



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

Planning Commission Staff:

Susan Hartman, Community Development Director

Planning Commission Members:

Kim Morris, Chair

Lynn Costa, Vice Chair

Carissa Garrard, Commissioner

Ron Lassonde, Commissioner

Zeb Reynolds, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – June 15, 2021

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, at 872-6291 ext. 114 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. Approval of April 20, 2021 regular meeting minutes.

2. COMMUNICATION

- 2a. Recent Council Actions
2b. Staff Comments

3. PUBLIC COMMUNICATION

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

Observers choosing not to attend in person may view the meeting livestreamed via the town's website at <https://www.youtube.com/channel/UCahySuEER2uUrqJ6G5ET-Xg>

Comments may be submitted via e-mail to dvolenski@townofparadise.com prior to 4:00 p.m. the day of the meeting. Comments will not be accepted via YouTube. Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

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

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

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

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

5a. Item determined to be exempt from environmental review.

MOOSE LODGE MODIFIED USE PERMIT APPLICATION (PL21-00065): Planning Commission consideration of a conditional use permit modification approval to rebuild and expand a previously existing nonconforming Moose Lodge facility & RV Park complex destroyed by the Camp Fire. Although larger in size, the replacement lodge building is proposed to be established with a similar land use capacity. The project site is a 2.93-acre property zoned Community Services (CS), located at 5275 Skyway, Paradise and further identified as Assessor Parcel Number 051-220-056. (ROLL CALL VOTE)

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. 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:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



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

April 20, 2021

6:00 PM

CALL TO ORDER by Chair Morris at 6:00 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

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

PLANNING COMMISSIONERS ABSENT: None

1. APPROVAL OF MINUTES

- 1a. **MOTION by Garrard, seconded by Lassonde**, approved Regular Meeting Minutes of March 16, 2021. Roll call vote was unanimous.

2. COMMUNICATION

- 2a. Community Development Director Susan Hartman provided an update to the Commissioners that Town Council approved the Vending Ordinance and Simmons Rezone Project. Council also discussed the RV Urgency Ordinance, directed staff to stop issuing temporary use permits, and asked to bring back a new plan and information on how staff plans to inform the public.

Commissioner Lassonde requested that EV Charging stations be installed close to retailers where businesses are located

3. PUBLIC COMMUNICATION -None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Community Development Director Hartman provided an overview of the Bolin Site Plan Review Permit (PL21-00041) and stated that staff recommended approval of this project.

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

1. Project applicant, Greg Bolin, thanked the Commission and explained he plans to rebuild a rental which burnt down in the fire and his own home as the second structure on the property.

Chair Morris closed the public hearing at 6:15 p.m.

MOTION by Lassonde, seconded by Costa, adopted the required findings for approval as provided by staff, and approved the Bolin site plan review permit application (PL21-00041) to authorize a two-family residential land use on a \pm 2.17-acre property zoned RR-1, subject to the following conditions of approval below. Roll call vote was unanimous.

Community Development Director Susan Hartman clarified that there is a seven-day appeal period and that no permits could be issued until that period was closed.

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT

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

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

SITE DEVELOPMENT

3. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations associated with the two proposed dwellings including Wildland Urban Interface construction requirements.
4. Secure an encroachment permit from the Town of Paradise Engineering Division for the upgrade of the two existing driveway encroachments to the town approved private driveway standard.
5. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and issuance of a septic construction permit for the installation of a septic system to serve the second residence.

OTHERS

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

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

SITE DEVELOPMENT

7. 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.
8. Approved numbers or addresses shall be placed on all new and existing buildings above the doorway, or in such a position as to be visible from the road accessing the property.
9. Construct adequate driveway access and establish any necessary turn-around area improvements in accordance with the requirements of Town of Paradise adopted fire codes in a manner deemed acceptable to the Town Fire Marshal and Town Engineer.
10. Meet the requirements of Onsite Sanitary Official regarding inspection and approval for the construction of the onsite sewage disposal system.

UTILITIES

11. Meet the requirements of the Paradise Irrigation District with necessary water service system connection upgrades in accordance with the written comments dated April 6, 2021.
12. 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.

6. OTHER BUSINESS

- 6a. Community Development Director Hartman informed the Commissioners that there were no items ready to come forward in May. The distillery's use permit is still out for additional information and staff is working on the environmental review for the subdivision. She also informed commission that Grocery Outlet's media release was released and the brewery is looking for land acquisition.

