residential 1/3 Acre Minimum) located at 676 Memorial Way, AP No. 052-090-021.

Assistant Planner Hartman reported that Paradise Municipal Code section 17.39.300 (Restoration of damaged nonconforming use) provides that a damaged, lawful nonconforming structure may be restored and used again as a lawful nonconforming use subject to town approval of a conditional use permit. The project applicant, Jim Costa, is seeking a use permit to replace a previously existing, legal nonconforming single family dwelling on a 0.11 acre property located at 676 Memorial Way, that was destroyed by fire in 2014. The current residence on the property will be demolished. It is the recommendation of the staff that the Planning Director approve the proposed project based upon the recommended findings and subject to the eleven conditions of approval set forth in the staff report.

Director Baker opened the public hearing at 10:05 a.m.

1. Jim Costa stated that he is the applicant for the use permit.

Director Baker asked if Mr. Costa had received all the information relating to the hearing and if he is in agreement with the conditions of the use permit. Mr. Costa stated that he received something in the mail but did not bring it with. Assistant Planner Hartman provided Mr. Costa with the public view packet and Mr. Costa confirmed that he understands and is in agreement with the conditions of approval relating to the project,

specifically the 2'6" setback from the actual property line, and the 5' setback on the west side of the property. An unidentified woman reviewed the packet and confirmed that the house cannot be centered on the property.

Director Baker stated that this use permit would allow one non-conforming setback on one side only. An encroachment on the other side would require a zoning variance under State law and there is no unique circumstance to this property that makes it different from any other property in the area; as such, it is unlikely that such a variance would be approved.

Mr. Costa stated that this appears that this project looks as though it will follow the normal building process and that it looks fine to him.

2. Jason Nevel asked a question to clarify the setbacks.

Director Baker closed the public hearing at 10:08 a.m. and stated that he is adding the following to the beginning of the sentence that sets forth Condition #8 under Site Development: "*As deemed necessary by the Town Fire Marshal*, all flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less."

Director Baker re-opened the hearing for comment:

1. Sherry Heald questioned how much vegetation would have to be removed.

Director Baker stated that the additional language would allow the Fire Marshal to determine which vegetation on the site is flammable and creates a safety hazard, rather than a blanket requirement to remove all vegetation at a minimum distance of one hundred (100) feet from all structure or to the property line.

CONCLUSION:

Director Baker announced that it is his intent to approve the use permit application with the amendment to condition #8, and that this decision may be appealed within seven days of the date of this hearing. As such, building permits cannot be issued for seven days; but, demolition of the existing building may proceed.

Director Baker adopted the following recommended findings required for approval and approved the Costa Use Permit Application (PL15-00115) for property located at 676 Memorial Way (AP 052-090-021) requesting authorization to replace the previously existing single family residence subject to the following eleven conditions of approval:

FINDINGS FOR APPROVAL:

- a. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15303, (Class 3) of the CEQA guidelines
- b. Find that, as conditioned, approval of the Costa use permit can be found to be consistent with the goals and land use policies of the current 1994 Paradise

General Plan because project approval would promote the replacement of a legal nonconforming structure for which evidence of record exists to demonstrate that it was lawfully established in its previous location.

- c. The proposed project, as conditioned by the Town of Paradise, will not be detrimental to the public health, safety and general welfare.

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

SITE DEVELOPMENT

1. Secure a demolition permit through the building division for the removal of the existing fire damaged structure.
2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildland Urban Interface construction requirements.
3. No portion of the single family residence shall be placed closer than **two feet and six inches (2' 6")** from the eastern property line in the location identified and proposed on the site plan dated received on March 31, 2015 on file with the Development Services Department.

SANITATION

4. Apply for, and secure, an onsite sanitation division building clearance for the building sewer connection to the existing septic system.

UTILITIES

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

OTHERS

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

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

SITE DEVELOPMENT

7. Complete the requirements of the Fire Marshal regarding plans submittal for an Automatic Fire Sprinkler System for the proposed single family dwelling.
8. As deemed necessary by the Town Fire Marshal, all flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
9. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.

SANITATION

10. Connect to the existing sewage disposal system in a manner deemed satisfactory to the Town Onsite Sanitary Official.

UTILITIES

11. Meet the requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding this project, dated April 2, 2015 and on file with the Town Development Services Department.

