



# Town of Paradise Planning Commission Meeting Agenda 6:00 PM – March 21, 2023

**Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA**

**Planning Commission Staff:**

Susan Hartman, Community Development Director

**Planning Commission Members:**

Lynn Costa, Chair  
Kim Morris, Vice Chair  
Carissa Garrard, Commissioner  
Charles Holman, Commissioner  
Zeb Reynolds, Commissioner

**CALL TO ORDER**

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

**ROLL CALL**

**1. APPROVAL OF MINUTES**

1a. Approve Regular Meeting Minutes of February 21, 2023.

**2. COMMUNICATION**

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

**3. PUBLIC COMMUNICATION**

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

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

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

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

**4. CONTINUED PUBLIC HEARING - None**

## 5. PUBLIC HEARING

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

**SINGH CONDITIONAL USE PERMIT APPLICATION (PL22-00084):**  
Planning Commission consideration of a request for the reconstruction and expansion of a service station and food sales land use including a 3,650 sq ft building, a walk-up window, and associated site improvements. The property currently contains a gas pump canopy and a sign structure that survived the fire. The project site is a 1.2-acre property zoned Neighborhood Commercial (NC) and is located at 5531 Pentz Rd, and further identified as Assessor's Parcel Number 054-240-011. (ROLL CALL VOTE)

5b. Item determined to be exempt from environmental review under CEQA Guidelines section 15061(b)(3) (General rule exemption):

### **PARADISE MUNICIPAL CODE:**

1. Consider adopting Resolution No. 2023-01, A Resolution of the Paradise Planning Commission Recommending Town Council adoption of Text amendments to Title 17 of the Paradise Municipal Code Relative to Short-Term Rentals within the Town of Paradise. If adopted, the resolution would recommend Town Council adoption of proposed text amendments to the zoning regulations in Paradise Municipal Code (PMC) Title 17 (Zoning Ordinance). And would: 1. Add a new chapter of regulations pertaining to residential short-term rentals; and 2. Enumerate the standards for establishment and operation of short-term rentals within the Town of Paradise; or,  
2. Provide alternative direction to staff.

## 6. OTHER BUSINESS

6a. Appointment of one Planning Commission Representative to serve upon the Town of Paradise Design Review Committee during the remainder of the FY 2022-2023.

## 7. COMMITTEE ACTIVITIES

## 8. COMMISSION MEMBERS

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

## 9. 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:	
_____	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



# Town of Paradise Planning Commission Minutes 6:00 PM – February 21, 2023

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## Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

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

**PLANNING COMMISSIONERS PRESENT:** Carissa Garrard (Via Teams) Kim Morris, Zeb Reynolds and Lynn Costa, Chair

**PLANNING COMMISSIONERS ABSENT:** None

### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Reynolds**, approved Special meeting minutes of December 6, 2022. Roll call vote was unanimous.

### 2. SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER

- 2a. Town Clerk Volenski swore in newly appointed Planning Commissioner Charles Holman.

### 3. ROLL CALL WITH NEWLY APPOINTED PLANNING COMMISSIONER

**PLANNING COMMISSIONERS PRESENT:** Carissa Garrard (Via Teams), Charles Holman, Kim Morris, Zeb Reynolds and Lynn Costa, Chair

**PLANNING COMMISSIONERS ABSENT:** None

### 4. APPOINTMENT OF PLANNING COMMISSION VICE CHAIR FOR THE 2022/23 FISCAL YEAR.

- 4a. Appointment of Vice-Chair due to Ronald Lassonde being elected to the Town Council.

Chair Costa opened nominations for the position of Vice Chair.

Chair Costa nominated Commissioner Morris and the motion was seconded by Reynolds. Commissioner Morris was appointed as the Vice Chair due to the lack of any further nominations. No roll call vote was taken.

### 5. COMMUNICATION

- 5a. Community Development Director Susan Hartman reported that the Town Council discussed the use of Transient Occupancy Tax and how it could be allocated: the Business and Housing department approved an MOU with Non Profits to secure land for future homes to be built; reviewed a draft of the Advocacy Platform document; approved the Intermunicipal Agreement with the City of Chico for the Sewer System and will be discussing the Urgency Ordinance regarding the storage provisions of trailers on property.

**6. PUBLIC COMMUNICATION - None**

**7. CONTINUED PUBLIC HEARING - None**

**8. PUBLIC HEARING**

8a. Consider adopting the required findings for approval as provided by staff and approve the Francis conditional use permit application (PL22-00117) to allow the reestablishment of a legal non-conforming multi-family development consisting of two duplexes.

Community Development Director Susan Hartman provided an overview of the proposed project regarding the Francis conditional use permit application. Ms. Hartman clarified that there is a seven-day appeal period and that no permits can be issued until that period is closed.

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

Randy Cowan, Project designer, spoke in favor of the project.

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

Community Development Director Hartman announced that there is a seven (7) day appeal period prior to any permits being issued.

**MOTION by Morris, seconded by Reynolds**, adopted the required findings for approval as provided by staff and approved the Francis conditional use permit application (PL22-00117) to allow the reestablishment of the legal non-conforming multi-family development consisting of two duplexes. Roll call vote was unanimous subject to the following conditions.

**GENERAL CONDITIONS**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. 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.
3. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.
4. Pay all applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
5. Each duplex building shall not exceed a footprint of 2,950 sq. ft. and the overall development on the property shall comply with all site development regulations outlined in PMC 17.14.400.



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

### **Construction codes**

6. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, accessibility, and all applicable town adopted construction code requirements.
7. Meet the requirements of Paradise Municipal Code Section 8.58.060 *Defensible space/hazardous fuel management* which regulates combustibles within 5' from a dwelling unit.

### **Grading and Drainage**

8. Submit an erosion & sediment control plan worksheet to the Town Public Works Department for approval by the Town Engineer **PRIOR** to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.02.150.
9. Submit a site plan to the Engineering Division for approval **PRIOR** to building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).

### **Site Development**

10. Any work within the Town right-of-way will require an encroachment permit through the Engineering Division.

### **Sanitation**

11. Secure a repair permit from the Onsite Wastewater Division for the replacement of the failed septic tank serving the duplex buildings.

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

### **Utilities**

12. Meet the requirements of the Paradise Irrigation District (PID) regarding any water meter upgrade and backflow prevention assembly.
13. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

**Site Development:**

14. Complete the requirements of the Fire Marshal regarding plans submittal and installation for an Automatic Fire Sprinkler System for the proposed duplexes.
15. Approved numbers or addresses shall be placed on all buildings above the doorway, or in such a position as to be visible from the street or road fronting the property.
16. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval of the repairs to the septic system.

Planning Commissioner Morris asked that agenda item 8c be moved in front of agenda item 8b due to the potential length of time agenda item 8b could take. All Commissioners concurred to move up agenda item 8c before item 8b.

8c. Consider adopting the required findings for approval as provided by staff and approve the Northwind Senior Apartments Site Plan Review permit application (PL22-00118) to allow the establishment of 21 senior apartments. (ROLL CALL VOTE)

Community Development Director Susan Hartman provided an overview of the Northwind Senior Apartments Site Plan Review application located at 6983 Pentz Road. Ms. Hartman clarified that there is a seven-day appeal period and that no permits can be issued until that period is closed.

Chair Costa opened the public hearing at 6:21 p.m.

1. Lauren Alexander, project representative, spoke in favor of the project.
2. Laurie Noble supports the project, but is concerned with the speed of traffic.

Chair Costa closed the public hearing at 6:27 p.m.

Community Development Director Hartman announced that there is a seven (7) day appeal period prior to any permits being issued.

**MOTION by Morris, seconded by Garrard,** adopted the required findings for approval as provided by staff and approved the Northwind Senior Apartments Site Plan Review permit application (PL22-00118) to allow the establishment of 21 senior apartments. Roll call vote was unanimous subject to the following conditions.

**GENERAL CONDITIONS**

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

3. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project, its environmental document and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.
4. Pay all development impact fees, including Paradise Unified School District and Paradise Recreation and Park District, prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
5. The property owner shall be required to establish and maintain solid waste collection services for the project property, provided by the franchised solid waste hauler, for the duration of the land use.
6. Development on the property shall not exceed the building and impervious coverage limitations outlined in PMC 17.26.400.
7. Secure Design Review approval for any proposed free-standing sign (does not apply to the Illuminated Emergency Response Map).

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

#### **Construction codes**

8. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, accessibility, and all applicable town adopted construction code requirements.
9. Meet the requirements of PMC 8.58.060 by including the use of noncombustible fencing materials within 5 feet of any buildings and by maintaining a 5-foot non-combustible area around all buildings.

#### **Grading and Drainage**

10. The project developer shall submit engineered grading plans in compliance with the Paradise Municipal Code Appendix J standards and secure Town issuance of a grading permit. Pay applicable grading permit fees per current fee schedule.
11. Submit a detailed Soil Erosion and Sediment Control Plan for review by the Engineering Division **PRIOR TO** the start of any earthwork. Show all erosion control devices and sedimentation basins are required by Paradise Municipal Code Section 15.02.100.
12. Applicant shall prepare a Stormwater Post-Construction Plan for a Regulated Project (installing/replacing more than 5,000 sq ft of impervious surfaces) for review and approval by the Engineering Division.

## **Site Development**

13. Submit three (3) copies of an engineered site plan related to the project site's proposed new features (i.e. parking facility, walkways, encroachment, and stormwater detention system) to the Engineering Division for approval prior to building permit issuance (site plan must show all grading as required per Town Municipal Code 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Approval of the engineered site plan by the Town Engineer is required **PRIOR TO COMMENCEMENT** of site work for the project.
14. Deed thirty feet (30') from the center of the Pentz Road right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.
15. Secure the issuance of an encroachment permit from the Town Public Works Department for the establishment of the driveway encroachment as proposed, to the Town's private driveway standard, along the Pentz Road frontage of the project site in a manner deemed satisfactory to the Town Engineer. This will include driveway location/angle coordination with the Engineering Division for the upcoming Pentz Road widening.

## **Sanitation**

16. Complete the requirements of the Onsite Sanitary Official concerning application, final system design, and issuance of permit approvals for installation of a wastewater disposal system to serve the proposed facilities.

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

## **Utilities**

17. Meet the requirements of the Paradise Irrigation District (PID) regarding the water meter upgrade and backflow prevention assembly.
18. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

## **Site Development:**

19. Complete the requirements of the Fire Marshal regarding plans submittal and installation for an Automatic Fire Sprinkler System for the proposed apartments.
20. 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.
21. Submit landscaping plans and application fee to the Planning Division in accordance with Paradise Municipal Code requirements comprising a minimum of ten percent (10%) of the developed area. Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance

(MWELo). **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).

22. Meet the requirements of Northern Recycling and Waste Services (NRWS) regarding the design and function of the solid waste/recycling enclosure and provide evidence thereof to Building Division staff.
23. In accordance with Paradise Municipal Code Section 12.08.120, California Fire Code Section 505, and California Building Code Section 502.1, the applicant shall install a site directory map to the Town's standards for an Illuminated Emergency Response Map.
24. Building facades shall be in conformance with the Architectural Design Review elevations approved January 10, 2023.

### **Sanitation**

25. Complete the requirements of the Town Onsite Sanitary Official regarding the installation, operation, and maintenance of the required septic system.

8b. 1. Consider adopting the required findings for approval as provided by staff and approve the Mercy Housing/Community Housing Improvement Program Site Plan Review Permit application (PL22-00107) to allow the establishment of the proposed 140-unit housing development; and, 2. Certify and adopt the proposed Initial Study and Mitigated Negative Declaration document as it relates to the proposed the Mercy Housing/Community Housing Improvement Program Site Plan Review Permit project.

Nick Bateman, Associate Planner provided an overview of the proposed Mercy Housing/Community Housing Improvement Program (CHIP) Site Plan Review Permit which will allow a proposed 140-unit housing development to be established over seven (7) parcels along Cypress Lane and Adams Road off of Clark Road which is approximately 24 acres.

Chair Costa opened the public hearing at 6:51 p.m.

1. Seana O'Shaughnessy, CHIP, stated that this is replacing affordable housing in Paradise and supports the project.
2. Nicole Ledford, Northstar Engineering, provided information regarding the project and supports the project.
3. Dave Kling, lives at Paradise Community Village (PCV), supports the project.
4. Ashley McLaughlin, Resident Manager of PCV, supports the project.
5. Adam Thompson, supports the project.
6. Mark Thorp, Paradise Chamber of Commerce, supports the project.
7. Michelle Anderson, neighboring property owner, does not support the project.
8. Marcia Germann, neighboring property owner, has concerns about the project.
9. Amy Rohrer, Valley Contractors Exchange, supports the project.
10. Bob Irvine, former manager of the California Vacations housing, supports the project.
11. Rhonda Berndt dePineda, neighboring property owner, has concerns about the project.
12. Clariiece Tally, supports the project.
13. Seana O'Shaughnessy answered questions from the attendees and Planning

Commissioners regarding the project.

Chair Costa closed the public hearing at 7:41 p.m.