7. COMMITTEE ACTIVITIES -None

8. COMMISSION MEMBERS -None

9. ADJOURNMENT

Chair Morris adjourned the meeting at 6:19 p.m.

Date Approved:

Attest:

By: _____
Kim Morris, Chair

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: June 15, 2021**

FROM: Susan Hartman, Community Development Director **AGENDA NO. 5(a)**
SUBJECT: Moose Lodge Modified Use Permit Application (PL21-00065)
DATE: June 9, 2021 **AP 051-220-056**

GENERAL INFORMATION:

Applicant: BCM Construction (Greg January)
2990 Hwy 32, Suite 100
Chico, CA. 95973

Location: 5275 Skyway, Paradise

Requested Action: Town approval of a modified use permit sanctioning a prior and legal nonconforming land use and associated RV park.

Purpose: Replacement & enlargement of a previously existing nonconforming Moose Lodge facility & RV park complex destroyed by the Camp Fire.

Present Zoning: Community Service (C-S)

General Plan Designation: Community Service (CS)

Existing Land Use: Fire damaged property & RV park [FEMA]

Surrounding Land Use:

North:	PG&E property
East:	Vacant fire damaged residential parcels
South:	Commercial
West:	Vacant fire damaged residential parcels

Parcel Size: ±2.93 acre

CEQA Determination: Categorically Exempt - CEQA Section 15302 (Class 2 exemption)

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

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

PROJECT INFORMATION:

The project applicant is seeking authorization from the Town of Paradise, via use permit modification approval, to rebuild and expand a prior existing, legal nonconforming Moose Lodge facility and permit an associated RV park that is currently occupied with FEMA trailers. The ±2.93-acre property is located at 5275 Skyway, Paradise. The site is primarily accessed via two separate entry points – a paved driveway (“Jarman Lane”) just south of the 76-gas station on lower Skyway and via Vista Way, a partially paved private road located further north on Skyway.

Butte County Assessor records indicate that the prior existing nonconforming lodge building structure(s) was constructed prior to the Town’s incorporation. **[NOTE:** A use permit sanctioning the establishment of the original Paradise Moose Lodge was conditionally approved by the Butte County Planning Commission in April 1971. However, the original use permit did not include the establishment of an RV park associated with the lodge facility. Since Town of Paradise incorporation (November 29, 1979) and continuously throughout multiple years, the Paradise Moose Lodge facility complex has been a sanctioned legal nonconforming land use on this property site as it relates to the Paradise General Plan and its town adopted and assigned zoning. The prior Paradise Moose Lodge facility complex was destroyed by the Camp Fire during November 2018. As authorized by its existing use permit, the destroyed lodge buildings facility may be rebuilt like-for-like in terms of use and square footage. On behalf of Paradise Moose Lodge #2227 [property owner] the project applicant proposes to rebuild an expanded lodge building facility and include the RV park which requires a use permit modification application review and approval by the Town of Paradise.]

The proposed project includes construction of a replacement 9,621 sq. ft. lodge building (a 22% floor area increase of the prior 7,504 sq ft lodge and storage building, as verified through the Butte County Assessor’s Office, that was destroyed) a new and expanded septic wastewater disposal system; related onsite drainage and site improvements, and land use sanction of a lodge-associated RV park facility for up to 15 units. The single-story lodge will have hardy plank siding and trim and include a covered porch for dining along the south side of the building. As submitted, staff does not find the proposed façade to provide enough architectural interest through varied massing and building articulations to meet the intent of the Gateway Design Standards. Therefore, a condition is proposed which will require further refinement, through an architectural design review process, of the final design of the building.

ANALYSIS:

As a rebuild and replacement of prior existing building structure and RV park facility of substantially the same size, purpose, and capacity, this project has been determined by planning staff to belong to a class of projects which are categorically exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (Section 15302 Class 2).

As previously stated, the destroyed lodge building can be rebuilt like-for-like in terms of use and square footage in accordance with the existing use permit issued in 1971. However, the proposed project includes the rebuild of an expanded lodge building and the legalization of an existing, associated RV park. Therefore, it requires the existing use permit to be modified through review and approval by the Planning Commission.

Comments received from reviewing agencies regarding the Moose Lodge modified conditional use permit project had no and/or minimal concerns or project conditions. Accordingly, town staff is recommending Planning Commission approval of the project, subject to the attached list of conditions developed to ensure orderly development of the site.