5. ADJOURNMENT

Director Baker adjourned the Planning Director hearing at 10:10 a.m.

Date approved:

By:

Craig Baker, Community Development/Planning Director

Joanna Gutierrez, Town Clerk

M E M O R A N D U M

TO: Craig Baker, Planning Director

FROM: Susan Hartman, Assistant Planner

SUBJECT: Request to Modify the Terms and Conditions of a Previously Approved Modified Site Plan Review Permit (St. Thomas More; PL10-00346); AP No. 052-080-111

DATE: August 10, 2015

BACKGROUND

The Paradise Planning Director conducted a public hearing on February 23, 2011 to consider a site plan review permit application proposing the expansion of existing church facilities via the construction of a $\pm 2,585$ square foot rectory and the installation of two additional portable classrooms, including required tree removal, on property located at 767 Elliott Road in Paradise. The property is situated within the Community Services (C-S) zoning district and is further identified as APN 052-080-111. The site plan review permit was approved by the Planning Director subject to 36 conditions of approval (a copy of the site plan review permit is attached).

On July 27, 2015, St. Thomas More Catholic Church submitted a formal request to the town requesting modification of the site plan review permit to allow an additional ± 346 square foot administrative office portable building and $\pm 1,020$ shade structure to the existing four portable buildings being used as classrooms for Achieve Charter School. The existing offices are located inside a portion of the portable classroom currently being used as the music room for the school. With the relocation of the offices to the new, proposed portable, that space will be converted to storage.

ANALYSIS

Comments from reviewing agencies have indicated support for the project. There will be no additional stormwater drainage, since the area proposed for the additional building is already paved and impervious. With regard to wastewater, the Onsite Division does not foresee any impacts to the existing onsite wastewater disposal system serving the charter school, as no additional staffing or students are proposed.

As a project involving the construction of a small building, the project can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines.

ANALYSIS CONCLUSION

In consideration of the preceding discussion, staff has identified no project-related impacts that would adversely affect adjoining or surrounding properties. If approved by the Planning Director as recommended, the requested site plan review permit modification would be consistent with the goals, objectives and land use policies of the 1994 Paradise General Plan; and should also be compatible with existing zoning as well as surrounding land uses. Therefore, town staff recommends Planning Director approval of the site plan review permit modification request to allow the proposed ± 346 square foot portable office building and shade structure in addition to the existing four portable classroom buildings located at 767 Elliott Road.

RECOMMENDATION

1. Open the scheduled and noticed public hearing and solicit testimony from the attending public.
2. Close the public hearing and adopt the following findings to support the requested use permit modification:
 - a. Find that the proposed modified project remains categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the State CEQA Guidelines.
 - b. Find that the project, as modified and conditioned, is consistent with the Community Services designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements.
 - c. Find that the project, as modified and conditioned, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.
3. Direct staff to re-issue the St. Thomas More Site Plan Review Permit, modified to include the proposed additional portable office building (± 346 sq ft) and shade structure ($\pm 1,020$ sq ft).

ATTACHMENTS

1. Notice sent to surrounding property owners for the public hearing concerning the St. Thomas More Site Plan Review Permit modification application scheduled for August 20, 2015
2. Project vicinity map
3. Mailing list of property owners notified of the public hearing concerning the St. Thomas More Site Plan Review Permit modification request
4. Written modification request dated July 21, 2015 submitted by St. Thomas More Catholic Church
5. Modified Site Plan Review Permit PL10-00346 dated May 11, 2011
6. Comments received from various agencies regarding the site plan review permit modification request
7. Environmental Notice of Exemption
8. Plot plan (24" x 36")

NOTICE OF PUBLIC HEARING: PARADISE PLANNING DIRECTOR

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on **Thursday, August 20, 2015 at 2:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

- a. Item determined to be exempt from environmental review

ST. THOMAS MORE MODIFIED SITE PLAN REVIEW PERMIT (PL15-00260) APPLICATION Request to modify a previously approved Site plan review permit for the installation of a portable office building and shade structure in conjunction with Achieve Charter School on property zoned CS (Community Services) located at 767 Elliott Road, AP No. 052-080-111.

The project files are available for public inspection at the Development Services Department, Town of Paradise, Town Hall. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x114.