Commissioners discussed the need for affordable housing in Paradise, that the project fits with the General Plan and thought that the applicant addressed all their questions and concerns.

Community Development Director Hartman announced that there is a seven (7) day appeal period prior to any permits being issued.

**MOTION by Reynolds, seconded by Holman**, adopted the required finds for approval as provided by staff and approve the Mercy Housing/Community Housing Improvement Program Site Plan Review Permit application (PL22-00107) to allow the establishment of the proposed 140-unit Multi-family development; and, certify and adopt the proposed Initial Study and Mitigated Negative Declaration document as it relates to the proposed Mercy Housing/Community Housing Improvement Program Site Plan Review Permit project. Roll call vote was unanimous subject to the following conditions:

### **GENERAL CONDITIONS**

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the use permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise
2. 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.
3. The property owner shall be required to establish and maintain solid waste collection services for the project property, provided by the franchised solid waste hauler, for the duration of the land use.
4. All work within the public right of way is subject to Town issuance of an encroachment permit. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department, Engineering Division. All work in the public right-of-way requires a licensed, bonded, and insured contractor.
5. Secure Design Review approval of architectural design for the proposed project and for the establishment of any new sign structures and maintain the property in a manner consistent with the Town of Paradise Design Standards. The proposed buildings shall be designed and constructed of non-glare material.

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

#### **SANITATION**

6. Complete the requirements of the Town Onsite Sanitary Official concerning issuance of permit approvals for the installation of an engineered sewage treatment and disposal system to serve the proposed project. Provide evidence of having completed these requirements to the Town Development Services Department, Building Division.

## **SITE DEVELOPMENT**

7. Provide evidence of submittal of a Notice of Intent (NOI) to the State of California Regional Water Quality Control Board (RWQCB) and provide the Town with a copy of the project Storm Water Pollution Prevention Plan (SWPPP). Follow all State Construction General Permit requirements for graded sites over one acre.
8. Apply for and secure town issuance of a grading permit for each subject parcel, satisfying all Engineering Division requirements. Pay applicable grading permit fees per current fee schedule.
9. Meet the requirements of the Town Building Official regarding the submittal of construction plans, building permit applications, and all applicable town adopted construction code requirements including those related to the required automated fire sprinkler system.
10. Submit three (3) copies of an engineered site plan related to the project site's proposed new features (i.e. parking facility, walkways, encroachment, and stormwater detention system) to the Engineering Division for approval prior to building permit issuance (site plan must show all grading as required per Town Municipal Code 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, phasing diagrams of all plans and utilities, utility and easement vacation and relocation plans, traffic improvements, circulation routes, etc.). Approval of the engineered site plan by the Town Engineer is required **PRIOR TO COMMENCEMENT** of site work for the project.
11. Show all easements of record on the required site development plan. No structures, including buildings or other structures, may be erected within any easements, unless the easement has been abandoned in accordance with all applicable laws and regulations. The applicant shall provide documentation demonstrating the abandonment of any easements prior to the start of construction.
12. Meet all the requirements of the Town Public Works Department, Engineering Division related to the Special Permit Zone (SPZ) including providing sufficient detail on the required engineered site plan to assess limits of the SPZ, impacts, and any required mitigations.
13. Prepare and submit stormwater calculations for the existing and proposed site improvements to the Town Engineering Division.
14. Complete all aspects of the proposed property boundary adjustments. These include applying for the proposed adjustments through the Town of Paradise Development Services Department and meeting all requirements of the Town Engineering Division, securing their approval, and recording the final adjustments with the Butte County Clerk Recorders Office.
15. Apply for and secure approval of a Stormwater Post Construction Plan for a Regulated Project through the Town Engineering Division.

16. Submit detailed solid waste enclosure plans to the Town Development Services Department, Building Division for review and approval by the Town's Solid Waste Provider. Include detail sufficient to assess conformance with all solid waste standards including truck access, turnaround areas, and enclosure details.
17. The applicant shall submit a comprehensive construction and demolition recycling plan, which meets all local, state, and federal regulations, for review and approval by the Town Development Services Department, Building Division.

### **ROADS/ACCESS**

18. The proposed roadway improvements shall adhere to the Town Roadway Standard Detail A-3B. Meet all requirements of the Town Public Works Department, Engineering Division, related to the development of the roadway.
19. Access from the project site to Puddle Duck Court and Paradisewood Drive shall be for used for fire and emergency vehicles only and shall be physically restricted to such purposes in a manner deemed satisfactory to the Town Fire Marshal and Town Engineer.

### **UTILITIES**

20. The project developer shall take precautions to minimize dust emissions and soils erosion activity during project construction. Such precautions shall be detailed within a project soils erosion control plan included within the detailed site development plan and subject to review and approval by the Town Engineer and the Butte County Air Quality Management District.

### **OTHERS**

21. Pay development impact fees to the Town of Paradise in accordance with the requirements of the Paradise Municipal Code.

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

#### **ROADS / ACCESS**

22. Street signs and pavement markings shall be provided by the developer per Town requirements and to the satisfaction of the Town Engineer.
23. Provide adequate fire and emergency vehicle access onsite and in a manner deemed satisfactory to the Town Fire Marshal.
24. A lighted directory map, meeting current Fire Department standards, shall be installed at each driveway entrance per PMC requirements (PMC 15.09.160). Design review is not required for the installation of the required lighted directory map.



## **SITE DEVELOPMENT**

25. Submit landscaping plans and current application fee to the Development Services Department, Planning Division in accordance with Paradise Municipal Code requirements consisting of a minimum of 10% of the developed area and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. Landscaping shall be focused in areas that would obscure the view of the structures plainly visible from nearby residential parcels on nearby Puddleduck Court. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days). Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO). 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).
26. Construct and install all other proposed and required facilities shown on the engineered and detailed site development/improvement plan(s) approved by the Town Engineer.
27. The use of the property for this proposed purpose shall be contingent upon successful inspection by the Town Development Services department, Building Division and obtaining a signed certificate of occupancy. The applicant shall schedule and pay for all necessary inspections and shall comply with all requirements and conditions imposed by the Building Division.
28. Building facades shall be in conformance with the approved Architectural Design Review elevations.
29. Secure the issuance of a tree felling permit prior to the felling of any qualifying trees on-site.

## **DRAINAGE**

30. The proposed site improvements and facilities shall be constructed in a manner that shall include the establishment of all necessary drainage improvement onsite to accommodate existing and additional project induced drainage flows; and without generating any off-site adverse environmental effects.

## **SANITATION**

31. Complete construction and installation of the Town reviewed and approved engineered sewage treatment and disposal system. Installation shall meet the standards of the Town Onsite Sanitary Official.

## **UTILITIES**

32. Meet all requirements of the Paradise irrigation District (PID) in accordance with written project review comments received from PID staff dated December 1, 2022, regarding service lateral and backflow requirements, new water service connections, and the use of easements.

33. Meet all utility company and Paradise Irrigation District requirements concerning the relocation, extension and installation of new or expanded utility facilities. Provide evidence of compliance with such requirements to the Town Building Official.

**CEQA MITIGATION MEASURES**

34. The project applicant shall comply with all mitigation measures related to biological resources, hazardous materials, and cultural resources, as identified in the CEQA Initial Study Mitigated Negative Declaration prepared for the project, to ensure that the project does not result in any significant adverse impacts. These include the mitigation measures identified as BIO-1, BIO-2, BIO-3, HAZ-1, HAZ-2, and TCR-1.

Items 9a and 9b were combined and voted on as one item.

**9a.** Be prepared to publicly discuss this matter and to provide direction via an adopted motion to staff regarding any specific recommendations to be forwarded to the Town Council to facilitate additional and/or further implementation of the 2022 Paradise General Plan Housing Element; and, **9b.** Consider adopting a motion to forward the annual implementation status report to the Town Council.

Community Development Director Susan Hartman provided an overview of the updated 2022 Paradise General Plan Housing Element and Annual Implementation Status Report for the Housing Element that the Planning Commission is being asked to provide recommendations and forward to the Town Council for final approval before being submitted to the State.

**MOTION by Morris, seconded by Reynolds,** to approve the 2022 Paradise General Plan Housing Element and Annual Implementation Status Report to the Town Council. Roll call vote was unanimous.

**10. COMMITTEE ACTIVITIES** - None

**11. COMMISSION MEMBERS**

11a. Identification of future agenda items (All Commissioners/Staff) - None

**12. ADJOURNMENT**

Chair Costa adjourned the meeting at 8:10 p.m.

Date Approved:

By:

Attest:

\_\_\_\_\_  
Lynn Costa, Chair

\_\_\_\_\_  
Dina Volenski, CMC, Town Clerk



**Town of Paradise**  
**Planning Commission Agenda**  
**Summary**

**Agenda Item: 5(a)**

**Date: March 21, 2023**

**ORIGINATED BY:** Nick Bateman, Associate Planner  
**REVIEWED BY:** Susan Hartman, Planning Director  
**SUBJECT:** Review of Singh Conditional Use Permit application (PL22-00084) requesting Planning Commission permission to rebuild and expand a previously existing service station and food sales land use at 5531 Pentz Rd, APN 054-240-011.

**COMMISSION ACTION REQUESTED:**

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

**SINGH CONDITIONAL USE PERMIT APPLICATION (PL22-00084):** Planning Commission consideration of a request for the reconstruction and expansion of a service station and food sales land use including a 3,650 sq ft building, a walk-up window, and associated site improvements. The property currently contains a gas pump canopy and a sign structure that survived the fire. The project site is a 1.2-acre property zoned Neighborhood Commercial (NC) and is located at 5531 Pentz Rd, and further identified as Assessor's Parcel Number 054-240-011. (ROLL CALL VOTE)

**General Information:**

**Applicant:** Sukhjit Tony Singh  
PO Box 1924  
Woodland, CA 95776

**Location:** 5531 Pentz Road, Paradise, CA 95969

**Requested Action:** Request for a conditional use permit to reconstruct and expand a service station and food sales land use including a 3,650 sq ft building, walk-up window, and associated site improvements.

**Purpose:** To provide a neighborhood gas station, convenience store, and food service land use.

**Present Zoning:** NC (Neighborhood Commercial)

**General Plan**

Designation: NC (Neighborhood Commercial)

Existing Land Use: The property contains two standing gas pumps, a pump canopy, and freestanding sign structure. The property is otherwise vacant; no business is currently operated there. The property previously held a similar land use (service station and convenience store) that was destroyed in the 2018 Camp Fire.

Surrounding Land Use: North: Single-family residence  
East: Pentz Road – a public street  
South: Stearns Road – a public street  
West: Vacant residential parcel

### **Background:**

The subject property previously supported a legal nonconforming service station including two gas pumps and a canopy. It also included a permitted food service business and convenience store inside an approximately 2,800 square foot structure. The primary structure was destroyed in the 2018 Camp Fire. Today the property holds two existing gas pumps, the canopy covering them, and a large sign structure.

The proposed project includes the construction of a 3,650 square foot building with a walk-up window, a new propane tank, and various parking facility improvements.

The subject parcel is located at the intersection of Stearns Road and Pentz Road, both public roads. The subject parcel is identified as 5531 Pentz Road and further identified with the assessor's parcel number 054-240-011. The subject parcel is approximately 1.2 acres in size and has a zoning designation of Neighborhood Commercial (NC). The Neighborhood Commercial zoning designation does not support the land use of service station, but reestablishment and expansion of the legal nonconforming service station is possible through a conditional use permit application.

### **Analysis:**

The proposed development is considered a service station land use, which is not permitted in the NC zoning area. The use is considered legal nonconforming but can be expanded through the approval of a conditional use permit.

The project application has received favorable responses from the commenting departments and agencies. The project is proposed in a location that appears to be reasonable for its proposed purpose due to its similar pre-fire use, its commercial zoning, and its proximity to roadways.

The proposed development does not appear to be out of character for the neighborhood, despite the legal nonconforming status of the service station land use. This parcel supported the previous similar land use prior to the fire and was well ingrained into the neighborhood. Surrounding land uses are primarily single-family residential, but parcels

to the east and south share the NC zoning designation, meaning the properties around in intersection of Stearns and Pentz Roads share commercial potential. The adjacent property to the north of the parcel contains a residence, while few others within the area have rebuilt.

### **Environmental Review:**

This project can be found exempt from the California Environmental Quality Act (CEQA) under Section 15302, Class 2, *Replacement or Reconstruction* as this project consists of the reestablishment and expansion of a service station land use, operating a food service and convenience store, and making related property improvements, and minor repairs to the service station fuel pump dispensers.

### **Recommendation:**

Adopt the required findings for approval as provided by staff and approve the Singh conditional use permit application (PL22-00084) to allow the reestablishment and expansion of the proposed service station and food sales land use.

### **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 15302 (Class 2) of the CEQA guidelines.
- b. Find that, **as conditioned**, approval of the Singh conditional 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 that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety, and general welfare of the residents of the Town of Paradise.

### **GENERAL CONDITIONS**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. 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.
3. Minor changes to the interior and/or exterior design of the project may be approved

administratively by the Town Planning Director upon submittal of a written request for such changes if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.