ANALYSIS CONCLUSION:

After a thorough and comprehensive project application and project site evaluation, staff has concluded that the proposed establishment of the rebuilt and expanded Paradise Moose Lodge facility complex land use should not be detrimental to the Paradise community for the following reasons:

1. The project site is sufficiently sized and will not appear to be cluttered or over-built.
2. Land use on the project site will continue to be community service oriented in nature.
3. Recommended conditions of project approval will assure adequate access, fire protection, and septic wastewater capacity.

Therefore, staff recommends Planning Commission conditional approval of the Moose Lodge modified use permit, based upon the following findings:

REQUIRED 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 15302, (Class 2) of the CEQA guidelines
- b. Find that, as conditioned, approval of the Moose Lodge modified use permit can be found to be consistent with the provisions of Title 17 (zoning) of the Paradise Municipal Code as well as the goals and land use policies of the current 1994 Paradise General Plan.
- c. Find the proposed project, as conditioned by the Town of Paradise, will be compatible with surrounding land uses and shall not be detrimental to the public health, safety and general welfare.

RECOMMENDATION:

Adopt the required findings for approval as provided by staff, and approve the Moose Lodge modified use permit application (PL21-00065) for property located at 5275 Skyway (AP 051-220-056), requesting authorization to rebuild and expand a previous existing nonconforming Moose Lodge building & associated RV park, with capacity for up to 15-RVs, subject to the following conditions of approval:

GENERAL CONDITIONS OF MODIFIED USE PERMIT

1. If the land use for which this modified use permit has been granted and issued is not established within three years of the permit's effective date, the modified use permit may become subject to revocation by the Town of Paradise.
2. Within four (4) months of the modified use permit issuance the project applicant must submit material evidence to the Town Planning Director verifying that the project proponent has received a special occupancy permit from the State Department of Housing and Community Development related to the RV park.

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

SITE DEVELOPMENT

1. Secure Design Review approval for the proposed building façade, trash enclosure, and monument sign. Additional architectural features will be required than shown with the use permit modification application.
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. Complete the requirements of the Town Onsite Sanitary Official concerning application and issuance of a permit to construct and establish the required upgraded and new septic and wastewater disposal system to serve the proposed lodge. Provide evidence thereof to the Town Development Services Department (building division).
4. The septic system to serve the existing RV park is currently only permitted for 13 spaces. To authorize the placement of 15 RVs, as proposed, requires evidence of a completed Land Use Review from the Onsite Wastewater Division and completion of additional upgrade requirements to the satisfaction of the Onsite Sanitary Official.

5. Submit three (3) copies of a detailed engineered on-site development, grading, drainage and civil improvement plan(s), with an Engineer's Estimate for civil improvements (excluding utilities), showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including parking facility designed in accordance with Town of Paradise off street parking regulations and site drainage design) and submitted to the Public Works Department (engineering division) for review and approval. Pay required on-site civil plan checking fee. Required improvement plans must be approved **PRIOR TO CONSTRUCTION** or installation of the required facilities.
6. Submit a detailed soil erosion prevention plan, showing all erosion control devices and sedimentation basins, to the Town Public Works Department for approval by the Town Engineer PRIOR to the start of any earthwork. If the disturbed project area exceeds one-acre, a Notice of Intent will need to be filed with the Regional Water Quality Control Board for a storm water pollution prevention plan (SWPPP). Pay applicable erosion control plan review fees per current fee schedule.
7. Submit a Post-Construction Standards Plan, for a Regulated Project, for approval by the Town Engineer. The plan must address how the additional storm water drainage from new impervious surfaces will be detained, rerouted, or otherwise mitigated to prevent adverse impacts to any downstream neighboring properties. Pay applicable plan review fees per current fee schedule.

FIRE PROTECTION

8. Meet all other project requirements of the Paradise Fire Department in accordance with the Fire Department development review comments/conditions dated October 7, 2020, and May 24, 2021, and on file with the Town Community Development Department.

UTILITIES

9. Any relocation or rearrangement of existing utility facilities to accommodate this project will be at the developer/applicant expense. There shall be no building construction allowed over or under any existing PG&E facilities or inside any PG&E or PID easements affecting this property.
10. Submit evidence to the Town Community Development Department verifying that the project applicant has satisfactorily met the requirements and comments of the Paradise Irrigation District in accordance with project review response to the Town of Paradise dated May 21, 2021.