CRAIG BAKER, Planning Director

APPLICANT: St. Thomas More / Achieve Charter School		ADDRESS: 767 Elliott Rd
OWNER: St. Thomas More Catholic Church		
PROJECT DESCRIPTION: ST. THOMAS MORE MODIFIED SITE PLAN REVIEW PERMIT (PL15-00260) APPLICATION Request to modify a previously approved Site plan review permit for the installation of a portable office building and shade structure in conjunction with Achieve Charter School.		
Zoning: CS	GENERAL PLAN: CS	FILE NO. PL15-00260
ASSESSOR PARCEL NO. 052-080-111		MEETING DATE: 08/20/2015

STM

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

052-080-021-000
HARO FAMILY TRUST
PO BOX 1022
PARADISE CA 95967

052-080-025-000
FERTIG LUCILLE ANNE ETAL
PO BOX 3133
PARADISE CA 95967

052-080-047-000
FALKENSTROM KENNETH L
6151 FERN LANE
PARADISE CA 95969

052-080-053-000
MIKEL WILLIAM P & DONNA C
5942 MCCLAIN LN
PARADISE CA 95969

052-080-063-000
BURKETT FAMILY TRUST
797 ELLIOTT RD
PARADISE CA 95969

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

052-080-069-000
ROBBINS RAYMOND A & PENNY LEE
784 LUTHER DR
PARADISE CA 95969

052-080-081-000
BURKETT FAMILY TRUST
797 ELLIOTT RD
PARADISE CA 95969

052-080-082-000
VAIL ALAN G & JANET M FAMILY
TRUST
5552 HILLTOP DR
PARADISE CA 95969

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

052-080-084-000
HIGNELL FRED & EILEEN FAMILY
LIVING TRUST
1500 HUMBOLDT RD #1
CHICO CA 95928

052-080-089-000
GALLAND JEFFREY D & STEPHANIE
M
195 WAYLAND RD
PARADISE CA 95969

052-080-090-000
GALLAND JEFFREY D & STEPHANIE
M
195 WAYLAND RD
PARADISE CA 95969

052-080-094-000
COUNTY OF BUTTE
00000

052-080-095-000
WEAVER SAM J & JOSEFINA A ETAL
PO BOX 1345
PARADISE CA 95967

052-080-097-000
LAU HANG C & LAI HING
5903 MCCLAIN LN
PARADISE CA 95969

052-080-099-000
PACIFIC GAS & ELECTRIC CO
P O BOX 770000
SAN FRANCISCO CA 94177

052-080-108-000
BRYNING KANDY S
815 A ELLIOTT RD
PARADISE CA 95969

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

052-122-033-000
VANBIBBER REVOCABLE INTER
VIVOS TRUST
6056 MAXWELL DR
PARADISE CA 95969

052-123-006-000
TITENSOR FAMILY TRUST
28216 SE 392ND ST
ENUMCLAW WA 98022

052-150-004-000
MCBRIDE KEITH R & BRIDGET R
5867 QUEEN DRIVE
PARADISE CA 95969

052-150-005-000
WATERS JOHN A & LORRAINE M
5861 QUEEN DR
PARADISE CA 95969

052-150-028-000
MEMBER NEGATIVE LLC
3842 SILVERA CT
PARADISE CA 95969

052-150-055-000
PACIFIC GAS & ELECTRIC CO
P O BOX 770000
SAN FRANCISCO CA 94177

052-150-056-000
PACIFIC TELEPHONE & TELEGRAPH
COMPANY
430 BUSH ST 3RD FLOOR
SAN FRANCISCO CA 94108

052-150-057-000
TITENSOR FAMILY TRUST
28216 SE 392ND ST
ENUMCLAW WA 98022

STM

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

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

Paradise Ridge Chamber of
Commerce
5550 Skyway
Paradise, CA 95969

Paradise Board of Realtors
6178 Center Street
Paradise, CA 95969

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

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

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

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



July 21, 2015

To: Town of Paradise

From: Casey Taylor

Regarding: Site Modification

To Whom it May Concern,

Achieve Charter School proposes to install one portable office space 10'x24' to be placed with a 10' clearance from other structures and the removal of one 10'x20 storage container located in the north edge of leased property. This building is to replace current office space that will be converted to storage. This additional building will not be used to house additional staff or students.

Achieve Charter School Proposes to install a 15'x60' metal shade structure between D-wing and STM –E Portable for the purpose of cover for relocation of middle school lockers.

