



# 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 – October 21, 2014

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, including closed session. 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 Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed 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 through Thursday from 8:00 a.m. to 5:00 p.m.

### **1. APPROVAL OF MINUTES**

[Approval](#) of Minutes - June 18, 2014

### **2. PUBLIC COMMUNICATION (Public Presentation of Non-Agenda Items)**

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 Planning Director meeting.

### **3. CONTINUED PUBLIC HEARING** – None

### **4. Public Hearing**

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

- |                                   |                                |
|-----------------------------------|--------------------------------|
| A. Staff Comments                 | C. Close hearing to the public |
| B. Open the Hearing to the Public | D. Project decision            |

4a. Item to be determined to be exempt from environmental review:

**CONNOR SITE PLAN REVIEW PERMIT (PL14-00251) APPLICATION:** Site plan review permit application proposing to establish a retail sales land use within an existing building space upon a +1.09 acre portion of a +1.66 acre property zoned Neighborhood Commercial (NC) and located at 8585 Skyway, AP No. 051-104-163.

**ADJOURNMENT**

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

**PLANNING DIRECTOR MEETING MINUTES  
REGULAR MEETING – 2:00 PM – June 18, 2014**

The Planning Director Hearing was called to order by Community Development Director/Planning Director Craig Baker at 2:01 p.m. in the Town Council chamber located at 5555 Skyway, Paradise, California.

**1. APPROVAL OF MINUTES**

Community Development Director/Planning Director Baker approved the Minutes of the October 23, 2013 Planning Director hearing as presented.

**2. PUBLIC COMMUNICATION** – None.

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 Planning Director meeting.

**3. CONTINUED PUBLIC HEARING** – None.

**4. PUBLIC HEARING**

Director Baker reviewed the public hearing procedure and reported that the purpose of the hearing is to consider the following application, which is exempt from CEQA environmental review:

VERIZON WIRELESS SITE PLAN REVIEW PERMIT (PL14-00119) APPLICATION: Site plan review permit approval to authorize the establishment of a 145 foot-tall wireless communications facility designed to appear as a mature pine tree and a +/-192 square foot equipment shelter upon a 1.56 acre property located at 6661 Pentz Rd, zoned Neighborhood Commercial (NC) and currently developed to accommodate construction sales and service (AP No. 050-180-025).

Director Baker stated he is recommending approval of the application with the conditions as stated in the staff report plus a condition #7 as follows:

7. Pursuant to the requirements of Paradise Municipal Code Chapter 17.41 (design standards and design review), secure architectural design review approval from the Town of Paradise via the filing of a design review application either before, or concurrently, with the submittal of construction plans.

Director Baker opened the public hearing at 2:10 p.m.

Speaking in favor of the project:

1. Andrew Lesa, Verizon, stated that Verizon is excited about enhancing cell coverage and capacity in this area, that the company has concerns with conditions 4a and 13, as Verizon believes this is an unlawful taking of real estate, or space, and asked that the conditions be removed. If the conditions are kept,

Verizon would retain opportunity to challenge conditions if and when they would be proposed by the Town and would prefer that the conditions be removed.

Director Baker acknowledged that a letter from Verizon was received today at noon requesting that the Town remove condition #4a and to modify condition #13 to specify that Item #13 on the Fire Marshal's list be removed from consideration.

Speaking against: None.

Community Development Director/Planning Director Baker stated that it looks like a substantial increase in coverage and asked if Verizon would acknowledge acceptance of condition #7 for design review. Mr. Lesa stated that Verizon is fine with the added condition #7.

Director Baker stated that he would like to grant the modification to #13, as requested, and suggested adding the following sentence to condition #4a: Such agreement shall be mutually agreed upon by the parties and shall be executed prior to approval of the construction plans.

Mr. Lesa stated that Verizon believes it to be unlawful for the Town to take space on the tower.

Mr. Baker stated that it is not the intent of the Town to stall the project.

Mr. Lesa stated that he would not like the process to be tied to construction plans, likes the modification to condition #13, but would like 4a without the stipulations.

Mr. Baker stated that execution of an agreement would remove the 'taking' and can be a very simple agreement in which the parties could negotiate in good faith. He stated that communications are very difficult in Paradise and in the name of public safety the Town would like to potentially improve its communication capabilities.

Director Baker closed the public hearing at 2:23 pm.

**ACTION:**

Community Development Director/Planning Director stated that, after review, he is adopting the findings a, b, c & d and conditions 4a, 7 & 13 as modified, and approving the **Verizon Wireless Site Plan Review Permit (PI14-00119) Application**, a site plan review permit approval that authorizes the establishment of a 145 foot-tall wireless communications facility designed to appear as a mature pine tree and a +/-192 square foot equipment shelter upon a 1.56 acre property located at 6661 Pentz Rd, zoned Neighborhood Commercial (NC) and currently developed to accommodate construction sales and service (AP No. 050-180-025) as follows:

**REQUIRED FINDINGS FOR APPROVAL:**

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines.