OTHERS

11. 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

12. Construct all necessary site, drainage, and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.
13. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval of the construction and final design of the onsite sewage disposal system.
14. Meet the requirements of the Paradise Irrigation District and all other utility providers regarding the extension or relocation of water mains, utility service lines and the establishment of any necessary on-site utility easements.
15. As determined acceptable by the Town Fire Marshal, meet all other project requirements of the Paradise Fire Department in accordance with the development review comments/conditions dated October 7, 2020, and May 24, 2021, and on file with the Town Development Services Department.
16. Provide material evidence to the Building Division of a finalized food facility inspection by Butte County Environmental Health.
17. Provide material evidence that 10% of the developed area of the project site has existing landscaping. If not, 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, if required, for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).

**LIST OF ATTACHMENTS FOR MOOSE LODGE MODIFIED USE PERMIT
APPLICATION (PL21-00065)**

1. Project site vicinity map.
2. Notice sent to surrounding property owners and the Paradise Post for the June 15, 2021, public hearing.
3. Mailing list of property owners notified of the public hearing.
4. Comments received from Onsite Sanitary Official Bob Larson dated April 12, 2021.
5. Comments received from Paradise Irrigation District representative Jim Ladrini dated May 21, 2021.
6. Comments received from Fire Prevention Inspector Chris Rainey dated October 7, 2020.
7. Comments received from Building Official/Fire Marshal Tony Lindsey dated May 24, 2021.
8. Comments received from Town Engineer Marc Mattox dated October 26, 2020.
9. Comments received from Police Chief Eric Reinbold dated May 17, 2021.
10. CEQA Notice of Exemption document for the Moose Lodge project.
11. Completed use permit application submitted by BCM Construction on May 14, 2021.
12. Site plan for the Moose Lodge modified use permit project.

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, June 15, 2021 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

a. Item determined to be categorically exempt from environmental review

MOOSE LODGE MODIFIED USE PERMIT APPLICATION (PL21-00065): Planning Commission consideration of a conditional use permit modification approval to rebuild and expand a previously existing nonconforming Moose Lodge facility & RV Park complex destroyed by the Camp Fire. Although larger in size, the replacement lodge building is proposed to be established with a similar land use capacity. The project site is a 2.93-acre property zoned Community Services (CS), located at 5275 Skyway, Paradise and further identified as Assessor Parcel Number 051-220-056.

The project file is available for public inspection at the Building Resiliency Center, 6295 Skyway. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x417.

SUSAN HARTMAN
Planning Director

Apn
Owner
Owner2
Street Address
City_State_Zip

051-220-001-000
Pacific Gas & Electric Co
Capital Accounting Department
P O Box 770000
San Francisco Ca 94177

051-220-006-000
Huang Zhong J & Lang Qiu Li
3855 Big Bear St
West Sacramento Ca 95691

051-220-011-000
Williams John R & Selina M
P O Box 53
Magalia Ca 95954

051-220-044-000
Mahindru Vishal Etal
Singh Jaspinder
3080 Neal Rd
Paradise Ca 95969

051-220-057-000
Loyal Order Of Moose 2227 Inc
Po Box 1176
Paradise Ca 95967

051-220-076-000
Imhoff Ronald & Barbara Rev Manag Trust
Imhoff Ronald A & Barbara A Trustees
161 Sycamore Valley Road
Chico Ca 95973

052-250-088-000
Patel Jay K & Sangita J
2904 Washington Rd
Augusta Ga 30909

052-250-100-000
Evans Allan K & Frances K
2064 Geneva Way
Manteca Ca 95337

051-220-056-000
Paradise Lodge No 2227 Loyal Order Of
Moose Inc
Po Box 1176
Paradise Ca 95967

051-220-003-000
Stickel Kenneth & Cynthia L
1035 Stone Pine Ln
Lincoln Ca 95648

051-220-009-000
Guevarra Philip
14057 Greenberry Ln
Chico Ca 95973

051-220-012-000
Wilson Donnette-Gene Trust
Wilson Donnette-Gene Trustee
1167 Holopuni Rd
Kula Hi 96790

051-220-054-000
Sachdeva Properties Llc
C/O Sachdeva Krishan L Manager
4921 W Athens Ave
Fresno Ca 93722

051-220-074-000
Horner Jared H
2385 Ivy St
Chico Ca 95928

051-220-077-000
Sarmiento Concepcion M
3025 San Bruno Ave
San Francisco Ca 94134

052-250-058-000
Perry Lance D
3705 Kermit Hwy
Odessa Tx 79764

052-250-094-000
Burman Laura J Etal
Bowers Robert F
Po Box 1012
Twin Bridges Ca 95735