ACS will be responsible for all site development and permits.

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "Casey Taylor".

Casey Taylor
Superintendent/Principal

A handwritten signature in cursive script that reads "Joseph Michael Baricuatro".

Father Joseph Michael Baricuatro
Parochial Administrator, St. Thomas More Church

TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.
JUL 27 2015
RECEIVED

TOWN OF PARADISE
MODIFIED
SITE PLAN REVIEW PERMIT

DATE May 11, 2011

*MODIFIED SITE PLAN REVIEW PERMIT NO. PL10-00346

ASSESSOR'S PARCEL NO. 052-080-110

Pursuant to the provisions of the Zoning Ordinance regulations of the Paradise Municipal Code and the conditions set forth below:

St. Thomas More Catholic Church is hereby granted a modified site plan review permit in accordance with application filed on April 20, 2011, requesting the felling of 4 additional qualifying trees to facilitate the expansion of existing church facilities via the construction of a $\pm 2,585$ sq. ft. rectory, the permanent establishment of two additional portable classrooms and the felling of ± 18 qualifying trees upon a ± 6.19 acre property zoned Community Services (CS) located at 767 Elliott Road, Paradise.

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT APPROVAL

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the site plan review permit's effective date, the site plan review 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 site plan review and tree felling permits.
3. All work within the Elliott 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. The project developer shall incorporate tree protection measures during all construction activities in conformance with generally accepted standards for the protection of trees to be retained.
5. Establish and maintain on-site parking facilities containing a minimum of 139 parking spaces in accordance with all town parking ordinance regulations.
6. Outside light fixtures associated with the project shall be designed to not exceed a maximum height of sixteen (16) feet above finished grade and shall be shielded to avoid the direct projection of light onto adjoining and nearby

properties.

7. Site improvements (building, signs, lighting, landscaping, etc.) shall be subject to design review and shall conform to all Town of Paradise applicable design standards.
8. **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 site plan review permit modification review and the payment of the appropriate processing fees.
9. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements or execute an agreement with the Town of Paradise providing for a deferral of such fees.

**CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
FOR THE RECTORY (PHASE I)**

ROADS AND ACCESS

10. Deed 40 feet from the centerline of Elliott Road (road right of way) or provide evidence that these requirements have already been fulfilled.

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 the alteration of any sewage treatment and disposal systems to serve existing and proposed facilities. Provide evidence thereof to the Town Community Development Department (building division).

SITE DEVELOPMENT

13. Submit three (3) copies of a detailed engineered site development and improvements plan showing all project phases and facilities as proposed. Plans shall be prepared by a registered civil engineer (including final parking facility design and site drainage design) and submitted to the Public Works Department (Engineering Division) for review and approval. Pay required site plan checking fee. Construction and drainage improvement plans must be approved **PRIOR TO CONSTRUCTION** or installation of the required facilities.
14. Show all easements of record on the site development and improvements plan as well as fifty-foot building setback line measured from the centerline of Elliott Road. Show a minimum 25-foot setback between storm drains and leach fields (primary and replacement).
15. If moving more than 50 cubic yards of cut or fill material, apply for and secure Town issuance of a grading permit satisfying all Engineering Division requirements and the current town adopted edition of the Uniform Building Code. Pay applicable grading permit fees per current fee schedule.
16. Properly abandon or relocate any easements that conflict with the design of the project.
17. If total disturbed area is less than 1.0 acre (43,560 square feet), applicant is required to submit a storm water soil loss prevention plan, pursuant to the 2010 CALGreen Code, to the Town Public Works Department.
18. If total disturbed area exceeds 1.0 acre (43,560 square feet), applicant is required under state law to submit a detailed storm water pollution prevention plan (**SWPPP**) to the State Regional Water Quality Control Board (along with the appropriate filing fee). Provide a copy of this approved plan to the Town of Paradise prior to initiation of grading activities.
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. 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.
21. Secure the issuance of a Town approved tree-felling permit prior to felling any qualifying trees.