- b. Find that the project, **as conditioned** by the Town of Paradise is consistent with the goals, objectives, and land use policies of the 1994 Paradise General Plan; and is consistent with the zoning provisions of Title 17 of the Paradise Municipal Code.
- c. Find that the project, **as conditioned** by the Town of Paradise shall be compatible with its surrounding land uses; and it will not be detrimental to nor impair the health, safety and welfare of the residents of the town.
- d. Find that **as conditioned**, the project will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:
  - 1) The project site is located within an area which has been altered by long-established residential and community service-oriented land uses;
  - 2) No known outstanding wildlife habitat exists in the immediate project vicinity; and
  - 3) No known rare or endangered plants exist in the immediate project vicinity.

**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 permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.

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

**UTILITIES**

- 2. Meet all utility company requirements concerning the relocation, extension and installation of new or expanded utility services facilities, the establishment of utility easements, etc.
- 3. Notify Underground Service Alert (U.S.A.) at least two working days prior to any excavation activities on the project site.

## **SITE DEVELOPMENT**

4. Construction plans for the proposed communications tower shall include a “monopine” design as illustrated in photo simulations submitted to the Town on April 22, 2014 and shall be designed to accommodate tower space for the following:
  - a. The potential for the future establishment of communication facilities to serve the Town of Paradise Public Works Department, Paradise Fire Department and Paradise Police Department based on an agreement with the Town of Paradise. Such agreement shall be mutually agreed upon by the parties and shall be executed prior to approval of the construction plans.
5. Expose and verify location of abandoned septic tank in the presence of the Onsite Sanitary Official for observation and evaluation. Secure appropriate sanitation permit for destruction, if necessary. Expose/identify location of leach fields if system is to remain.
6. Meet requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code requirements.

## **OTHERS**

7. Pursuant to the requirements of Paradise Municipal Code Chapter 17.41 (*Design Standards and Design Review*) secure architectural design review approval from the Town of Paradise via the filing of a design review application either before, or concurrently, with the submittal of construction plans.
8. Pay development impact fees in accordance with the requirements of Chapter 3.40 (*Development Impact Fees*) of the Paradise Municipal Code.

## **CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION**

### **SITE DEVELOPMENT**

9. Secure an encroachment permit from the Town of Paradise Engineering Division for the upgrade of the Wagstaff Rd driveway encroachment which connects to the proposed Verizon Wireless access easement.
10. Any above-ground lighting fixtures proposed to be established in association with the project shall be shielded to prevent the projection of light onto adjoining properties and shall not exceed a height of twelve (12) feet above finished grade.

11. All fencing surrounding the proposed ground level communications facilities shall be solid fencing and a maximum of six (6) foot tall above grade.
12. Construct and install all proposed facilities in substantial conformance with project materials submitted to the Town of Paradise on April 22, 2014.
13. The proposed project facilities shall include the installation of facilities and structures that consist of non-glare material. Additionally, the project proponent shall design and establish the facilities in compliance with the standards contained within Paradise Municipal Code Section 17.42.080 (*Development and design standards*).

### **FIRE PROTECTION**

14. With the exception of Item No. 13, meet the applicable requirements of the Paradise Fire Department in accordance with the Fire Marshal's plan check review for the Verizon project (PL14-00119), on file with the Town Development Services Department.

### **CONDITIONS OF LAND USE**

15. No lighting fixtures shall be permanently affixed to the proposed cellular communications tower for the term of its use.
16. Any fans, blowers, generators or air conditioning equipment associated with the facility shall be located and equipped with noise attenuating devices such that nearby residences and other nearby land uses are not subjected to noise disturbances exceeding community noise standards.
17. Comply with all applicable safety standards of the American National Standards Institute (ANSI), National Council on Radiation Protection and Measurements (NCRP) and Institute of Electrical and Electronics Engineers (IEEE).
18. All unused or obsolete towers, dishes, antennas or equipment shall be removed from the site within six months after their operation has ceased.

Director Baker announced that the decision may be appealed to the Planning Commission within seven (7) days from the date of the hearing. The decision of the Planning Commission is subject to appeal to the Town Council.

### **5. ADJOURNMENT**

Community Development Director/Planning Director Baker adjourned the Planning Director hearing at 2:25 p.m.

**DATE APPROVED:**

By: \_\_\_\_\_  
Craig Baker, Community Development Director/Planning Director

\_\_\_\_\_  
Joanna Gutierrez, CMC, Town Clerk



**TOWN OF PARADISE PLANNING DIRECTOR  
PLANNING STAFF REPORT  
MEETING DATE: October 21, 2014**

**FROM:** Susan Hartman, Assistant Planner  
**SUBJECT:** Connor Site Plan Review Permit Application (PL14-00251)  
**DATE:** October 15, 2014

**AGENDA NO. 4 (a)**

**AP 051-104-163**

**GENERAL INFORMATION:**

Applicant: Gary & Marilyn Connor  
8585 Skyway  
Paradise, CA 95969

Location: 8585 Skyway, Paradise

Requested Action: Approval of a site plan review permit application proposing to establish a retail sales land use (secondhand sales) on a  $\pm 1.09$  acre portion of a  $\pm 1.66$  acre property improved with two vacant buildings, and various outbuildings, formally utilized as a care facility.