4. Pay all applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
5. All work within the public right of way is subject to Town issuance of an encroachment permit. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department, Engineering Division. All work in the public right-of-way requires a licensed, bonded, and insured contractor.
6. Secure Design Review approval of architectural design for the proposed project and for the establishment of any new sign structures and maintain the property in a manner consistent with the Town of Paradise Design Standards. The proposed buildings shall be designed and constructed of non-glare material.

### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S) FOR THE CONVENIENCE STORE/FOOD SERVICE STRUCTURE**

#### **CONSTRUCTION CODES**

7. Meet the requirements of the Town Building Official regarding the submittal of construction plans, building permit applications, and all applicable town adopted construction code requirements.
8. Apply and pay the required fees for a food plan check with the Butte County Public Health Department. Provide evidence of plan approval for the food preparation area from Butte County Public Health Department.

#### **SITE DEVELOPMENT**

9. Submit three (3) copies of an engineered site plan related to the project site's proposed new features (i.e. parking facility, walkways, encroachment, and stormwater detention system) to the Engineering Division for approval prior to building permit issuance (site plan must show all grading and other relevant details including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, curb, gutter and sidewalk improvements, ADA paths of travel, and curb ramp.) Approval of the engineered site plan by the Town Engineer is required PRIOR TO COMMENCEMENT of site work for the project.
10. Apply for and secure Town issuance of a grading permit satisfying all Engineering Division requirements. Pay applicable grading permit fees per current fee schedule.

11. Submit an erosion & sediment control plan worksheet 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.
12. Apply for and secure approval of a Stormwater Post Construction Plan for a Regulated Project through the Town Engineering Division.

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

**SITE DEVELOPMENT**

13. The use of the property for this proposed purpose shall be contingent upon successful inspection by the Town Development Services department, Building Division and obtaining a signed certificate of occupancy. The applicant shall schedule and pay for all necessary inspections and shall comply with all requirements and conditions imposed by the Building Division.
14. Construct and install all proposed and required facilities shown on the engineered and detailed site plan(s) approved by the Town Engineer.
15. The applicant shall submit a comprehensive construction and demolition recycling plan, which meets all local, state, and federal regulations, for review and approval by the Town Development Services Department, Building Division.
16. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.
17. Meet the requirements of the Paradise Irrigation District (PID) regarding the water meter upgrade, backflow prevention assembly, and required septic setbacks, in accordance with the written comments from PID staff dated 9/7/2022 and on file with the Town Development Services Department.
18. Submit landscaping plans and current application fee to the Development Services Department, Planning Division in accordance with Paradise Municipal Code requirements consisting of a minimum of 10% of the developed area and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days). Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWEL0). 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).

19. Building facades shall be in conformance with the approved Architectural Design Review elevations.

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S) FOR  
THE FUEL PUMPS**

20. Secure an Authority to Construct Permit through the Butte County Air Quality Management District and meet all the requirements related to the permit.
21. Submit and secure issuance of a construction permit application to the Butte County Public Health Department, Environmental Health Division, for the installation of the required monitoring console for the facility.

**CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND OPERATION OF  
FUEL PUMPS**

22. Meet all requirements of the Butte County Environmental Health Department related to testing and inspection of the proposed facilities. These include a UST Monitoring Certification, Line Leak Detector Testing, Spill Bucket Testing, Overfill Prevention Inspection, and Secondary Containment Testing. Secure any permitting and required repairs resulting from the requires inspections.
23. Submit and secure issuance of a Permit to Operate through the California Environmental Permitting System (CERS). Meet all requirements of the Permit to Operate.
24. Secure a permit to operate for gasoline stations through the Butte County Air Quality Management District and meet all the requirements related to the permit.



**LIST OF ATTACHEMENTS FOR THE SINGH CONDITIONAL USE PERMIT  
APPLICATION (PL22-00084)**

1. Project location map
2. Notice to the Paradise Post and surrounding neighbors of the March 21, 2023 public hearing
3. Mailing labels for public hearing
4. Summary of department responses
5. Department responses
6. CEQA Notice of Exemption
7. Site plan
8. Architectural elevations
9. Project application materials



<b>APPLICANT:</b> Sukhijt Tony Singh		5531 Pentz Rd
<b>OWNER:</b> Jaspinder Singh (Paradise Food & Gas, Inc.)		
<b>PROJECT DESCRIPTION:</b>		
<p>Planning Commission consideration of a conditional use permit application proposing the rebuild and expansion of a service station and food sales land use including a 3,650 sq ft building, a walk-up window, and associated site improvements. The property currently contains a gas pump canopy and a sign structure that survived the fire.</p>		
<b>ZONING:</b> NC	<b>GENERAL PLAN:</b> NC	<b>FILE NO.</b> PL22-00084
<b>ASSESSOR PARCEL NO.</b> 054-240-011		<b>MEETING DATE:</b> 03/21/2023

**NOTICE OF PUBLIC HEARING  
PARADISE PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** by the Paradise Planning Commission that a public hearing will be held on Tuesday, March 21, 2023, at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

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

**Singh Conditional Use Permit Application (PL22-00084):** Planning Commission consideration of a request for the reconstruction and expansion of a service station and food sales land use including a 3,650 square foot building, a walk-up window, and associated improvements. The property currently contains a gas pump canopy and a sign structure that survived the fire. The project site is a 1.2-acre property zoned Neighborhood Commercial (NC) and is located at 5531 Pentz Road, further identified with Assessor's Parcel No. 054-240-011.

The project files are available for public inspection at the Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town of Paradise Planning Director at, or prior to, the public hearing. For further information please contact the Community Development Department at (530) 872-6291, extension 423.

Susan Hartman  
Planning Director

055-270-083-000  
Zimmerman Michael H & Carolyn A  
1122 Discovery St  
Yreka Ca 96097

054-240-011-000  
Paradise Food & Gas Inc  
2276 S Bundy Dr  
Fresno Ca 93727

054-240-005-000  
Massie Family Trust  
C/O Massie James M & Laura B Trustees  
13235 E 55th Ln  
Yuma Az 85367

054-240-009-000  
Formation Homes Llc  
3900 Lennane Dr #210  
Sacramento Ca 95834

054-240-013-000  
Unger David & April  
3779 Cosby Ave  
Chico Ca 95928

054-240-019-000  
Sterle John F  
15 Niagara Way  
Chico Ca 95928

054-240-023-000  
Mushamel Ibrahim Slieman & Tamam Rev  
Int Viv Trust Mushammel Adnan & Aida  
Rev Int Viv Trust  
2670 Lakewest Dr  
Chico Ca 95928

054-240-029-000  
Flaherty Trent Etal  
Winans Melanie  
1880 Arrowhead Dr  
Paradise Ca 95969

054-240-033-000  
Moore Dwight L  
3173 Land Park Dr  
Sacramento Ca 95818

054-240-034-000  
Withrow-Clark Robert S & Alina Q  
2 Revolution Ct  
Chico Ca 95973

054-240-063-000  
Clayton Renata Maydean  
13708 S Park Dr  
Magalia Ca 95954

054-240-064-000  
Rose Billy & Debra Ruth  
90 Fairway Dr  
Chico Ca 95928

054-240-128-000  
Barron Jaime & Linda  
5576 Pentz Rd  
Paradise Ca 95969

054-240-140-000  
Flaherty Trent  
Po Box 2183  
Paradise Ca 95967

054-240-144-000  
Simmons Kayla  
424 Stonebridge Dr  
Chico Ca 95973

054-240-145-000  
Fevurly Michael W & Janice L Trust  
C/O Fevurly Janice L Trustee  
5543 Pentz Rd  
Paradise Ca 95969

054-240-146-000  
Albarran Angel A & Rojas Maria C  
4007 Edwards Ave  
Oakland Ca 94605

055-262-038-000  
Oconnell Josephine & David F Trust  
C/O Fourcroy Catherine Succ Trustee  
1567 7th St  
Los Osos Ca 93402

055-262-039-000  
Sharp Lance Etal  
Sharp Alana  
14075 Kelsey Dr  
Chico Ca 95928

055-262-046-000  
Eakins James L & Arvilla V (Cb Dva)  
233 South East 5th Ave  
Hillsboro Or 97123

055-262-047-000  
Postolka Rev Int Viv Trust Etal  
C/O Postolka Gary Michael & Janet Trs  
1342 High Noon Dr  
Plumas Lake Ca 95961

055-262-048-000  
Postolka Revocable I V Trust Etal  
C/O Postolka Gary Michael & Janet Trs  
1342 High Noon Dr  
Plumas Lake Ca 95961

055-270-081-000  
Thomas Buddy  
5000 Guntren Rd  
Chico Ca 95973

Singh

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  
6161 Clark Road Ste. 2  
Paradise, CA 95969

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

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

Singh



## Town of Paradise Department Responses

PL22-00084	S. Singh Conditional Use Permit																																																																	
Commenting Department	Date received	Comment																																																																
Building	9/14/22	<p>The below checklist refers to requirements prior issuance and final of a building permit</p> <p style="text-align: center;">I = Required for Issuance    F = Required for Project Final    na = Not applicable</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-left: 20px;"> <thead> <tr> <th style="width: 5%;">I</th> <th style="width: 5%;">F</th> <th style="width: 5%;">na</th> <th style="text-align: center;">BUILDING</th> </tr> </thead> <tbody> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>3 sets of construction plans</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Structural calculations (2 sets)</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Title 24 energy calculations (2 sets)</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Truss calculations (2 sets)</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Special Permit Zone certification letter (flood zone)</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Fire sprinkler system plans (2 sets)</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Hydrant fire flow (@ Station #81)</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Grant deed and legal description</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Development Impact Fees</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>PUSD Impact Fees</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>PRPD Impact Fees</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>PID water service clearance</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Butte County Environmental Health clearance</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Construction &amp; Demolition Recycling Plan</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Plans on CD</td></tr> </tbody> </table> <p style="margin-left: 20px;"><i>Tony Lindsey, Building Official</i></p>	I	F	na	BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural calculations (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title 24 energy calculations (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Truss calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special Permit Zone certification letter (flood zone)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire sprinkler system plans (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrant fire flow (@ Station #81)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Impact Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PUSD Impact Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRPD Impact Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PID water service clearance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Butte County Environmental Health clearance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans on CD
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		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Erosion control plan
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Onsite civil improvement plan
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineered site plan
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Post Construction Plan (Regulated / Small)
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot merger application (\$645.46 deposit)
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Covenant agreement (deferral of frontage improvements)
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dedication of right-of-way
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking within street setback review (\$322.73)
	9/20/22 Follow up / removed after corrections received				<ol style="list-style-type: none"> <li>1. <del>“For future plan submittals, a correction is required on the plan set to show one of the ADA stalls to be 12 feet wide to meet Van requirements. Van stalls are required to have the ADA stall on the right hand side per CBC 11B-502.3.4. Modify site plan and resubmit with corrections for your building permit (no need to revise in planning).</del></li> <li>2. <del>The onsite queuing for the drive through accommodates 2-3 cars. Perform an analysis that evaluates the amount of cars and queue length needed onsite, without impact to the public right of way (for building permit submittal).”</del></li> </ol>
	9/22/22 Follow up				<ol style="list-style-type: none"> <li>1. “Install Town Standard driveways at both roadway frontages</li> <li>2. Install curb, gutter and sidewalk (asphalt sidewalk to match installation across the street is acceptable) at intersection, extend to both driveways (no sidewalk west of Stearns driveway to property line, no sidewalk north of Pentz. Driveway and property line</li> <li>3. Provide ADA path of travel from public sidewalk to store entrance</li> <li>4. Install curb ramp at intersection/curb return”</li> </ol> <p><b>Ashley Stanley, Town of Paradise Principal Engineer</b></p>
<b>Fire</b>	9/14/22				<p>No comments received. Agency has capacity to serve project.</p> <p><b>Tony Lindsey, Fire Marshall</b></p>
<b>Onsite / Wastewater</b>	9/13/22				<p>“The onsite division has no comments as this is a like for like use.”</p> <p><b>Bob Larson, Town Onsite Official</b></p>