051-220-101-000
Vesely Jeremy & Whitney
460 Boaz Ln
Paradise Ca 95969

051-220-102-000
Bellefeuille Lucas Etal
Hutchison Crystal
5544 Schmale Ln
Paradise Ca 95969

051-220-005-000
Huang Zhong J & Lang Qiu Li
3855 Big Bear St
West Sacramento Ca 95691

051-220-010-000
Maes Nickolas & Shastina
476 E Lassen Ave Unit 90
Chico Ca 95973

051-220-013-000
Violante Michael P & Elfriede
P O Box 5615
Oroville Ca 95965

051-220-055-000
Devlin Thomas D Trust
C/O Devlin Thomas D & Freeman Shandrea
J Trustees
42 Abbott Cir
Chico Ca 95973

051-220-075-000
Huang Zhong Jun & Lang Qui Li
3855 Big Bear St
West Sacramento Ca 95691

051-220-088-000
Sierra Central Credit Union
1351 Harter Pkwy
Yuba City Ca 95993

052-250-085-000
Pinocchio Family Trust
C/O Pinocchio Robert A Trustee
6 Kayla Marie Ct
Chico Ca 95973

052-250-099-000
Evans Allan K & Frances K
2064 Geneva Way
Manteca Ca 95337

051-220-100-000
Bremer Kurtis Michael & Jessica Suzanne
470 Boaz Lane
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
6161 Clark Road Ste. 1
Paradise, CA 95969

Paradise Board of Realtors
PO Box 356
Paradise, CA 95969

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

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

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

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

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

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

Paradise Board of Realtors
PO Box 356
Paradise, CA 95969

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

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

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



Town of Paradise

Development Services

5555 Skyway Paradise CA 95969
(530) 872-6291 Fax (530) 877-5059
www.townofparadise.com

LOYAL ORDER OF MOOSE 2227 INC
PO BOX 1176
PARADISE, CA 95967

4/12/2021

LAND USE REVIEW

Permit Number:

OS21-01059

Property Address:

5275 SKYWAY

AP Number:

051-220-056-000

The Town has completed our review of the above referenced application. The subject parcel meets the minimum requirements of the Town of Paradise Onsite Wastewater Management Zone.

This land use review is approved for the rebuild of the moose lodge to include a bar and lounge with a maximum daily wastewater flow not to exceed 671 gallons per day. The land use also includes the previously approved 13 RV spaces.

System Requirements (moose lodge):

Install 1500 gallon grease tank.

Install 1500 gallon septic tank.

Install 1500 gallon second compartment drawn down dose tank.

Install 450' of pressure dosed leach lines with 18" total rock.

Planning Entitlement Required - Modify Existing Use Permit.

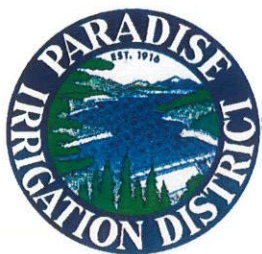
This review is for sanitation purposes only. Please contact the other departments in Development Services for additional requirements and regulations.

Thank you for your participation in this effort to protect the public health of the Town of Paradise.

Sincerely,

Bob Larson
Onsite Sanitary Official
blarson@townofparadise.com
530-872-6291 ext. 109

cc:



PARADISE IRRIGATION DISTRICT

6332 Clark Road * Paradise, California 95969 * Phone 530-877-4971 * Fax 530-876-0483

May 21, 2021

To: Susan Hartman
Community Development Director
Town of Paradise

From: Paradise Irrigation District

Subject: PL21-00065, Moose Lodge Modified Use Permit.

Dear Ms. Hartman,

Thank you for the opportunity to review and comment on this modified use permit. Based on review of the conceptual plan and related project description contained in the application referenced above, Paradise Irrigation District (PID) has no objection to, and has the capacity to serve this project. Pending review and approval of water system upgrades it appears the domestic water service connection is not adequate to serve this project and may require upsizing.

Prior to affixing any appurtenance to the Public Drinking Water System, water system improvement plans shall be reviewed and approved by PID. Conveyance to PID of such facilities, and easements therein, may be required. Please refer to PID Improvement Standards for requirements pertaining to water system improvements, and Pipeline Installation Procedures and Specifications for guidance pertaining to pipeline installation.