Purpose: To provide additional retail services to area residents.

Present Zoning: Neighborhood Commercial (NC)

General Plan Designation: Neighborhood Commercial (NC)

Existing Land Use: Vacant buildings formally utilized as a care facility

Surrounding Land Use:

North:	Residential & Commercial Occupancies
East:	Skyway
South:	Residential Land Use
West:	Residential Land Uses

Land Area:  $\pm 1.09$  acre portion of a  $\pm 1.66$  acre property

Environmental Determination: Categorical Exemption – CEQA Guidelines Section 15303 (Class 3)

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

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

**SPECIAL INFORMATION:**

The project applicants are requesting Town of Paradise site plan review permit application approval for the establishment of a retail sales land use within an existing building space located at 8585 Skyway in Paradise. The building space is currently vacant.

The ±1.09 acre project site is improved with an existing building previously used as a residential care facility, a detached residential building, multiple detached storage buildings and a dirt parking area. The project site is situated within the Neighborhood Commercial (NC) zoning district. Primary access to the site is via Skyway, a high-volume public arterial street. Customer parking to accommodate twelve vehicles for the proposed use would be provided on-site via two (2) existing paved driveway approaches.

The proposed business activity would include the sale of predominately used items. Proposed days and hours of operation are Wednesday through Sunday, 10:00 a.m. to 5:00 p.m. No changes to the retail sales building or existing improvements on the site are proposed in association with the project.

**ANALYSIS:**

The project has received favorable responses from commenting agencies and, in consideration of the manner in which the site is improved; the project appears to be a reasonable location for the establishment of a retail sales occupancy if conditioned prudently. The proposed function of the project is in compliance with all applicable zoning regulations and can be found to be consistent with Paradise General Plan policies applicable to neighborhood commercial land uses.

**ENVIRONMENTAL REVIEW:**

As a project involving a minor change of occupancy within an existing building space the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines.

### **ANALYSIS CONCLUSION:**

After reviewing the existing environmental setting and circumstances associated with this application request, it is staff's position that the requested site plan review permit application is reasonable and that the establishment of the proposed project land use will promote economic development of the Town of Paradise. Staff has developed several recommended conditions of project approval to insure the orderly development of this portion of the Paradise community. Therefore, staff endorses Planning Director approval of the Connor site plan review permit application, based upon and subject to the following recommended findings and conditions of project approval:

### **FINDINGS REQUIRED FOR APPROVAL:**

1. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines.
2. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan because the project will result in the establishment of a commercial land use in an area zoned for such use.
3. Find that the project, **as conditioned**, is in compliance with all applicable regulations of the Neighborhood Commercial zoning district.
4. Find that adequate infrastructure is currently in place to serve the proposed project.
5. Find that the project, as conditioned, will not detrimentally affect 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 commercial land uses;
  - b. No known outstanding wildlife habitat exists in the immediate project vicinity; and
  - c. No known rare or endangered plants are known to exist in the immediate project vicinity.

**STAFF RECOMMENDATION:**

After closure of the scheduled public hearing, **adopt the findings provided by staff and approve the Connor site plan review permit application** (PL14-00251) authorizing the establishment of a retail sales business upon a portion of commercial property located at 8585 Skyway, subject to the following conditions:

**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. All activities on the site shall be conducted in a manner that is in compliance with the Town's Noise Ordinance Regulations (PMC Chapter 9.18).
3. Outdoor storage of materials and/or equipment associated with the proposed retail land use shall be established and maintained such that the materials and or equipment is not visible from any off-site public or private property.
4. Secure Town of Paradise design review approval for any new business signs prior to the establishment of such signs on the site.
5. An Administrative Permit must be applied for, and secured, for the placement of any sign within 50' of centerline of Skyway.
6. No inoperative vehicles shall be stored where visible from off of the site.
7. 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.
8. Maintain the property in a manner consistent with the Design Standards of the Upper Skyway Commercial Corridor.

**CONDITIONS TO BE MET PRIOR TO ESTABLISHMENT OF BUSINESS  
OCCUPANCY**

**BUILDING**

9. Meet all requirements of the Town of Paradise Building Official as outlined in the written comments dated September 22, 2014 and on file with the Development Services Department.

**FIRE PROTECTION**

10. Schedule and complete a Fire Prevention Inspection (\$56.00) from the Fire Marshal prior to commencing business operations. Call (530) 872-6291 ext. 123 to schedule an inspection.
11. Portable fire extinguishers are required in accordance with the Fire Marshal comments dated September 22, 2014.