<b>Police department</b>	9/12/22	<p>No comments received. Agency has capacity to serve project.</p> <p><b>Eric R. Reinbold – Chief of Police</b></p>
<b>Paradise Irrigation District</b>	9/7/22	<p><b>Conditions prior to building permit final</b></p> <p><i>“APN 054-240 -011 was previously served through a ¾” metered service connection. At the time of this response the water quality advisory has not been lifted at the service lateral, however the main serving the lateral has been tested and found to be potable. A service lateral replacement and backflow device are required at this parcel to lift the water quality advisory. The service lateral will be replaced in its previous location unless otherwise determined by PID. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner. It is recommended that the customer contacts PID early on in their process or once a building permit is issued for this property. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.</i></p> <p><i>Please note the previous location of the service lateral and existing water main to the south of the property. The proposed septic system and leach field must not encroach upon the required 25 foot setback from these district facilities.”</i></p> <p><b>Brandon Mortimer, Paradise Irrigation District</b></p>
<b>Butte County Air Quality Management District</b>	9/6/22	<p><i>“Our District does have the requirement of an Authority to Construct Permit followed up by a Permit to Operate for gasoline stations. This can happen outside of the conditional use permit process.”</i></p> <p><b>Jason Mandly, Senior Air Quality Planner</b></p>
<b>Butte County Environmental Health (Hazardous Materials)</b>	9/7/22	<p><b>Conditions prior to issuance of Building permit</b></p> <p><i>“A construction permit shall be submitted to Butte County Public Health Department, Environmental Health Division, and subsequently approved, for the installation of the new monitoring console for the facility. Permits and permitting requirements can be found here: Underground Storage Tanks (AST) (buttecounty.net). For questions, the applicant can call (530) 552-3880 to speak with an inspector.”</i></p> <p><b>Conditions prior to building permit final</b></p> <p><i>“ The facility will have to complete the following tests/inspections and documentation prior to opening:</i></p> <ul style="list-style-type: none"> <li><i>o UST Monitoring Certification</i></li> <li><i>o Line Leak Detector Testing</i></li> <li><i>o Spill Bucket Testing</i></li> <li><i>o Overfill Prevention Inspection</i></li> <li><i>o Secondary Containment Testing</i></li> <li><i>o UST Permit to Operate Application submitted in the California Environmental Reporting System (CERS):</i></li> </ul> <p><b>CERS   California Environmental Reporting System</b></p>





		<p><i>Any required repairs discovered during the evaluation and testing of the UST systems may require additional construction permits.</i></p> <p><i>For questions or assistance, the applicant can call (530) 552-3880 to speak with an inspector.”</i></p> <p><b>Thomas Parker, Program Manager, Public Health</b></p>
<b>Northern Recycling &amp; Waste Services</b>	9/15/22	<p>“We would like to see the proposed enclosure detail with the grading elevations with desired truck approach and turn around area. I have included attachments that will be helpful for the planning team.</p> <p>Enclosure design and access is important as solid waste management must allow for future programs / regulations that will apply. This location will fall into AB 1383 organics regulations which requires additional container space.”</p> <p>Doug Speicher, NRWS General manager</p>
<b>BCEH / Food</b>	9/12/22	<p>“They need to submit the application, fee and plans to us for a food plan check. See application and food plan check resource guide attached.”</p> <p><b>Jenn Veilleaux, Butte County Public Health</b></p>

## Bateman, Nick

---

**From:** Jason Mandly <jmandly@bcaqmd.org>  
**Sent:** Tuesday, September 6, 2022 7:50 AM  
**To:** Bateman, Nick; Blaine Allen; Parker, Thomas  
**Cc:** David Campbell; Riley Peacock  
**Subject:** RE: Development review request - PL22-00084 - 5531 Clark Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Nick,

Thanks for the notification. Our District does have the requirement of an Authority to Construct Permit followed up by a Permit to Operate for gasoline stations. This can happen outside of the conditional use permit process. If the Town or the applicant has any questions on the permitting process for gas stations, Riley and Dave cc'ed here can help out.

Thanks,

*Jason Mandly, Senior Air Quality Planner  
Planning, Grants & Incentives, Public Outreach*

-----  
Butte County Air Quality Management District  
629 Entler Avenue, Suite 15 - Chico, CA 95928  
Phone: (530) 332-9400 ext. 108

---

**From:** Bateman, Nick <nbateman@townofparadise.com>  
**Sent:** Friday, September 2, 2022 2:45 PM  
**To:** Blaine Allen <ballen@paradiseirrigation.com>; Parker, Thomas <TParker@buttecounty.net>; Jason Mandly <jmandly@bcaqmd.org>  
**Subject:** Development review request - PL22-00084 - 5531 Clark Road

Hello,

Attached is a development review request for a proposed gas station located at 5531 Pentz Road in Paradise CA. This is an application for a conditional use permit to reestablish a gas station that was destroyed in the Camp Fire. Service stations are not permitted in the Neighborhood Commercial zoning and the permit would be to get permission to reestablish the legal nonconforming service station land use. The project includes pumps, a drive through window for food service, and the reuse of a standing canopy amongst other components. There is a detailed project description attached here so please take a look and do not hesitate to reach out with any questions or clarification. You can fill the attached DRR form electronically and return a copy to me in response to this message.

**Note:** I was unable to send the entire plan set here due to size limitations so please let me know if you need more information and I am happy to send you more pages.

Please let me know what comments or concerns you might have with the project.

Thank you,

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** CSS, Onsite, Eng., PD, PID, BQAMD, and BCEH.

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Conditional use permit application proposing the construction of a 3,650 sq. ft. gas station in the Neighborhood Commercial (NC) zoning district. Service stations/gas stations are not an enumerated use in the NC zoning, and the conditional use permit application is a request to reestablish the previously existing legal non

**LOCATION** 5531 Pentz Road, Paradise CA

**AP NOS.:** 054-240-011

**APPLICANT:** Sukhjit Tony Singh

**CONTACT PHONE:** 702-287-0347

**DATE DISTRIBUTED:** 9/2/22

**RETURN DATE REQUESTED:** 9/16/22

\*\*\*\*\*

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

Thomas Parker

ButteCountyEnvironmentalHealth

9/7/2022

Signature

Agency

Date

## **CONDITIONS PRIOR TO ISSUANCE:**

A construction permit shall be submitted to Butte County Public Health Department, Environmental Health Division, and subsequently approved, for the installation of the new monitoring console for the facility. Permits and permitting requirements can be found here: [Underground Storage Tanks \(AST\)](#) ([buttecounty.net](http://buttecounty.net)). For questions, the applicant can call (530) 552-3880 to speak with an inspector.

## **CONDITIONS PRIOR TO PERMIT FINAL:**

The facility will have to complete the following tests/inspections and documentation prior to opening:

- o UST Monitoring Certification
- o Line Leak Detector Testing
- o Spill Bucket Testing
- o Overfill Prevention Inspection
- o Secondary Containment Testing
- o UST Permit to Operate Application submitted in the California Environmental Reporting System

(CERS):

CERS | California Environmental Reporting System

Any required repairs discovered during the evaluation and testing of the UST systems may require additional construction permits.

For questions or assistance, the applicant can call (530) 552-3880 to speak with an inspector.

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** CSS, Onsite, Eng., PD, PID, BQAMD, and BCEH.

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

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**LOCATION** 5531 Pentz Road, Paradise CA

**AP NOS.:** 054-240-011

**APPLICANT:** Sukhjot Singh

**CONTACT PHONE:** 702-287-0347

**DATE DISTRIBUTED:** 9/2/22

**RETURN DATE REQUESTED:** 9/16/22

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)



CSS

9/14/22

Signature

Agency

Date

## DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance    F = Required for Project Final    na = Not applicable

I		F		na		BUILDING		I		F		na		ENGINEERING	
✓							3 sets of construction plans								Encroachment permit (must be licensed and bonded)
✓							Structural calculations (2 sets)								Grading permit
✓							Title 24 energy calculations (2 sets)								Erosion control plan
✓							Truss calculations (2 sets)								Onsite civil improvement plan
				✓			Special Permit Zone certification letter (flood zone)								Engineered site plan
				✓			Fire sprinkler system plans (2 sets)								Stormwater Post Construction Plan (Regulated / Small)
				✓			Hydrant fire flow (@ Station #81)								Erosion & Sediment Control Plan
✓							Grant deed and legal description								Lot merger application (\$645.46 deposit)
✓							Development Impact Fees								Lot line adjustment application (\$1,129.55 deposit)
✓							PUSD Impact Fees								Covenant agreement (deferral of frontage improvements)
✓							PRPD Impact Fees								Dedication of right-of-way
				✓			PID water service clearance								Parking within street setback review (\$322.73)
				✓			Butte County Environmental Health clearance		I	F					<b>PLANNING</b>
							Construction & Demolition Recycling Plan								Design review (sign / architectural)
							Plans on CD								Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
I	F	na					<b>ONSITE SANITATION</b>								Tree removal permit
							Land Use Review (minor/major)								Tree hearing (5-30 minor, 31+ major)
							New construction permit								Landscape plan (\$318.20)
							Building clearance (minor/major)								Tree preservation/protection plan (\$106.07)
							Upgrade/Alteration permit								Offsite parking review (\$176.07)
							Repair permit – check if electrical is required								Address assignment
							Wastewater easement/covenant								

PROJECT NO. PL22-00084  
PROJECT NAME: S. Singh Conditional Use Permit


## TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

### DEVELOPMENT REVIEW REQUEST

**TO:** CSS, Onsite, Eng., PD, PID, BQAMD, and BCEH.

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Conditional use permit application proposing the construction of a 3,650 sq. ft. gas station in the Neighborhood Commercial (NC) zoning district. Service stations/gas stations are not an enumerated use in the NC zoning, and the conditional use permit application is a request to reestablish the previously existing legal 

**LOCATION** 5531 Pentz Road, Paradise CA

**AP NOS.:** 054-240-011

**APPLICANT:** Sukhjit Tony Singh

**CONTACT PHONE:** 702-287-0347

**DATE DISTRIBUTED:** 9/2/22

**RETURN DATE REQUESTED:** 9/16/22

\*\*\*\*\*

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

 Signature	Engineering Agency	9/13/22 Date
--	-----------------------	-----------------

## DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance    F = Required for Project Final    na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
			3 sets of construction plans	✓			Encroachment permit (must be licensed and bonded)
			Structural calculations (2 sets)	✓			Grading permit
			Title 24 energy calculations (2 sets)			✓	Erosion control plan
			Truss calculations (2 sets)			✓	Onsite civil improvement plan
			Special Permit Zone certification letter (flood zone)	✓			Engineered site plan
			Fire sprinkler system plans (2 sets)	✓			Stormwater Post Construction Plan (Regulated / Small)
			Hydrant fire flow (@ Station #81)	✓			Erosion & Sediment Control Plan
			Grant deed and legal description			✓	Lot merger application (\$645.46 deposit)
			Development Impact Fees			✓	Lot line adjustment application (\$1,129.55 deposit)
			PUSD Impact Fees			✓	Covenant agreement (deferral of frontage improvements)
			PRPD Impact Fees			✓	Dedication of right-of-way
			PID water service clearance			✓	Parking within street setback review (\$322.73)
			Butte County Environmental Health clearance	I	F	na	<b>PLANNING</b>
			Construction & Demolition Recycling Plan				Design review (sign / architectural)
			Plans on CD				Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
<b>I</b>	<b>F</b>	<b>na</b>	<b>ONSITE SANITATION</b>				Tree removal permit
			Land Use Review (minor/major)				Tree hearing (5-30 minor, 31+ major)
			New construction permit				Landscape plan (\$318.20)
			Building clearance (minor/major)				Tree preservation/protection plan (\$106.07)
			Upgrade/Alteration permit				Offsite parking review (\$176.07)
			Repair permit – check if electrical is required				Address assignment
			Wastewater easement/covenant				



## Bateman, Nick

---

**From:** Stanley, Ashley  
**Sent:** Thursday, September 22, 2022 12:16 PM  
**To:** Bateman, Nick  
**Cc:** Hartman, Susan  
**Subject:** RE: Development review request - PL22-00084 - 5531 Clark Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Nick

We have added conditions:

1. Install Town Standard driveways at both roadway frontages
2. Install curb, gutter and sidewalk (asphalt sidewalk to match installation across the street is acceptable) at intersection, extend to both driveways (no sidewalk west of Stearns driveway to property line, no sidewalk north of Pentz. Driveway and property line
3. Provide ADA path of travel from public sidewalk to store entrance
4. Install curb ramp at intersection/curb return

Thank you,

Ashley



**Ashley Stanley**

Principal Engineer  
Public Works Department  
Town of Paradise | 530-872-6291 x166  
[Website](#) | [Contact Us](#) | [Facebook](#)

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---

**From:** Stanley, Ashley  
**Sent:** Tuesday, September 20, 2022 3:18 PM  
**To:** Bateman, Nick <nbateman@townofparadise.com>  
**Subject:** RE: Development review request - PL22-00084 - 5531 Clark Road

Nick

Thanks for the call about the gas station queuing length, and ADA parking stall follow up. Here are my notes:

1. For future plan submittals, a correction is required on the plan set to show one of the ADA stalls to be 12 feet wide to meet Van requirements. Van stalls are required to have the ADA stall on the right hand side per CBC

11B-502.3.4. Modify site plan and resubmit with corrections for your building permit (no need to revise in planning).

2. The onsite queuing for the drive through accommodates 2-3 cars. Perform an analysis that evaluates the amount of cars and queue length needed onsite, without impact to the public right of way (for building permit submittal).

\*no frontage improvements are requested.

Also, the attached reference is helpful, so is CALDAG, for ADA interpretations/code references (ignore the City specific items).

Ashley



**Ashley Stanley**

Principal Engineer  
Public Works Department  
Town of Paradise | 530-872-6291 x166  
[Website](#) | [Contact Us](#) | [Facebook](#)

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---

**From:** Stanley, Ashley

**Sent:** Tuesday, September 13, 2022 10:24 AM

**To:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>

**Subject:** RE: Development review request - PL22-00084 - 5531 Clark Road

Nick

For planning/layout of parking lot, it generally looks good.