PID is willing to support the Town of Paradise with fire flows at hydrants. However, PID does not perform fire flows at hydrants, nor do we provide information pertaining to hydrant flows. Fire flows must be determined by, and received from, the Town of Paradise Fire Department. Please contact our office if we might assist you in this matter.

APN 051-220-056, 5275 Skyway, is currently served water through a .75" metered service connection(s). At the time of this response the water quality advisory has been lifted at this parcel. Backflow prevention requirements apply to this parcel, please contact PID for more information.

Contact PID if the planned development requires any changes to the existing water service connection(s). Costs for any upgrades and backflow prevention requirements are the responsibility of the property owner. Call customer service at 530-877-4971 for questions or assistance.

These comments apply to the domestic water supply only. Reviewed on 05/21/2021 by Water Works Engineers LLC, serving as PID District Engineer.

Reviewed by,

Jim Ladrini
WATERWORKS ENGINEERS
817-757-6765
jiml@wwengineers.com

Cc: Pete Grout, Paradise Irrigation District
Colleen Boak, Water Works Engineers
Georgeanna Borrayo, Paradise Irrigation District



Town of Paradise

PARADISE FIRE & RESCUE

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



Development Review

Project Name: PL20-00267 Moose Lodge PDR
Location: 5275 Skyway
APN: 051-220-056-000
Applicant: BCM Construction (Scott January)
Project No. PL20-00267
Date of Plan Review: October 7, 2020
Review conducted by: Chris Rainey, Fire Prevention Inspector 2

The scope of project: Potential construction of an upgraded and expanded new Paradise Moose Lodge building (20,267 sq ft. total) on a 2.93 ac property zoned CS (Community Services).

Development review was performed and the following comments were generated:

FIRE DEPARTMENT ACCESS:

1. Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of 20 feet wide and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
2. Roadways shall be extended to within one hundred and fifty (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by the Town of Paradise Fire Department. Fire Department turn around requirements shall be installed as directed.
3. 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.

4. 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.
5. 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.
6. 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:

7. A fire flow must be performed by the Town of Paradise Fire Department staff. The required fire flow shall be 1500 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 been made and water system improvement plans approved to upgrade the existing system prior to release of building permits.
8. Water improvement plans shall be approved by the Town of Paradise. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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.
14. Prior to Fire Department clearance for occupancy, all required fire protection systems are to be tested and made operational by a licensed contractor. Final testing of these systems shall be in the presence of the fire code official.
15. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Town of Paradise Fire Department staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes of business systems.

STANDARD FIRE CONDITIONS:

16. Permanent commercial/industrial three-dimensional street numbers, minimum twelve (12) inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible from the street and shall not be obstructed in any manner.
17. 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.
18. Knox emergency access key box is required at each building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.

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

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

TO: ENGINEERING, ONSITE, CSS, POLICE, NRWS, & PID

FROM: SUSAN HARTMAN, PLANNER DIRECTOR (872-6291 x417)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: 1970 Conditional Use Permit modification application proposing to rebuild the Moose Lodge at $\pm 9,559$ sq ft which equates to an approximate $\pm 2,055$ sq ft expansion. Will also include the permitting of an existing 15-unit RV park currently occupied with FEMA trailers.

LOCATION: 5275 Skyway

ASSESSOR PARCEL NO.: 051-220-056

APPLICANT: BCM Construction (Greg January)

CONTACT PHONE: (530) 342-1722 (gregj@bcmconstruction.com)

DATE DISTRIBUTED: 05/17/2021

RETURN DATE REQUESTED: 05/28/2021

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

The proposed facility is an A-2 occupancy which includes assembly uses intended for food and/or drink consumption. An NFPA 13 automatic sprinkler system shall be provided throughout all stories containing Group A-2 occupancies >5,000 SF (9,559) and >100 occupant load (376). Minimum fire flow of 1,000 gpm @ 20 psi from a hydrant within 100' of the FDC. NFPA 72 Fire Alarm is also required in an occupancy group A-2. Fire hydrant required within 400' of furthest RV location Minimum 1,500 gpm @ 20 psi. building permit required meeting or exceeding the current California Building Standards. - Tony Lindsey, Building Official/Fire Marshal - 05/24/2021

j:\cdd\planning\shartman\drs\PL21-00065 MOOSE LODGE CUP MOD

Hartman, Susan

From: Mattox, Marc
Sent: Monday, October 26, 2020 5:01 PM
To: McGreehan, Al; Hartman, Susan
Subject: RE: Moose Lodge - Paradise

Al/Susan:

For this project, I have no major concerns:

During building permit submittal, I will need the following:

- Engineer's Estimate for fee schedule (civil improvements for on-site)
- Engineered site plans for grading, drainage and civil improvements
- Stormwater Post-Construction Standards Plan for a Regulated Project with details on sizing and maintenance of vegetative swale, and outflow volumes/impacts
- Erosion control will be required through preparation and implementation of an Erosion Control Plan and Storm Water Pollution Prevention Plan. If the disturbed project area exceeds one acre, a Notice of Intent will need to be filed with the Regional Water Quality Control Board at the State Level.