**SANITATION**

12. Submit evidence of an operation and maintenance contract with an approved Town of Paradise service provider.

**SITE DEVELOPMENT**

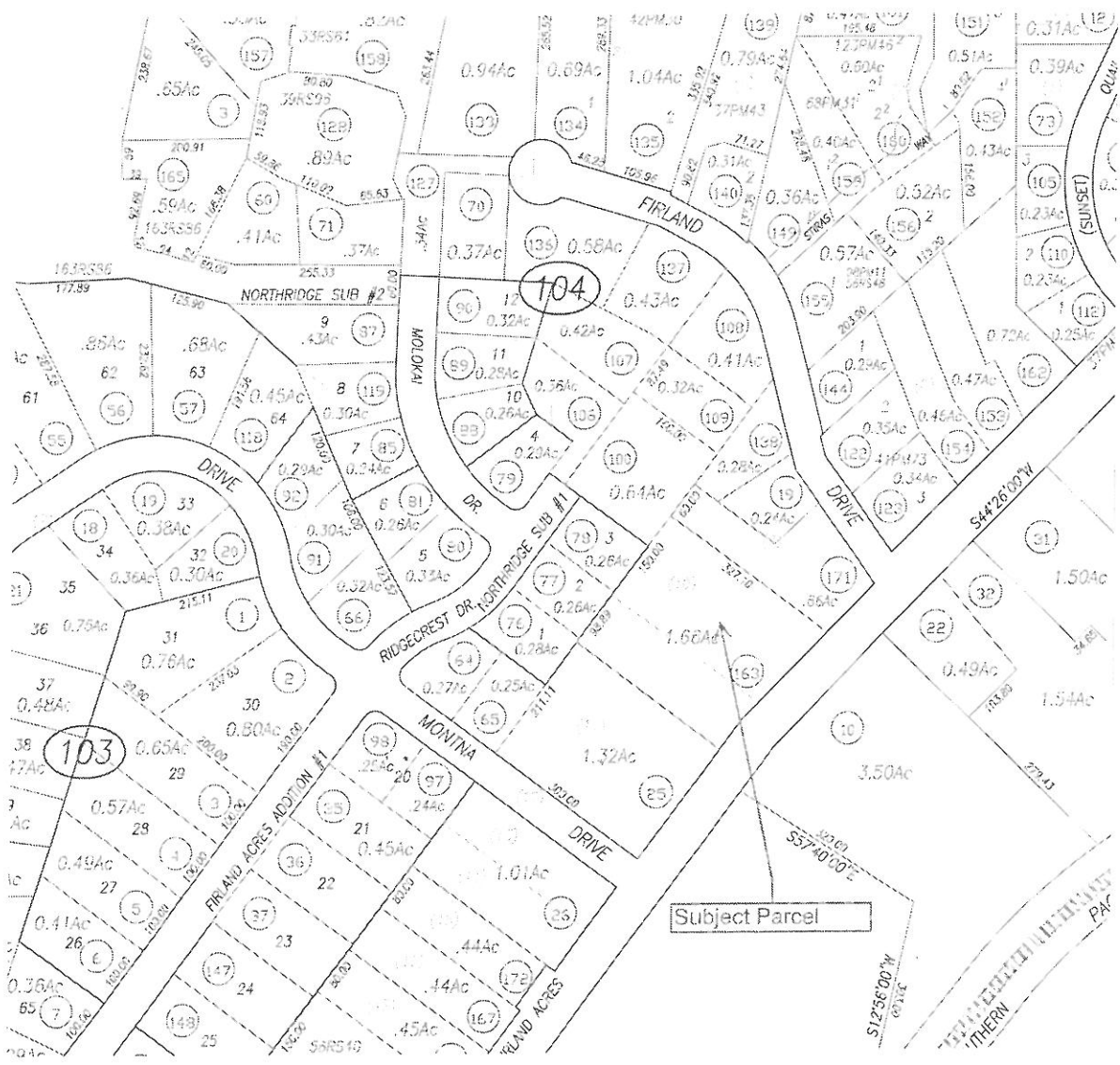
13. Secure an encroachment permit from the Town of Paradise Engineering Division for the repair of the southern Skyway driveway to the town approved private driveway standard (no culvert required).

**OTHERS**

14. Provide material evidence to the Planning Division of a valid State of California, Board of Equalization Seller's Permit number for the subject property.
15. Provide material evidence to the Planning Division of a valid Secondhand Dealer license from the Paradise Police Dept.

**LIST OF ATTACHMENTS FOR CONNOR SITE PLAN REVIEW PERMIT APPLICATION  
(PL14-00251)**

1. Project site vicinity map.
2. Notice sent to surrounding property owners for the public hearing.
3. Mailing list of property owners notified of the public hearing.
4. Comments received from Building Official/Fire Marshal Tony Lindsey dated September 22, 2014.
5. Comments received from Asst Onsite Official Bob Larson dated September 18, 2014.
6. Comments received from Paradise Irrigation District representative Neil Essila dated September 12, 2014.
7. Comments received from Paradise Police Lieutenant Steve Rowe dated September 11, 2014.
8. Comments received from Town Engineer Marc Mattox dated October 16, 2014.
9. Notice of exemption document for the Connor project.
10. Two letters of project opposition from neighboring residential properties.