A few notes:

1. you may want to have Patti or other Building plan checker comment the layout of the single ADA stall. I believe if it is a stand-alone ADA stall, the parking stall needs to be on the left of the striped loading zone (loading zone on passenger side).
2. No special conditions from engineering, but they need to submit the plans included in this package again for civil improvement plan review (we will plan check at that time).

Let me know if you have any questions.

Ashley



**Ashley Stanley**

Principal Engineer  
Public Works Department  
Town of Paradise | 530-872-6291 x166  
[Website](#) | [Contact Us](#) | [Facebook](#)

## Bateman, Nick

---

**From:** Stanley, Ashley  
**Sent:** Tuesday, March 14, 2023 12:04 PM  
**To:** Bateman, Nick  
**Subject:** Re: 5531 Pentz Gas station follow up

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Nick

Thanks for confirming. Yes, the red comments and comment 1 and 2 for the planning resubmittal were resolved. The comments prior to issuance are 1-4. Thank you,

Ashley

---

**From:** Bateman, Nick <nbateman@townofparadise.com>  
**Sent:** Tuesday, March 14, 2023 11:38 AM  
**To:** Stanley, Ashley <astanley@townofparadise.com>  
**Subject:** 5531 Pentz Gas station follow up

Hi Ashley,

Just following up on our conversation regarding the gas station project. I just want to make sure the most current version of the comments are edited to reflect that they have dropped the drive through proposal. It looks like I had compiled the comments through the original response, follow up emails, and then the revision. You will see the original DRR, our email follow ups, and the marked up comment summary you made. Can you confirm that the document marked "summary of department responses – final" is reflecting everything correctly?

Make sense?  
Thank you,



### Nick Bateman

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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PROJECT NO. PL22-00084  
PROJECT NAME: S. Singh Conditional Use Permit


## TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

### DEVELOPMENT REVIEW REQUEST

**TO:** CSS, Onsite, Eng., PD, PID, BQAMD, and BCEH.

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Conditional use permit application proposing the construction of a 3,650 sq. ft. gas station in the Neighborhood Commercial (NC) zoning district. Service stations/gas stations are not an enumerated use in the NC zoning, and the conditional use permit application is a request to reestablish the previously existing legal 

**LOCATION** 5531 Pentz Road, Paradise CA

**AP NOS.:** 054-240-011

**APPLICANT:** Sukhjit Tony Singh

**CONTACT PHONE:** 702-287-0347

**DATE DISTRIBUTED:** 9/2/22

**RETURN DATE REQUESTED:** 9/16/22

\*\*\*\*\*

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

 Signature	onsite Agency	9/13/22 Date
--	------------------	-----------------

## DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance    F = Required for Project Final    na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
			3 sets of construction plans				Encroachment permit (must be licensed and bonded)
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			Special Permit Zone certification letter (flood zone)				Engineered site plan
			Fire sprinkler system plans (2 sets)				Stormwater Post Construction Plan (Regulated / Small)
			Hydrant fire flow (@ Station #81)				Erosion & Sediment Control Plan
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			Development Impact Fees				Lot line adjustment application (\$1,129.55 deposit)
			PUSD Impact Fees				Covenant agreement (deferral of frontage improvements)
			PRPD Impact Fees				Dedication of right-of-way
			PID water service clearance				Parking within street setback review (\$322.73)
			Butte County Environmental Health clearance	I	F	na	<b>PLANNING</b>
			Construction & Demolition Recycling Plan				Design review (sign / architectural)
			Plans on CD				Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
I	F	na	<b>ONSITE SANITATION</b>				Tree removal permit
		✓	Land Use Review (minor/major)				Tree hearing (5-30 minor, 31+ major)
		✓	New construction permit				Landscape plan (\$318.20)
			Building clearance (minor/major)				Tree preservation/protection plan (\$106.07)
		✓	Upgrade/Alteration permit				Offsite parking review (\$176.07)
		✓	Repair permit – check if electrical is required				Address assignment
		✓	Wastewater easement/covenant				

**CONDITIONS PRIOR TO ISSUANCE:**

The onsite division has no comments as this is a like for like use.

**CONDITIONS PRIOR TO PERMIT FINAL:**

PROJECT NO. PL22-00084  
PROJECT NAME: S. Singh Conditional Use Permit


**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** CSS, Onsite, Eng., PD, PID, BQAMD, and BCEH.  
**FROM:** Nick Bateman, Associate Planner  
**REQUEST:** REVIEW AND COMMENT  
**DESCRIPTION OF PROJECT:** Conditional use permit application proposing the construction of a 3,650 sq. ft. gas station in the Neighborhood Commercial (NC) zoning district. Service stations/gas stations are not an enumerated use in the NC zoning, and the conditional use permit application is a request to reestablish the previously existing legal  
**LOCATION** 5531 Pentz Road, Paradise CA  
**AP NOS.:** 054-240-011  
**APPLICANT:** Sukhjit Tony Singh  
**CONTACT PHONE:** 702-287-0347  
**DATE DISTRIBUTED:** 9/2/22  
**RETURN DATE REQUESTED:** 9/16/22

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

  
\_\_\_\_\_  
**Signature**

*Eric Reinbold*  
Chief of Police  
\_\_\_\_\_  
**Agency**

*PARADISE P.D.*  
\_\_\_\_\_  
**Agency**

*9/12/22*  
\_\_\_\_\_  
**Date**

## Bateman, Nick

---

**From:** Veilleaux, Jennifer <JVeilleaux@buttecounty.net>  
**Sent:** Monday, September 12, 2022 2:43 PM  
**To:** Bateman, Nick  
**Subject:** RE: Development review request - PL22-00084 - 5531 Clark Road  
**Attachments:** PlanCheckApplication.pdf; PlanCheckResourceGuide.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Nick,

They need to submit the application, fee and plans to us for a food plan check. See application and food plan check resource guide attached.

Thanks,

*Jenn Veilleaux, REHS*

Program Manager- Consumer Protection  
[BUTTE COUNTY PUBLIC HEALTH](#)  
[202 Mira Loma Drive | Oroville, CA 95965](#)  
T: 530.552.3876 | F: 530.538.5339

*Please refer to our website for online payment and document submittal: <http://www.buttecounty.net/ph/Environmental-Health>*

*Nationally Accredited, 09/13/17*

[FACEBOOK](#) | [TWITTER](#)

COUNTY OF BUTTE E-MAIL DISCLAIMER: This e-mail and any attachment thereto may contain private, confidential, and privileged material for the sole use of the intended recipient. Any review, copying, or distribution of this e-mail (or any attachments thereto) by other than the County of Butte or the intended recipient is strictly prohibited. If you are NOT the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this e-mail and any attachments thereto.

---

**From:** Bateman, Nick <nbateman@townofparadise.com>  
**Sent:** Monday, September 12, 2022 2:38 PM  
**To:** Veilleaux, Jennifer <JVeilleaux@buttecounty.net>  
**Subject:** FW: Development review request - PL22-00084 - 5531 Clark Road

**ATTENTION:** This message originated from outside **Butte County**. Please exercise judgment before opening attachments, clicking on links, or replying.

Hey Jennifer,

I recently sent out this development review request but neglected to include you for comments. This project includes a deli and food service drive through window as part of the proposal. Mind taking a look and letting me know what you might require?

Thank you,





## Nick Bateman

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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---

**From:** Bateman, Nick

**Sent:** Friday, September 2, 2022 2:45 PM

**To:** Blaine Allen <[ballen@paradiseirrigation.com](mailto:ballen@paradiseirrigation.com)>; Parker, Thomas <[TParker@buttecounty.net](mailto:TParker@buttecounty.net)>; [jmandly@bcaqmd.org](mailto:jmandly@bcaqmd.org)

**Subject:** Development review request - PL22-00084 - 5531 Clark Road

Hello,

Attached is a development review request for a proposed gas station located at 5531 Pentz Road in Paradise CA. This is an application for a conditional use permit to reestablish a gas station that was destroyed in the Camp Fire. Service stations are not permitted in the Neighborhood Commercial zoning and the permit would be to get permission to reestablish the legal nonconforming service station land use. The project includes pumps, a drive through window for food service, and the reuse of a standing canopy amongst other components. There is a detailed project description attached here so please take a look and do not hesitate to reach out with any questions or clarification. You can fill the attached DRR form electronically and return a copy to me in response to this message.

**Note:** I was unable to send the entire plan set here due to size limitations so please let me know if you need more information and I am happy to send you more pages.

Please let me know what comments or concerns you might have with the project.

Thank you,



## Nick Bateman

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** CSS, Onsite, Eng., PD, PID, BQAMD, and BCEH.  
**FROM:** Nick Bateman, Associate Planner  
**REQUEST:** REVIEW AND COMMENT  
**DESCRIPTION OF PROJECT:** Conditional use permit application proposing the construction of a 3,650 sq. ft. gas station in the Neighborhood Commercial (NC) zoning district. Service stations/gas stations are not an enumerated use in the NC zoning, and the conditional use permit application is a request to reestablish the previously existing legal  
**LOCATION** 5531 Pentz Road, Paradise CA  
**AP NOS.:** 054-240-011  
**APPLICANT:** Sukhjit Tony Singh  
**CONTACT PHONE:** 702-287-0347  
**DATE DISTRIBUTED:** 9/2/22  
**RETURN DATE REQUESTED:** 9/16/22

\*\*\*\*\*

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

---

Brandon Mortimer	Paradise Irrigation District	09/07/2022
Signature	Agency	Date

**CONDITIONS PRIOR TO ISSUANCE:**

**CONDITIONS PRIOR TO PERMIT FINAL:**

APN 054-240-011 was previously served through a 3/4" metered service connection. At the time of this response the water quality advisory has not been lifted at the service lateral, however the main serving the lateral has been tested and found to be potable. A service lateral replacement and backflow device are required at this parcel to lift the water quality advisory. The service lateral will be replaced in its previous location unless otherwise determined by PID. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner. It is recommended that the customer contacts PID early on in their process or once a building permit is issued for this property. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.

Please note the previous location of the service lateral and existing water main to the south of the property. The proposed septic system and leach field must not encroach upon the required 25 foot setback from these district facilities.

# NOTICE OF EXEMPTION

**TO:** File – [PL22-00084]; AP No. 054-240-011-000  
**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 6295 Skyway, Paradise CA 95969

**PROJECT TITLE:** Singh Conditional Use Permit

**PROJECT APPLICANT:** Sukhjit Tony Singh

**PROJECT LOCATION:** 5531 Pentz Road, Paradise CA 95969

**PROJECT DESCRIPTION:** Reconstruction and expansion of a service station and food sales land use that was destroyed in the 2018 Camp Fire. The project proposal includes a 3,650 square foot building, a walk-up window, and associated improvements. The property currently contains a gas pump canopy and a sign structure that survived the fire.

**APPROVING PUBLIC AGENCY:** Town of Paradise

**PERSON OR AGENCY CARRYING OUT PROJECT:** Applicant Sukhjit Tony Singh & Owner: Japsinder Singh

**EXEMPT STATUS:**

- General Rule Exemption (Section 15061)
- Ministerial (Section 15268)
- Emergency Project (Section 15269)
- Categorical Exemption  
Section 15302; Class 2