Thank you,

Marc

From: McGreehan, Al <AMcGreehan@townofparadise.com>
Sent: Thursday, October 1, 2020 2:49 PM
To: Mattox, Marc <mmattox@townofparadise.com>
Cc: Hartman, Susan <shartman@townofparadise.com>
Subject: FW: Moose Lodge - Paradise

Good Thursday [Oct. 1st] Marc:

Please note the attached preliminary development review and detailed project information for engineering review and comment that is due by October 15th.

Thanks and Sincerely,

Al McGreehan

From: Hartman, Susan <shartman@townofparadise.com>
Sent: Thursday, October 1, 2020 1:14 PM
To: McGreehan, Al <AMcGreehan@townofparadise.com>
Subject: FW: Moose Lodge - Paradise

Submittal materials for the Moose Lodge PDR application.



Susan Hartman
Community Development Director
Town of Paradise
(530) 872-6291 ext. 114
shartman@townofparadise.com

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

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

FROM: SUSAN HARTMAN, PLANNER DIRECTOR (872-6291 x417)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: 1970 Conditional Use Permit modification application proposing to rebuild the Moose Lodge at $\pm 9,559$ sq ft which equates to an approximate $\pm 2,055$ sq ft expansion. Will also include the permitting of an existing 15-unit RV park currently occupied with FEMA trailers.

LOCATION: 5275 Skyway

ASSESSOR PARCEL NO.: 051-220-056

APPLICANT: BCM Construction (Greg January)

CONTACT PHONE: (530) 342-1722 (gregj@bcmconstruction.com)

DATE DISTRIBUTED: 05/17/2021

RETURN DATE REQUESTED: 05/28/2021

Town of Paradise
Community Development Dept

MAY 17 2021

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:

NO COMMENTS @ THIS TIME

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

NOTICE OF EXEMPTION

TO: File – [PL21-00065]; AP No. 051-220-056

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

PROJECT TITLE: Moose Lodge Modified Use Permit

PROJECT APPLICANT: BCM Construction (Greg January)

PROJECT LOCATION: 5275 Skyway, Paradise, CA.

PROJECT DESCRIPTION: Proposed replacement & enlargement of a previously existing nonconforming Moose Lodge facility & RV park complex in the Community Services zoning district.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: BCM Construction

EXEMPT STATUS:
☐ General Rule Exemption (Section 15061)
☐ Ministerial (Section 15268)
☐ Emergency Project (Section 15269)
☒ Categorical Exemption
Section 15302; Class 2

REASON FOR EXEMPTION: Replacement of prior land use with a similar capacity land use

CONTACT PERSON: Susan Hartman, Planning Director
(530) 872-6291 x417

SIGNATURE: 

Planning Director

Date: June 8, 2021



MAY 12 2021

TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

[Project Number (to be filled by town staff): PL _____]

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Applicant BCM Construction, Greg January Email gregj@bcmconstruction.com
 Phone 530-342-1722 Mailing Address 2990 HWY 32 suite 100, Chico CA. 95973
 Applicant Interest in Property (Owner, Lessee, other) General Contractor
 (If applicant is not the property owner, the owner's signature or owner-signed letter of authorization must accompany this application)
 Owner Loyal Order of Moose Paradise Moose Lodge #223 Phone 530-342-1722
 Owner mailing address P.O. Box 1176 Paradise Ca. 95967
 Property Address 5275 Skyway Road, Paradise CA 95969 Parcel Acreage 2.93
 Engineer (Name, Address) Streamline Engineering, 2571 California Phone 530-892-1100
 Engineer Phone 530-892-1100 Email jeffstreamline@sbcglobal.net
 AP Number(S) 051-220-056 Zone CS Existing Use rebuild (Camp Fire)
 Detailed project description (Attach additional sheets if necessary)
Rebuild Paradise Moose Lodge after Camp Fire
 Approximate no. yards cut and fill 5,000
 Radial distance to nearest billboard 850' Sq. ft. of proposed structure/project 9,621
 Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) 22%
 Distance to nearest fire hydrant 165' Distance from centerline 185'
 Days of operation 5 Hours of operation 8 Proposed no. of employees 3
 Residential Density N/A Max. Occupancy 376 Max. height of proposed structure 30'-0"
 Describe exterior design and finish (attach additional sheets if necessary)
Hardy Plank siding, Hardy Trim, composition shingles and metal for roof.