Subject Parcel



<b>APPLICANT: Gary &amp; Marilyn Connor</b>		<b>ADDRESS: 8585 Skyway</b>
<b>OWNER: Gary &amp; Marilyn Connor</b>		
<b>PROJECT DESCRIPTION:</b> Site Plan Review Permit application proposing the establishment of a retail sales land use within an existing building space on property zoned N-C (Neighborhood Commercial).		
<b>Zoning: NC</b>	<b>GENERAL PLAN: NC</b>	<b>FILE NO. PL14-00251</b>
<b>ASSESSOR PARCEL NO. 051-104-163</b>		<b>MEETING DATE: 10/21/14</b>

**NOTICE OF PUBLIC HEARING: PARADISE PLANNING DIRECTOR**

**NOTICE IS HEREBY GIVEN** by the Planning Director that a public hearing will be held on **Tuesday, October 21, 2014 at 2:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

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

**CONNOR SITE PLAN REVIEW PERMIT (PL14-00251) APPLICATION:** Site plan review permit application proposing to establish a retail sales land use within an existing building space upon a  $\pm 1.09$  acre portion of a  $\pm 1.66$  acre property zoned Neighborhood Commercial (NC) and located at 8585 Skyway, AP No. 051-104-163.

The project file is 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.

CRAIG BAKER, Planning Director



051-102-010-000  
MITTAG PENELOPE ANN  
1869 DEL RIO WAY  
PARADISE CA 95969

051-102-022-000  
GROOS STEVEN P & ARLENE  
6109 LAUREL DR  
PARADISE CA 95969

051-102-032-000  
BROLLIAR JOSEPH E & KIMBERLY D  
8606 SKYWAY  
PARADISE CA 95969

051-104-019-000  
KNOWLES LINDA LAVONNE  
6569 FIRLAND DR  
PARADISE CA 95969

051-104-025-000  
SEXTON PATRICIA  
8561 SKYWAY  
PARADISE CA 95969

051-104-064-000  
KUUSISTO PIRJO M  
6578 MONTNA DR  
PARADISE CA 95969

051-104-065-000  
NASSIE DONALD O II & LINDA ANN  
6568 MONTNA DR  
PARADISE CA 95969

051-104-076-000  
DIETLE FAMILY TRUST  
8570 RIDGECREST DRIVE  
PARADISE CA 95969

051-104-077-000  
GRANT LAURA &  
GOHEEN BEVERLY A  
8580 RIDGECREST DR  
PARADISE CA 95969

051-104-078-000  
DAROCZI LASZLO & MARLENE L  
8586 RIDGECREST DR  
PARADISE CA 95969

051-104-079-000  
CUMMINGS LESTER R & JESSICA L  
8585 RIDGECREST DR  
PARADISE CA 95969

051-104-080-000  
KEVO ROBERT P ETAL  
8569 RIDGECREST DR  
PARADISE CA 95969

051-104-100-000  
HAWKS REVOCABLE INTER  
VIVOS TRUST  
8588 RIDGECREST DR  
PARADISE CA 95969

051-104-106-000  
MOORE FAMILY REVOCABLE  
TRUST  
417 PERSIMMON RD  
WALNUT CREEK CA 94598

051-104-107-000  
SUHRIE GEORGE W  
REVOCABLE TRUST ESTATE  
2851 FRANCES AVE  
LA CRESCENTA CA 91214

051-104-108-000  
BREMER MIKE & PHYLLIS  
8604 STIRAS WAY  
PARADISE CA 95969

051-104-109-000  
MOJICA ANTONIO HERNANDEZ  
& CLAUDIA J  
8594 RIDGECREST DR  
PARADISE CA 95969

051-104-122-000  
DAVIS BRIAN T  
6670 FIRLAND DR  
PARADISE CA 95969

051-104-123-000  
ELWARD JOHN J  
6560 FIRLAND DR  
PARADISE CA 95969

051-104-138-000  
CLARK NICK A & ANNE C  
6573 FIRLAND DR  
PARADISE CA 95969

051-104-163-000  
CONNOR GARY E & MARILYN C  
PO BOX 143  
STIRLING CITY CA 95978

051-104-171-000  
HOLLINGSWORTH OWEN S &  
EILEEN M  
6598 FIRLAND DR  
PARADISE CA 95969

051-132-042-000  
NEWPORT FEDERAL  
4425 JAMBOREE RD STE 250  
NEWPORT BEACH CA 92660

051-132-059-000  
HOWARD LINDA LEE ANN  
REVOCABLE INTER VIVOS TR  
8556 Skyway  
Paradise, CA 95969

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969

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

Paradise Ridge Chamber of  
Commerce  
5550 Skyway  
Paradise, CA 95969

Paradise Board of Realtors  
6178 Center Street  
Paradise, CA 95969

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

Butte County Planning  
Courier

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

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

Butte Environmental Council  
116 W. 2<sup>nd</sup> Street #3  
Chico, CA 95928

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

## M E M O R A N D U M

TO: Susan Hartman  
FROM: Tony Lindsey Building Official/Fire Marshal  
SUBJECT: 8585 Skyway, 051-104-163  
DATE: September 22, 2014

The following are my comments relative to the Site Plan Review application proposing the establishment of a retail sales land use within an existing building space zoned N-C (Neighborhood Commercial).