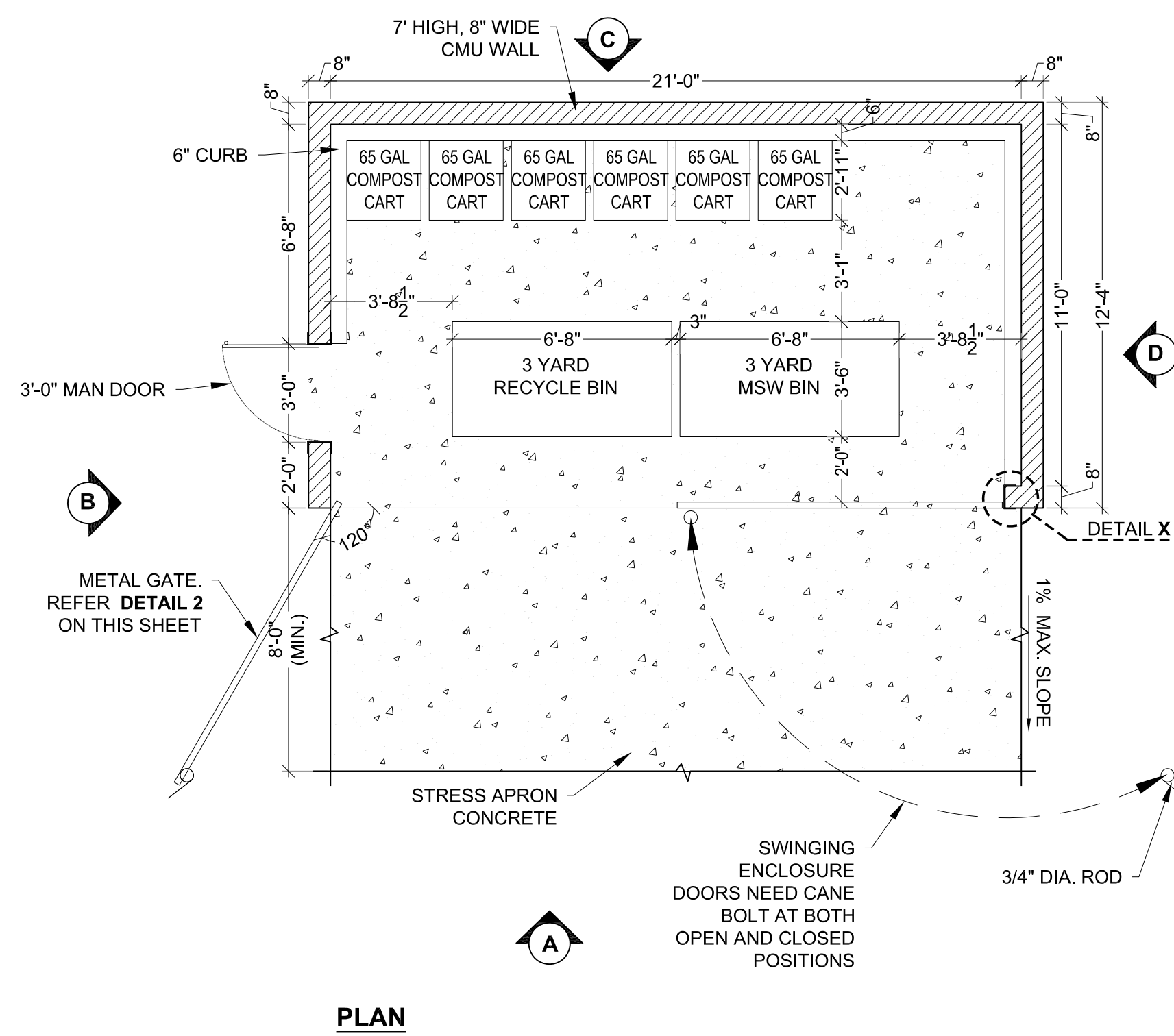
**REASON FOR EXEMPTION:** Replacement or Reconstruction

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

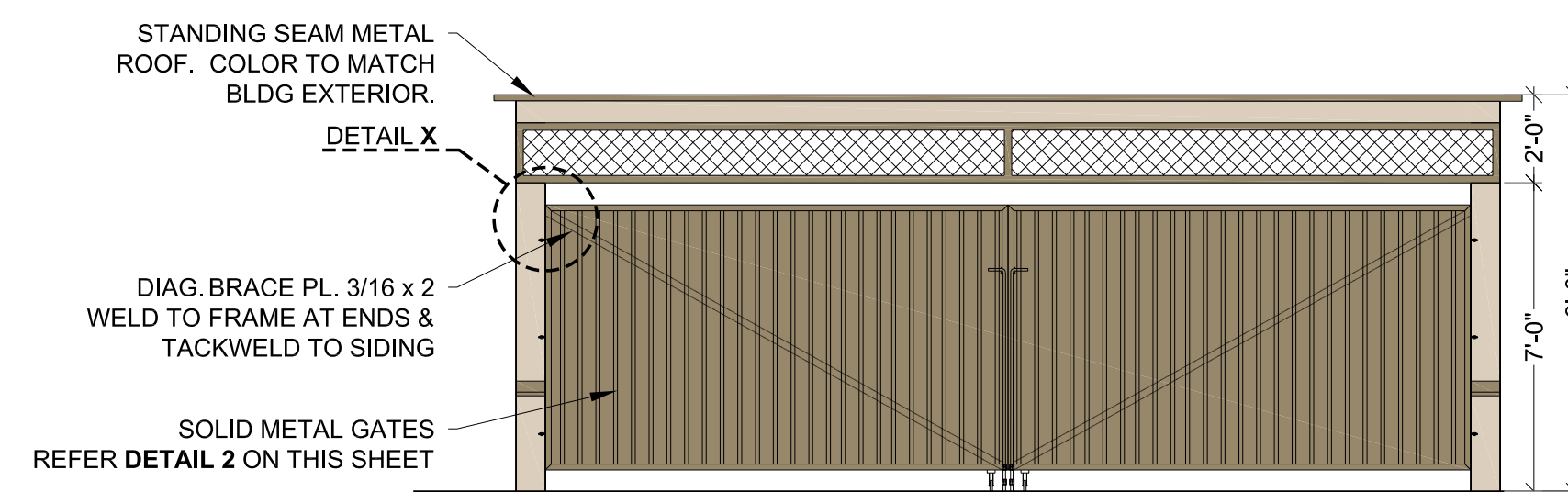
**SIGNATURE:**   
\_\_\_\_\_  
Planning Director

Date: March 14, 2023

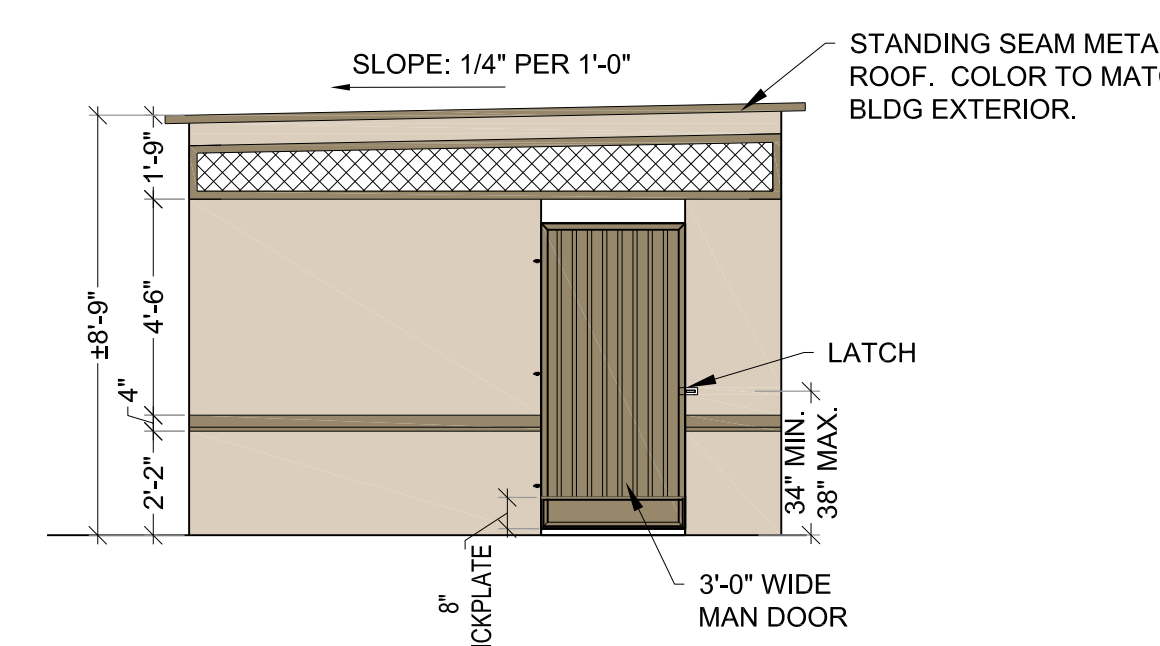




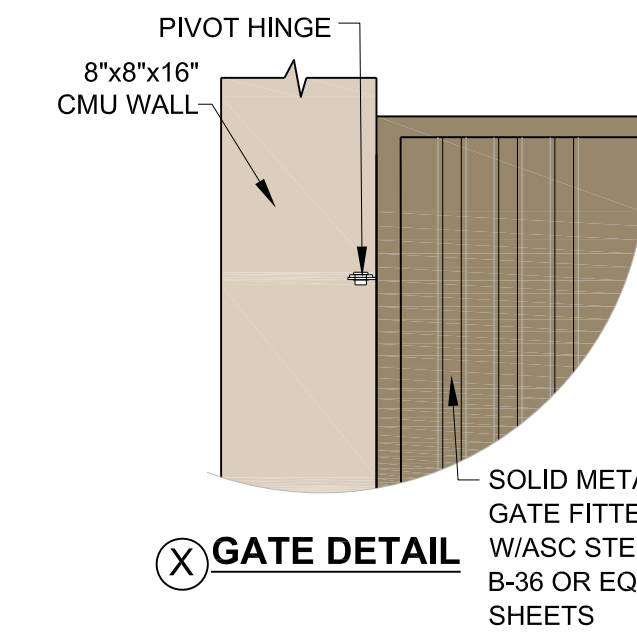
PLAN



A FRONT ELEVATION



B SIDE ELEVATION



X GATE DETAIL

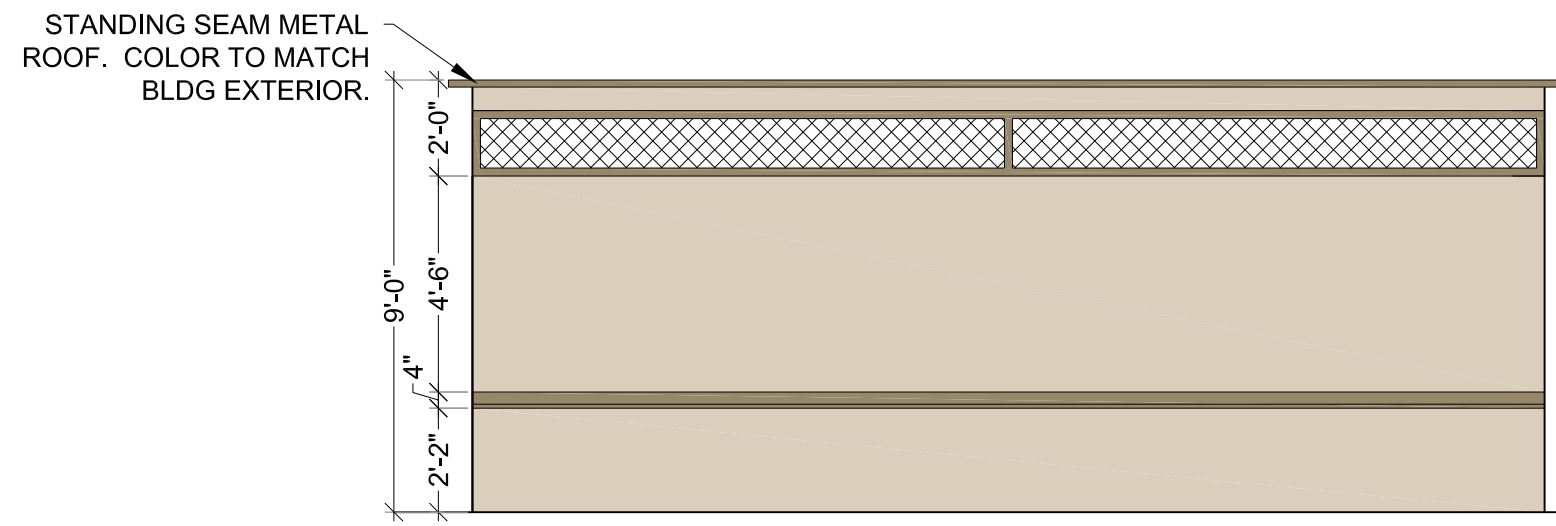
- HARDWARE PER CBC 1010.1.9**
- HINGES
  - LATCH
  - LOCKSET
  - KICKPLATE

**GATE NOTES:**

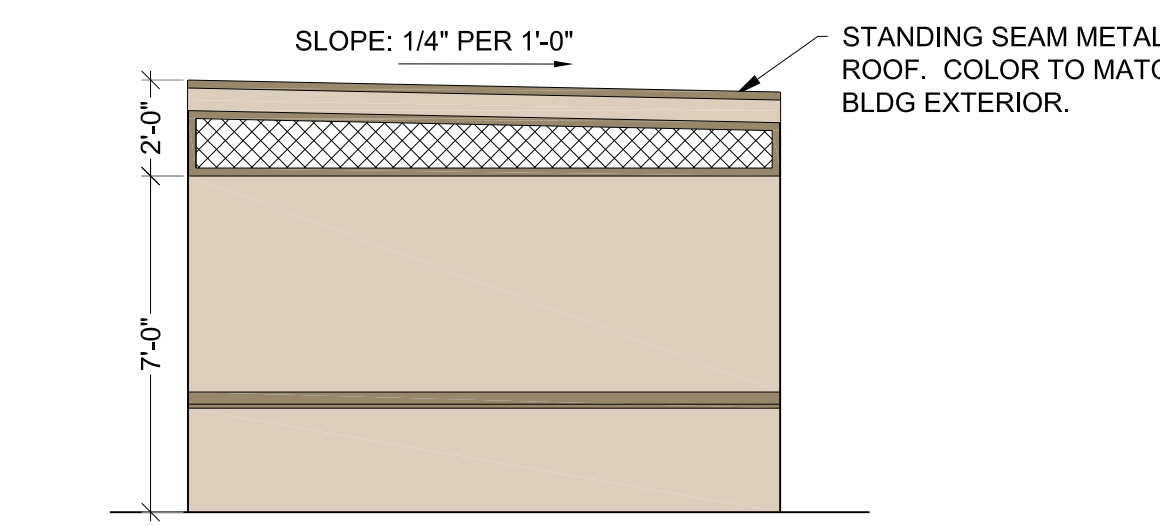
1. GATE TO BE READILY OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. GATE HARDWARE AND OTHER OPERATING DEVICE ON GATE REQUIRED TO BE ACCESSIBLE BY CHAPTER 11B DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE AND TO BE INSTALLED 34" MIN. AND 48" MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT (CBC SECTION 1010.1.9.2).
3. GATE CLOSER, IF PROVIDED, SWEEP PERIOD TO BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM LATCH IS 5 SECONDS MIN. (SECTION 404.2.8 OF CBC 11B).
4. THE FORCE REQUIRED TO OPERATE THE DOOR DO NOT EXCEED 5 POUNDS (22 N) TO SET THE DOOR IN MOTION.