TREE FELLING

22. Submit application with fee and secure Town Planning Director review and approval of a professionally designed and accurately mapped "Tree Protection Plan" for the proposed project that provides for tree planting placement as well as existing tree protection measures (fencing, etc.); and prior to the commencement of ground disturbance site work (grading, etc.) for the project.
23. 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.
24. A certified arborist or registered professional forester shall be engaged by the applicant to oversee the employment of tree protection measures and all related project site improvement construction that has the potential to effect trees to be retained.
- *25. The approval action of this tree felling application shall only be valid and in effect for three years (thirty-six months) past its conditional approval date and only authorizes the felling of Tree Nos. 7027, 7028, 7029, 7030, 7031, 7032, 7033, 7034, 7035, 7036, 7044, 7045, 7049, 7050, 7052, 7055 and 7056 as shown upon the tree felling plan dated April 20, 2011; and a single remaining cypress tree located immediately west of the southerly classroom building, for a total of up to eighteen (18) qualifying trees.**

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

SITE DEVELOPMENT

26. Construct all necessary site, drainage, access, and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.
27. 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.

WATER

28. Meet the requirement of the Paradise Irrigation District (PID) for the installation of a backflow prevention assembly at the water meter. Provide material evidence of having fulfilled this condition to the Town Community Development Department (building division).

SANITATION

29. 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 THE ISSUANCE OF A BUILDING PERMIT FOR THE ADDITIONAL CLASSROOMS (PHASE II)

SITE DEVELOPMENT

30. Apply for and secure town issuance of construction permits for the proposed portable classroom buildings and meet all requirements of the Assistant Fire Marshal/ Assistant Building Official regarding compliance with applicable and town-adopted building codes including Wildland Urban Interface construction requirements.
31. Secure Architectural Design Review approval for the portable classrooms.

FIRE PROTECTION

32. The installation of a new water main and new onsite municipal style fire hydrant will be required for the placement of any portable classroom buildings in excess of 400' from the existing fire hydrant. If a new fire hydrant is necessary, it shall be installed and functioning prior to the placement of new classrooms on the site, as determined by the Town Fire Marshal.

OTHERS

33. Submit landscaping plans and application fee to the Community Development 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).

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

SITE DEVELOPMENT

34. The exterior of the proposed educational facility expansion project shall be established in a manner that is consistent with the town approved design review application, including building codes.

CONDITIONS OF LAND USE OCCUPANCY

35. The project site's educational building capacity and use shall not exceed 214 students as approved by the charter.
36. Installation or placement of more than four (4) portable classrooms on the project site shall be subject to prior approval by the Town of Paradise.

DATE APPROVED BY THE PLANNING DIRECTOR: May 11, 2011

NOTE: Issuance of this site plan review permit and its related approved tree felling application does not waive requirements of obtaining building and sanitation division permits before starting construction or operation, nor does it waive any other requirements.

PERMIT EFFECTIVE DATE: _____
Planning Director

Hartman, Susan

From: Lindsey, Anthony
Sent: Monday, August 10, 2015 4:11 PM
To: Hartman, Susan
Subject: 771 Achieve Charter School Site Plan Modification

Susan,

The additional portable classroom will not require more than the original conditions set forth on the original Site Plan review.

Building plan review and permits will be required for the addition of the 15'X60' metal shade structure.

Tony Lindsey CBO, CASp
Building Official/Fire Marshal
Town of Paradise
5555 Skyway
Paradise CA 95969
(530) 872-6291 ext. 110



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Hartman, Susan

From: Danz, Doug
Sent: Friday, August 07, 2015 9:52 AM
To: Hartman, Susan
Cc: Baker, Craig; Larson, Bob; Cook, Debbie
Subject: Achieve Charter School office addition

The Onsite Division has reviewed the proposed portable office space addition. According to the project description this addition of office space will house already existing school staff and no increase in staffing or students will be caused by it. Therefore the Onsite Sanitation Division requires no further review of this project regarding its impact on the existing wastewater disposal system because there will be no increase in wastewater flow or concentration caused by it.

Doug Danz
Onsite Sanitary Official
Town of Paradise
530-872-6291,x113

NOTICE OF EXEMPTION

To: File: AP No: 052-080-111; [PL15-00260]

From: Town of Paradise, Development Services Department,
Planning Division, 5555 Skyway, Paradise, CA 95969

Project Title: St Thomas More Site Plan Review Modification

Project Applicant: St. Thomas More Catholic Church

Project Location: 767 Elliott Rd

Project Description: Site Plan Review Modification request for the installation of an additional portable office building and shade structure.