- The structure has had a change in occupancy type. Under current code the group R2.1 Residential Care Facility is no longer active. The structure is now being utilized as a group M, Mercantile and no longer requires the use of an automatic fire suppression system.
- Portable fire extinguisher, minimum 4 lb. 2A10BC, is required maximum 30 feet of travel distance shall be mounted so that the top is not more than five (5) feet above the floor with identifiable signage, readily accessible and immediately available for use per CFC 906
- Exit door shall remain unlocked when building is occupied. Exit door shall be provided with signage on or adjacent to "THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED"
- Exit aisles shall be a min 36" wide and remain clear of obstructions.
- Fire Prevention Inspection is required prior to occupancy. The cost of Inspection is \$56.00 Please call 872-6291 ext. 123 to schedule an appointment.

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

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

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

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Site Plan Review Permit application proposing the establishment of a retail sales land use within an existing building space on property zoned N-C (Neighborhood Commercial).

LOCATION: 8585 Skyway

ASSESSOR PARCEL NO.: 051-104-163

APPLICANT: Gary & Marilyn Connor

CONTACT PHONE: (530) 876-0361

DATE DISTRIBUTED: 09/11/2014

RETURN DATE REQUESTED: 09/18/2014

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.  
SEP 18 2014  
RECEIVED

\*\*\*\*\*  
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES  YES, WITH CONDITIONS  NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

OWNER MUST SECURE AN OPERATION AND MAINTENANCE CONTRACT WITH SERVICE PROVIDER

BL 9/18/14

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

PROJECT: PL14-00251  
PROJECT NAME: CONNOR SITE PLAN REVIEW

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

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

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

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Site Plan Review Permit application proposing the establishment of a retail sales land use within an existing building space on property zoned N-C (Neighborhood Commercial).

LOCATION: 8585 Skyway

ASSESSOR PARCEL NO.: 051-104-163

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.

SEP 12 2014

APPLICANT: Gary & Marilyn Connor

CONTACT PHONE: (530) 876-0361

RECEIVED

DATE DISTRIBUTED: 09/11/2014

RETURN DATE REQUESTED: 09/18/2014

\*\*\*\*\*  
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

*This property has two 1 1/2" meters; 1 in sealed status. Fire service connection does not have backflow prevention assembly. Applicant has indicated interest in removing fire service connection.*  
*9/12/14 Neil Esau*

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

j:\cdd\planning\shartman\drss\PL14-00251 CONNOR

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

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

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

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Site Plan Review Permit application proposing the establishment of a retail sales land use within an existing building space on property zoned N-C (Neighborhood Commercial).

LOCATION: 8585 Skyway

ASSESSOR PARCEL NO.: 051-104-163

APPLICANT: Gary & Marilyn Connor

CONTACT PHONE: (530) 876-0361

DATE DISTRIBUTED: 09/11/2014

RETURN DATE REQUESTED: 09/18/2014

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.  
SEP 11 2014  
RECEIVED

\*\*\*\*\*  
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

   YES       YES, WITH CONDITIONS         NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

REQUIREMENT FOR BUSINESS LICENSE      Stephen Rowe      9/11/14

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

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

**REVISED**

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REQUEST: Review and Comment

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LOCATION: 8585 Skyway

ASSESSOR PARCEL NO.: 051-104-163

APPLICANT: Gary & Marilyn Connor

CONTACT PHONE: (530) 876-0361

DATE DISTRIBUTED: 10/02/2014

RETURN DATE REQUESTED: 10/16/2014

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.

OCT 16 2014

RECEIVED

\*\*\*\*\*  
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES  YES, WITH CONDITIONS  NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