**COLOR SCHEDULE**

LEGEND	BASE MATERIAL	COLOR & FINISH	MANUFACTURER & MODEL
[Color Box]	MASONRY BLOCKS	DUSTY ROAD	BENJAMIN MOORE 1017
[Color Box]	• METAL ROOF • METAL GATES • METAL FLAT BAR • WAINSCOT	TEXAS LEATHER	BENJAMIN MOORE AC3



C REAR ELEVATION

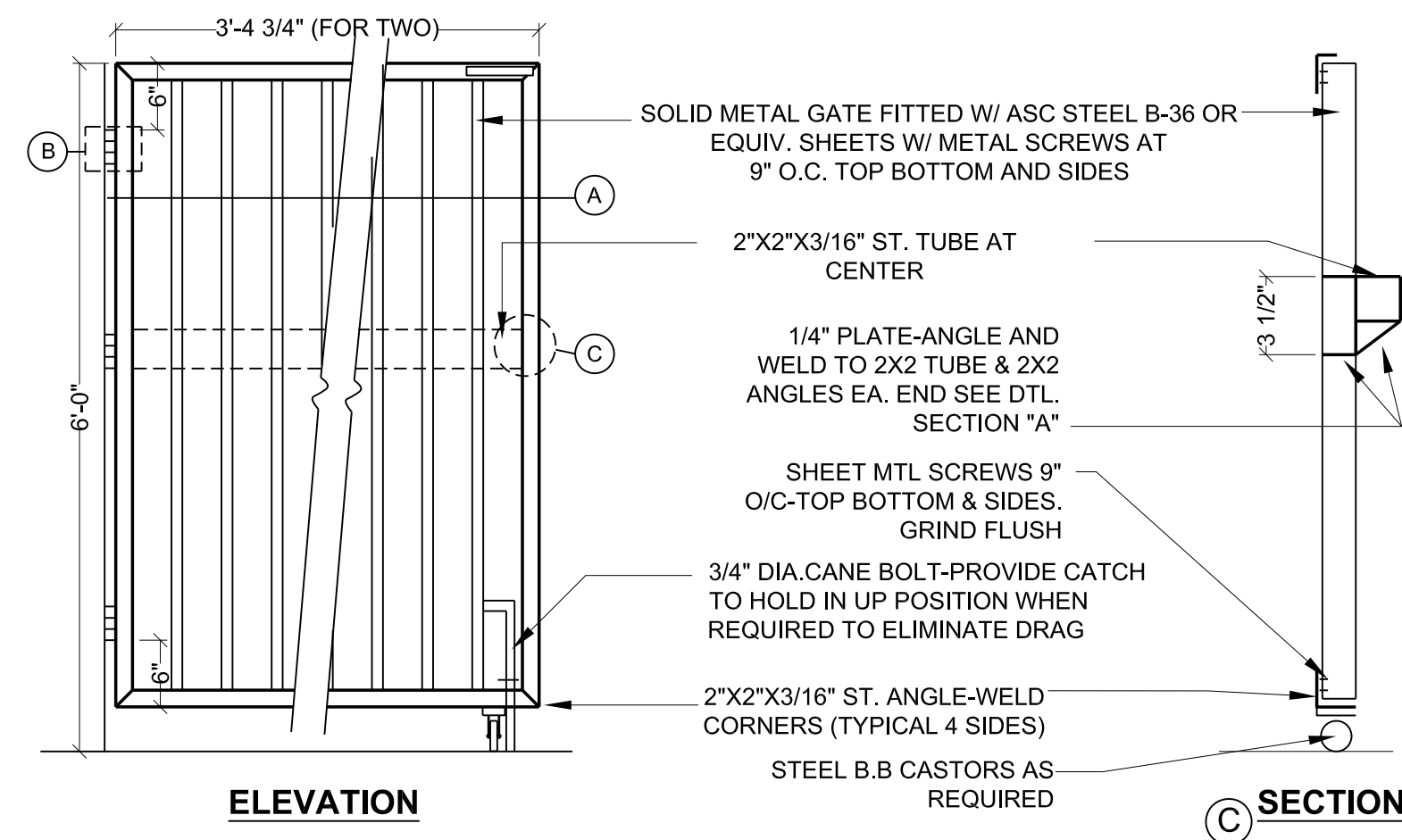


D SIDE ELEVATION

**TRASH ENCLOSURE PLAN & ELEVATIONS**

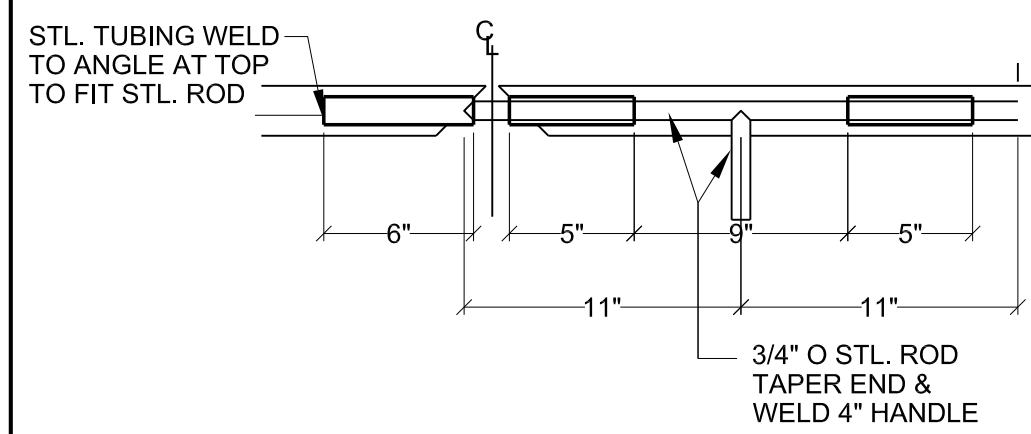
SCALE: N.T.S.

1

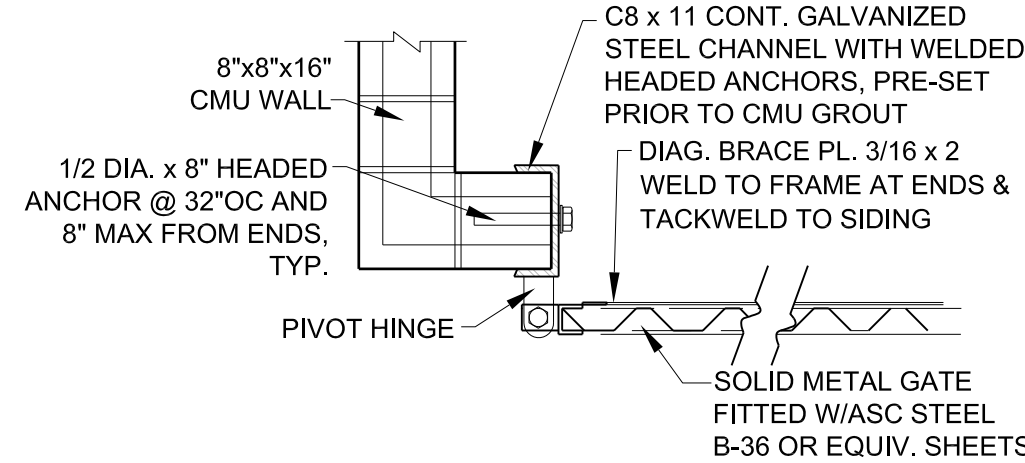


ELEVATION

C SECTION



A SLIDE BOLT DETAIL



B CROSS-SECTION DETAIL

**TRASH ENCLOSURE GATE DETAIL**

SCALE: N.T.S.

2



**LEGEND**

- [Symbol] PARKING FACILITY (14,915 SQ.FT.)
- [Symbol] INTERIOR LOT LANDSCAPING AREA (1,670 SQ.FT.)

REQUIRED (5% FOR 10,000 TO 19,000 SQ.FT. PARKING FACILITY)	745.75 SQ.FT. (5% OF 14,915 SQ.FT. PARKING FACILITY)
PROVIDED	1,670 SQ.FT. (11%)
<b>HENCE OK.</b>	

**INTERIOR LOT LANDSCAPING AREA (17-38-900(D))**

SCALE: N.T.S.

3

REVISIONS:

REVISION	ISSUE	DATED

**Continental Development Consultants, Inc.**  
Las Vegas, NV  
Woodland, CA



**TRASH ENCLOSURE & PARKING LOT LANDSCAPING**  
PROJECT

**COUNTRY CLUB MARKET- REBUILD**  
5531 PENTZ ROAD  
PARADISE, CA, 95969

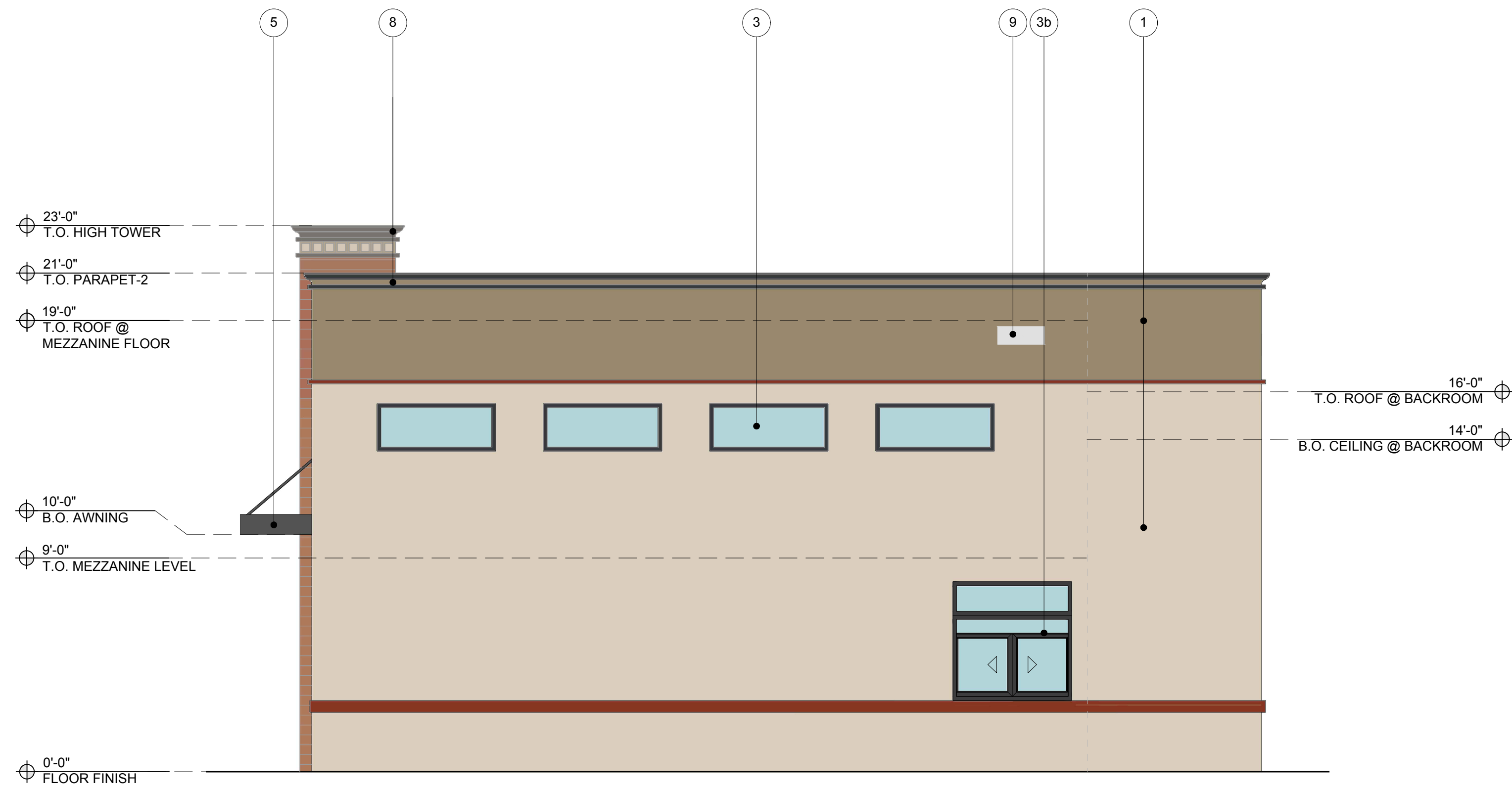
DATE: 02/16/2023  
JOB: JS-PARADISE-01  
DWG BY: ASG  
CHK BY: DV

**CUP-2.2**





**1 FRONT (EAST) ELEVATION**  
SCALE: 1/4"=1'-0"



**2 SIDE (NORTH) ELEVATION**  
SCALE: 1/4"=1'-0"

**ELEVATION KEY NOTES:**

- 1 3 COAT STUCCO SYSTEM
  - a. IS A 3-COAT, 7/8" INCH MINIMUM THICK
  - b. HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING; AND
  - c. A MINIMUM 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) TO BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED TO BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WATER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH TO COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
- 2 DOOR SYSTEM.
- 3 WINDOW SYSTEM.
- 3a NIGHT SERVICE WINDOW.
- 3b WALK-UP WINDOW
- 4 CHECK WRITING PLATFORM
- 5 METAL AWNING.
- 6 ACCENT STRIPE
- 7 BUILDING ADDRESS
- 8 FOAM CORNICE
- 9 BUILDING MOUNTED LIGHT @ 18'-0" A.F.F.