Method of sewage disposal Septic Tanks and leach field
 Is the proposed project site considered sensitive for archaeological resources? Yes _____ No X (Please consult staff.)

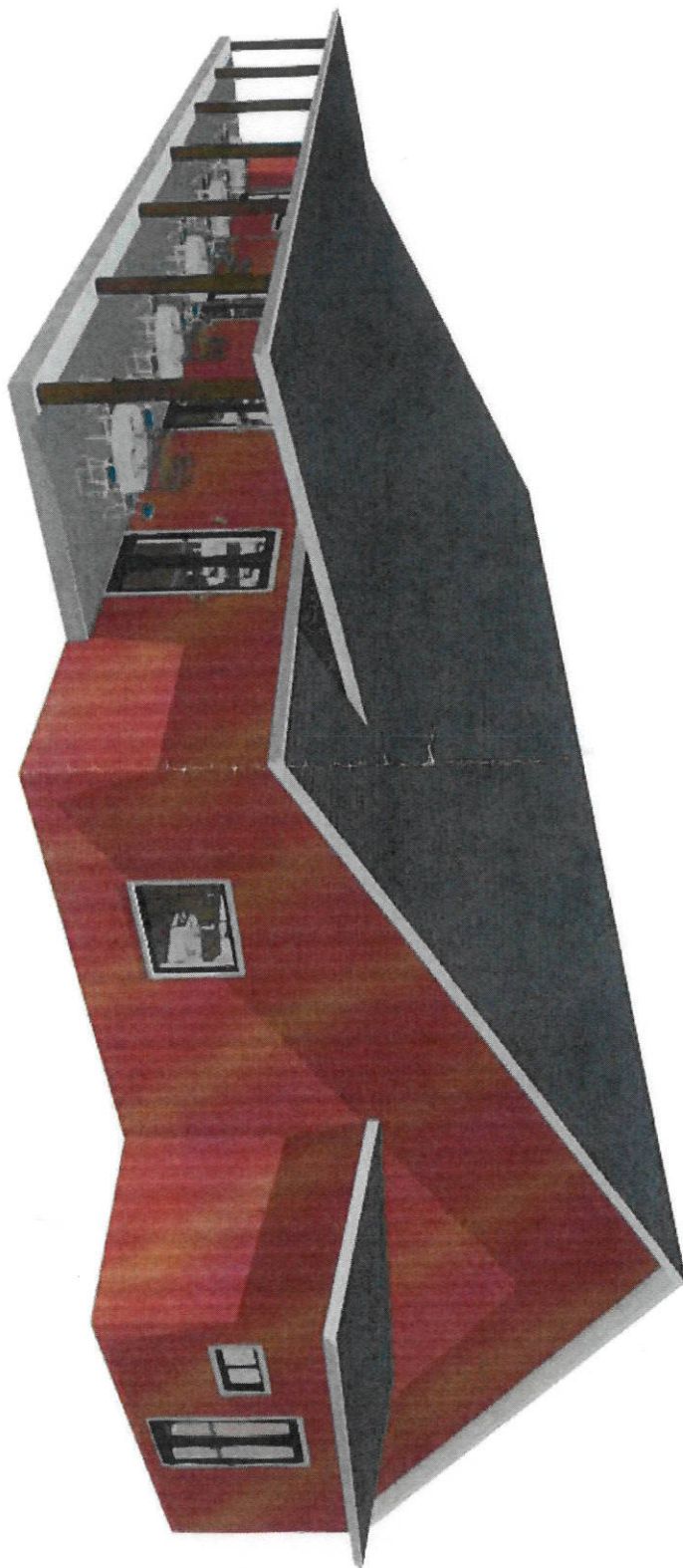
(Note: If yes, please submit payment of fees to the Northeastern Information Center for an archaeological records inventory search)

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature [Signature] Date 5-5-21
 Property Owner's Signature [Signature] Date 5-5-21
 (If applicable)

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

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



Town of Paradise
Community Development Dept

MAY 12 2021

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