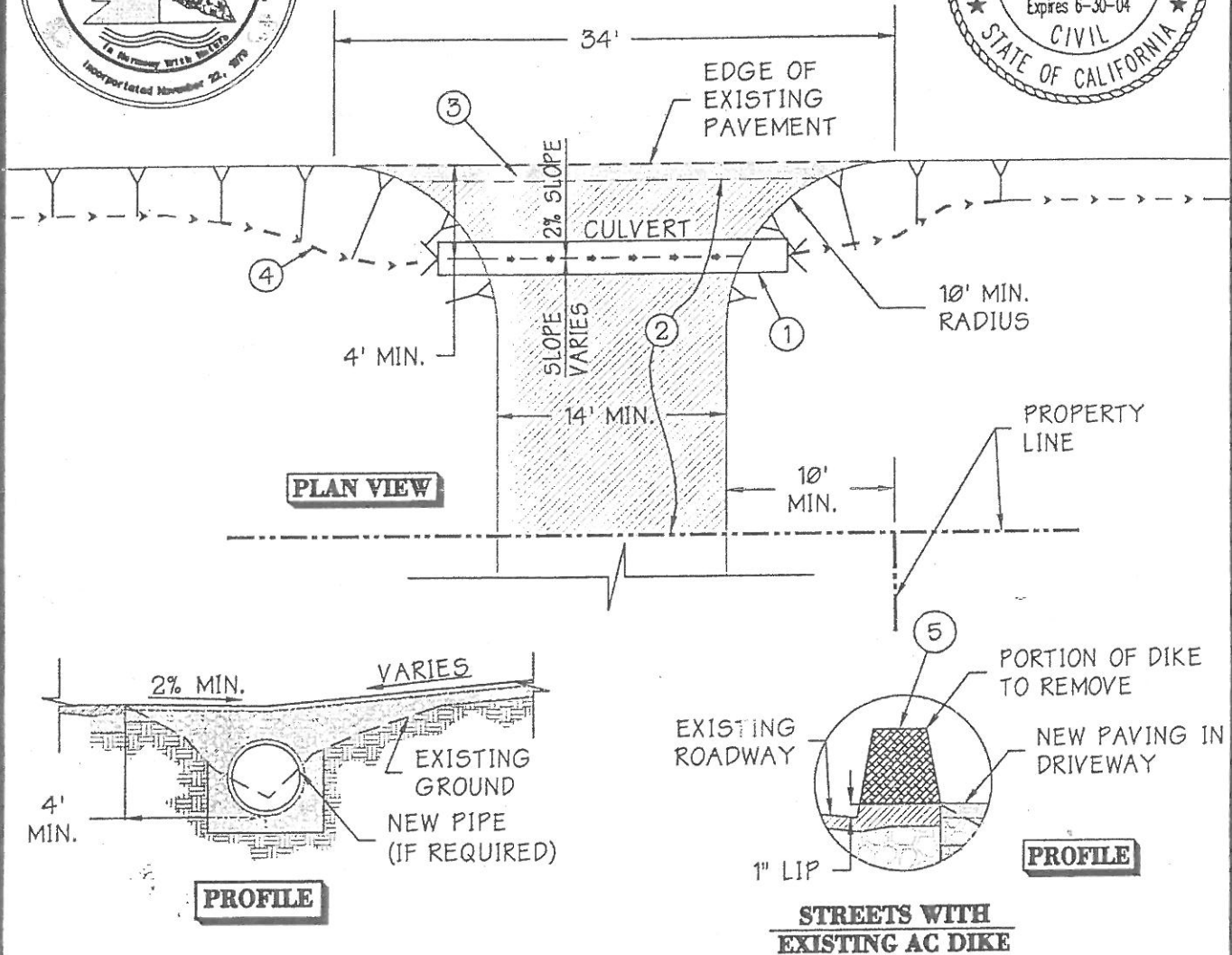
*South.com driveway failed. Please incorporate standard driveway w/ unimproved shoulders. No culvert required.*

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



# TOWN OF PARADISE

## PRIVATE DRIVEWAY DETAIL (STREETS WITH NO SHOULDER IMPROVEMENTS)



### NOTES

- ① PIPE, IF REQUIRED BY TOWN ENGINEER, TO BE CMP OR EQUAL. SIZE, LENGTH, & LOCATION TO BE DETERMINED BY TOWN ENGINEER.
- ② PAVING SURFACE SHALL CONSIST OF 2" ASPHALT CONCRETE (AC) OVER 4" CLASS 2 AGGREGATE BASE (AB) OR OPTIONAL 4" CONCRETE OVER 2" AB, SAND, OR PEA GRAVEL. INSPECTION OF FORMS ARE REQUIRED.
- ③ 12" MIN. AC TRANSITION FOR CONCRETE DRIVEWAYS.
- ④ TRANSITION EXISTING DITCH FLOWLINE TO CONFORM TO NEW PIPE LOCATION.
- ⑤ REMOVE EXISTING AC DIKE IF APPLICABLE (KEEP 1" LIP AS SHOWN).
- ⑥ DRIVEWAY SHALL NOT OBSTRUCT NATURAL DRAINAGE DURING AND AFTER CONSTRUCTION.

DRAWN BY: EDA  
CHECKED BY: RH

DATE: 07-09-03  
DATE: 07-09-03

FILE PATH: C:\AUTOCAD\PUBLIC WORKS\STD5\TOP STD DRAWING\1  
FILE NAME: DRIVEWAY\_PRIVATE.DWG  
PLOT DATE: 07-14-2003  
PLOT TIME: 11:49 am

APPROVED BY:

DENNIS J. SCHMIDT; DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER

**PRIVATE DRIVEWAY DETAIL**



# NOTICE OF EXEMPTION

**To:** File: AP No: 051-104-163; [PL14-00251]

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

**Project Title:** Connor Site Plan Review Permit

**Project Applicant:** Gary & Marilyn Connor

**Project Location:** 8585 Skyway

**Project Description:** Site Plan Review Permit application proposing to establish a retail sales land use within an existing building space on property zoned N-C (Neighborhood Commercial).