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** Achieve Charter School

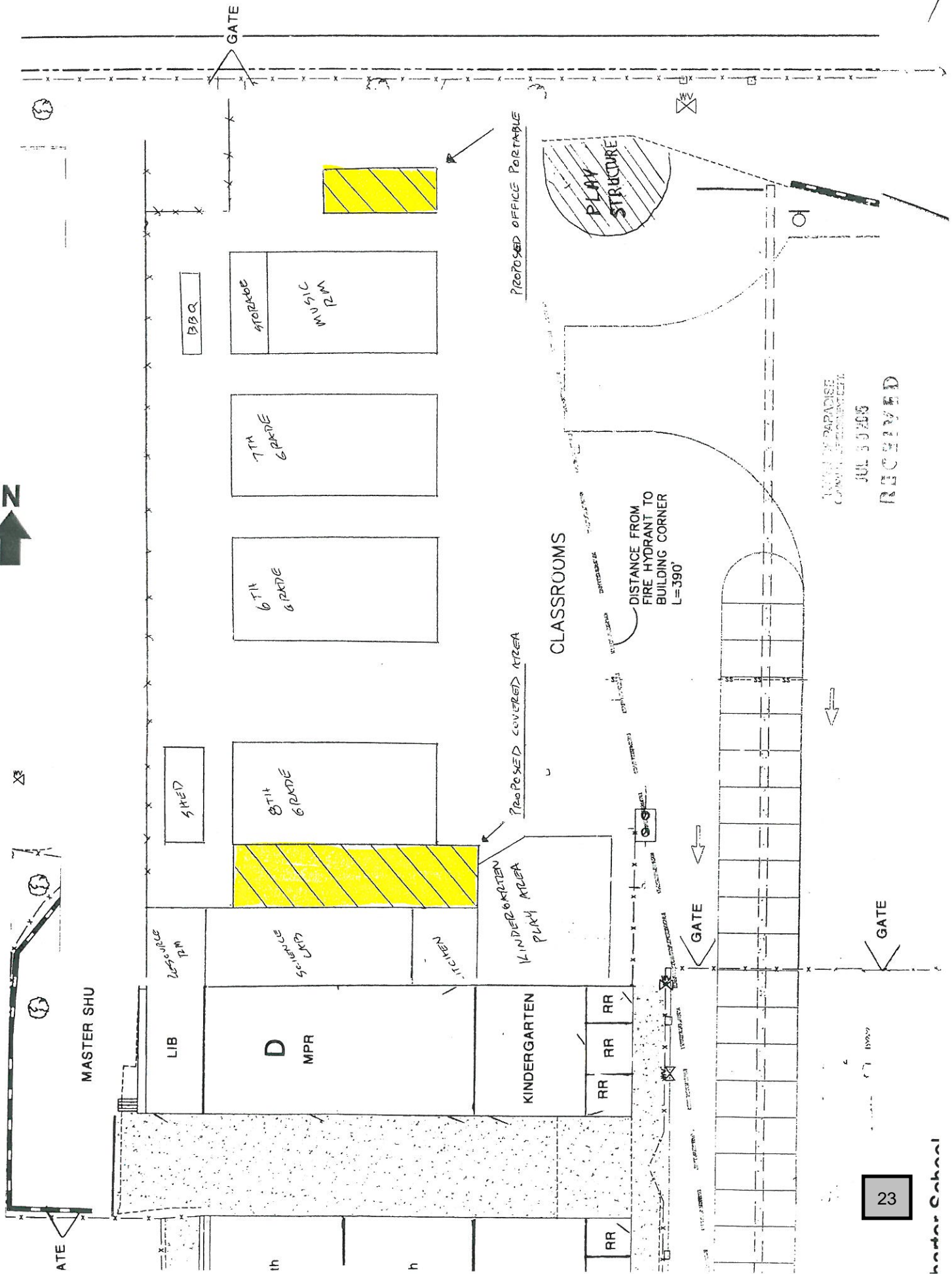
Exempt Status: _____ Ministerial (Section 15268)
_____ Emergency Project (Section 15269)
 X Categorical Exemption
Section 15303 Class 3

Reason for Exemption: Office structure not exceeding 2,500 sq ft.

Contact Person: Susan Hartman, Assistant Planner
(530) 872-6291 ext. 114

Signature: _____
Town Planning Director

Date: _____



10000 PARADISE
JUL 3 2005
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