**Approving Public Agency:** Town of Paradise

**Person or Agency  
Carrying Out Project:** Gary & Marilyn Connor

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

**Reason for Exemption:** Conversion of a small structure.

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

**Signature:** \_\_\_\_\_  
Town Planning Director

**Date:** \_\_\_\_\_

## Hartman, Susan

---

**From:** Gill, Lauren  
**Sent:** Tuesday, October 14, 2014 2:00 PM  
**To:** Baker, Craig; Hartman, Susan  
**Subject:** FW: Retail app for 8585 Skyway (north of Montna)

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

From: Laura Grant [<mailto:tutu1201@gmail.com>]  
Sent: Tuesday, October 14, 2014 11:03 AM  
To: Gill, Lauren  
Subject: Retail app for 8585 Skyway (north of Montna)

Dear Ms. Gill:

Beverly Goheen and I live at 8580 Ridgecrest Drive in Paradise. Our home is directly behind the property currently under an application process for a retail license. We are currently traveling on the East Coast and are, therefore, unable to attend the meeting on the 21st of October to add our input to the Town's consideration of the application. We ask that you redirect this email to whomever needs this information. We would have directed this email to the Town Council itself if their email addresses were on the Paradise Town website.

Beverly and I purchased our home in 2011. While we were aware of the previous nature of the property behind us, we understood that the property was not in a condition that would be readily able to support any business. We were informed, by locals who were aware of such information, that one of the reasons for the closure of the care home was its failed septic system and extremely rundown structures. While it was somewhat of an eyesore, that was only noticed if we looked over the fence at the property.

Suddenly, a few months ago, the property changed hands. The new owners immediately began to haul in junk, piling it on the rear and front of the property. It became apparent that, despite our understanding of the failed septic system, they were using the septic system "as is" since the sewage smells began to blow onto our, and our neighbors', properties. Can you imagine the noxious smell of raw sewage blowing into your home while you are having dinner?

Our new "neighbors" continued to bring junk to their new acquisition. At just about any hour of the day or night we would hear tractors/frontloaders working to move the new junk around the property. We also noticed that the frontloader was being used to pile dirt over an area we assume was one of the septic tanks. When that was done, the smell would dissipate for a day or so, only to return as they continued to use the system.

Prior to our departure on this trip, I took several pictures and gave the prints to our next door neighbors, Jim and Tiny. Hopefully they have provided those to you all. I am certain that more junk has been brought in during our absence.

Ms. Gill, the noise from their property, with the moving of automobiles, pickups and trailers, etc. onto the back portion of the property right up to our fenceline is becoming more of a nuisance than you can imagine. This, coupled with the felling of trees, and the accompanying noise of chainsaws and axes, is an extreme nuisance. I know that my neighbors have contacted the Town, as we have as well. Our fear is that the Town will grant them a permit to operate a retail business, in structures which are unsafe for the public, and at which point their "inventory" will grow proportionately generating even more traffic to the land just behind our fence.

We have also been told that these folks intend to rent out one of the structures for a residence. We cannot imagine how this could work! We understand, by those who have been inside of the structures when they were still a care home, that the floors are warped, rendering the structures unfit for human habitation. And if, as we have reason to know from the smells, the septic systems is unfit, no one could safely reside therein.

The Town has rules about the height of fences. With a property like theirs, being operated as a retail business abutting a completely peaceful residential neighborhood, our property values cannot help but depreciate greatly. This is especially likely if they are permitted to operate what is essentially a junk enterprise. In order to peacefully coexist with such an enterprise, we would need to be able to erect 10 to 12 foot fences! And that would only block the eyesore from our views. It would do nothing to block the sewage smells or traffic noises!

Please pass on our concerns. Thank you.

Laura Grant and Beverly Goheen  
8580 Ridgecrest Drive  
Paradise, CA 95969  
(530) 872-8363 Home  
(530) 327-8975 Cell  
[tutu1201@gmail.com](mailto:tutu1201@gmail.com) Email

Sent from Laura's iPad.

**NOTICE OF PUBLIC HEARING: PARADISE PLANNING DIRECTOR**

**NOTICE IS HEREBY GIVEN** by the Planning Director that a public hearing will be held on **Tuesday, October 21, 2014 at 2:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

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

**CONNOR SITE PLAN REVIEW PERMIT (PL14-00251) APPLICATION:** Site plan review permit application proposing to establish a retail sales land use within an existing building space upon a  $\pm 1.09$  acre portion of a  $\pm 1.66$  acre property zoned Neighborhood Commercial (NC) and located at 8585 Skyway, AP No. 051-104-163.

The project file is 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.

**MR.**

CRAIG BAKER, Planning Director

**DEAR BAKER:**

**I OBJECT TO THIS APPLICATION UNLESS THE APPLICANT PRODUCES PROOF OF A SEPTIC SYSTEM APPROVED BY THE TOWN.**

**THIS TOWN DOES NOT NEED ANOTHER EYESORE - A PERMANENT FLEA MARKET**

*LD [Signature]*

**RECEIVED**  
OCT 16 2014

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.

051-104-078-000  
DAROCZI LASZLO & MARLENE L  
8586 RIDGECREST DR  
PARADISE CA 95969

*Oct 13, 2014*