**EXTERIOR COLOR SCHEDULE:**

DESCRIPTION	MATERIAL	LEGEND	COLOR OR TYPE	MANUFACTURER & ITEM CODES
FACIA (ACCENT-I)	PER MANUFACTURED PANELS	ACCENT I	HAZELNUT BROWN & AMERICAN WALNUT MIX	ALUMABOARD FROM RMP METAL PRODUCTS
BUILDING FACIA (BODY-I)	SEMI-GLOSS PAINT	BODY I	TEXAS LEATHER	BENJAMIN MOORE AC3
FACIA (BODY-II)	SEMI-GLOSS PAINT	BODY II	DUSTY ROAD	BENJAMIN MOORE 1017
AWNING & STOREFRONT (ACCENT-II)	METAL PAINT	ACCENT II	EBONY KING	BENJAMIN MOORE 2132-20
ACCENT STRIPE (ACCENT-III)	SEMI-GLOSS PAINT	ACCENT III	BROWN & WALNUT MIX	BENJAMIN MOORE 2099-10 & CW-240

REVISIONS:

REVISION	ISSUE	DATED

**Continental Development Consultants, Inc.**  
Las Vegas, NV Woodland, CA

Phone (702)347-6137; (530)405-3780 • FAX (702)664-6237  
Email: Contact@continentaldc.com  
Civil Engineering • Land Planning and Zoning Entitlements • Building Design and Improvements • Construction Consulting

TITLE **NEW MARKET - EXTERIOR ELEVATIONS**

PROJECT **COUNTRY CLUB MARKET- REBUILD**  
5531 PENTZ ROAD  
PARADISE, CA, 95969

DATE: 02/16/2023  
JOB: JS-PARADISE-01  
DWG BY: ASG  
CHK BY: SPK

**CUP-4.0**





1 TOP VIEW - COMPLETE SITE



3 SIDE VIEW - INTERSECTION OF STEARNS AND PENTZ ROAD



5 SIDE VIEW FROM PENTZ ROAD



2 TOP VIEW FROM INTERSECTION



4 TOP VIEW FROM PENTZ ROAD

REVISIONS:

REVISION	ISSUE	DATED

Continental Development Consultants, Inc.  
Las Vegas, NV  
Woodland, CA



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SITE 3D VIEWS

PROJECT  
COUNTRY CLUB MARKET- REBUILD  
5531 PENTZ ROAD  
PARADISE, CA, 95969

TITLE

DATE: 02/17/2023  
JOB: JS-PARADISE-01  
DWG BY: ASG  
CHK BY: SPK

CUP-2.3



DEPARTMENTAL USE ONLY:

Receipt No. \_\_\_\_\_ Fee \_\_\_\_\_  
Project No. \_\_\_\_\_

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

Applicant Sukhjit Tony Singh Phone (702) 287-0347

Applicant's Mailing Address PO Box 1924, Woodland, CA, 95776

Applicant's email address tony@ContinentalDC.com Fax (702) 664-6237

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

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

Owner's Name Jaspinder Singh (Paradise Food & Gas, Inc.) Phone (530) 301-2170

Owner's Mailing Address 3772 Durham-Pentz Rd Oroville, CA 95965

Property Address 5531 Pentz Rd, Paradise, CA 95969 Parcel Size 1.20 acres

Engineer (Name, Address) Harsev Singh

Engineer Phone (530) 341-2558 Fax \_\_\_\_\_ Email singh.harsev@continentaldc.com

AP Number(s) 054-240-011-000 Zone NC Existing Use Prior to Camp Fire was a Gas Station with C-Store

Detailed project description: (attach additional sheets if necessary) \_\_\_\_\_

Construction of a single-story convenience store building (approx. 3,650 sq. Ft.) With take-out food service window and mezzanine floor (approx. 640 sq. Ft.) in place of fire damaged C-Store. Existing gas canopy with 2 dispensers and underground storage tank (UST) to remain. (E) On-Site sewage system to remain. Existing propane tank to be relocated per plan. (E) Pylon signage to remain. (Refer Exhibit-A for details)

Purpose of project: Construction of C-Store.

Radial distance to the nearest billboard No adjacent bill board.

Sq. ft. of proposed structure/project 3,650+640 = 4,290 Approx. no. yards of cut/fill 69 CY Net Fill (See Sheet C4.0)

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

Distance to nearest fire hydrant 110 ft from proposed building and within 5 ft of property line Distance from centerline 107.3 ft from Pentz Rd. 51.6 ft from Stearns Rd.

Days/hours of operation: Days 7 days Hours 24 hrs Proposed no. of employees 4/day

Residential Density NA Max. occupancy 49 Max. height of proposed structure/project 23 ft

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

Contemporary style is proposed for the exterior appearance with stucco finish.

Method of sewage disposal? Existing Septic System

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

**NOTE: IF YES, PLEASE SUBMIT PAYMENT OF FEES TO "NORTHEASTERN INFORMATION CENTER" FOR ARCHAEOLOGICAL RECORDS INVENTORY SEARCH.**

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

Applicant's Signature  Date 08/24/2022

Property Owner Signature  Date 08/24/2022  
(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.



## Letter of Agency from Property Owner

This section of the application is required to be completed **only if** this application is submitted by someone other than the property owner.

I, the undersigned legal owner of record, hereby grant permission to:  
to apply for an application for Conditional Use Permit on my property.

Sukhjit Tony Singh

Name of Applicant

Jaspinder Singh

Signature of Property Owner

08/24/2022

Date

I hereby state that the information provided above, to the best of my knowledge is accurate and correct.

Singh

Signature of Applicant

08/24/2022

Date



**EXHIBIT-A**

**PROJECT DESCRIPTION**

Town of Paradise  
Community Development Dept.  
6295 Skyway,  
Paradise, CA 95969

August 25, 2022

**Subject: Request for Conditional Use Permit for Gas station rebuild**

**Address: 5531 Pentz road,**  
**Paradise, CA 95969**

**APN Numbers: 054-240-011-000 (Approx. 1.20 acres)**

Dear Sir/Madam:

We respectfully submit the subject application for your consideration on behalf of applicant Mr. Jaspinder Singh. The proposed lot, sized approximately 1.20 acres, having Commercial General Plan Designation and Zoned Neighborhood Commercial (NC), is generally located at Northwest Corner of Stearns Road & Pentz Road under Town of Paradise jurisdiction. The site previously consisted of a gas station and convenience store (+3000 sq. ft.), with the developed area comprising of roughly 0.45 ac. However, due to 2018 forest fires only the gas canopy and 2 gas bays remained.

The project site is surrounded by Neighborhood Commercial Zoned lots towards East & South presently vacant, whereas Zone Rural Residential (RR 1/2) is towards North & West.

The proposed development to be convenience store with take out food service window. Existing gas dispensers & canopy to be repaired. The pre- and post-development area is expected to remain similar between 0.45 ac and 0.55 ac.

Proposed 1 story convenience store to be approximately 3,650 sq. ft., including mezzanine floor (640 sq.ft.) above for accessory storage. Convenience store also include backroom designed to serve take-out food thru' drive-up/walk-up window. 17 car parking spaces and 2 motorcycle spaces are being proposed for 100% onsite parking.

The proposed Convenience store facility to operate 24 hours, 7 days per week and staff to include one on-site Manager, one employee at Gas station and one employee near drive-up window in largest shift.

The proposed development justifies the above request in the following manner-

- 1) Project to comply with Town of Paradise Municipal code to achieve Planning goals. Proposed project will not cause any noise disturbance in the neighborhood because of the interior operations and project location.
- 2) Site design with one story proposed Convenience store building and one existing Gas canopy at street frontage enhances view of the intersection.
- 3) Site development will not considerably impact the drainage pattern of the area and to comply with the existing storm drainage system.
- 4) The proposed development will improve onsite and offsite circulation patterns with access from Stearns Road & Pentz Road.



## CONTINENTAL DEVELOPMENT CONSULTANTS

Civil Engineering • Land Planning & Zoning Entitlements • Building Design & Improvements • Construction Consulting

- 5) The overall design will meet with the public health, safety, welfare to the surrounding area as well as bring consistency in objectives of the General Plan, Policies and Standards.

The request for granting Conditional use permit may please be accepted for further necessary action.

Sincerely,

Sukhjith "Tony" Singh  
Sr. Project Manager  
702-287-0347 (Phone); [tony@continentaldc.com](mailto:tony@continentaldc.com)



TOWN OF PARADISE

Paradise Fire & Rescue

767 Birch Street, Paradise, CA 95969
(530) 872-6264



PAID \$255.80 CK#2323

FIRE FLOW/HYDRANT LOCATION REQUEST FORM

DATE: 08/16/2022 [ ] CASH [x] CHECK NO. 2323

SITE ADDRESS: 5531 PENTZ ROAD, PARADISE CA 95969 AP#: 054-240-011-000

[ ] Basic (Parcel less than 1 acre) [x] Intermediate (Parcel 1 acre or more) [ ] Complex (Land Division)
Construction: [ ] Residential [x] Commercial Type: [x] New [ ] Remodel [ ] Addition
Purpose: [ ] Dwelling [ ] Garage/Shop [x] Other: Convenience store rebuild (Planning Application)
Type of Exterior: [ ] Wood [x] Stucco [ ] Other:

Total Size of Construction: Square Feet 4,290 (1st floor 3650 & Mezzanine 640) [Include all stories, attached structures (including garage), and structures that are within 20 feet of each other for Commercial construction.]

Manufactured home? [ ] Yes [x] No
Site plan provided [x] Yes [ ] No [ ] N/A
Does existing structure have automatic sprinkler system? [ ] Yes [ ] No [x] N/A
Is proposed building attached to existing structure? [ ] Yes [x] No [ ] N/A

Important Note: Access ways more than 150 feet in length will require a turn-a-round in accordance with the Town of Paradise Road Standards. Both single family dwellings and Land Use Entitlements, minor land division or parcel map applicants are required to meet with the Town of Paradise Road Standards and the Fire Code for accessibility.

I understand that the information herein provides only the fire flow for this site and does not address the specific requirements for a certain project on the site, including access. [ ] Fire Department does not have a site plan showing access to my property it is my responsibility to ensure that access is provided as required by code. Any changes to the above listed total square footage or construction type will require that the Fire Department be notified to re-evaluate the fire flow.

THIS INFORMATION IS GOOD FOR ONE YEAR FROM THE DATE OF THE FLOW TEST. Applicant will be required to apply again for the Fire Flow information after this expiration date.

AUTOMATIC SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED BEFORE INSTALLATION OF THE SYSTEM OR ANY SITE INSPECTIONS. APPLICANT ALSO NEEDS TO CONTACT PARADISE IRRIGATION DISTRICT FOR "BACK FLOW PREVENTION DEVICE" INSTALLTION REQUIREMENTS.

Fees: Parcel size less than 1 acre - \$86.12 1 acre or more - \$255.80 All Commercial - \$255.80
Please make checks payable to Town of Paradise

Person/Agency Requesting Flow: Continental Development Consultants, Inc. (Please print)

Signature: Harsev Singh Phone: (530) 341-2558 Cell: (530) 341-2558

Email: singh.harsev@continentaldc.com

Mailing Address (Required) PO Box 1924 Woodland CA 95776

THE PERSON REQUESTING THIS REPORT IS RESPONSIBLE FOR GIVING THE INFORMATION IN THIS REPORT TO THE OWNER/CONTRACTOR/PERMIT HOLDER.

**FIRE DEPARTMENT USE ONLY  
OFFICIAL INFORMATION**

Hydrant# S558 Hydrant Flow 6,291 gpm located at Stearns & Pentz Road

Fire hydrant is within the required distance of the structure.

Fire hydrant is **NOT** within the required distance of the structure.

Requires \_\_\_\_\_ fire hydrants.

Water flow is adequate for total square footage.

Water flow is **NOT** adequate for total square footage.

Automatic Sprinkler System is required.

Additional water main and fire hydrant(s) will be required for this project or construction.

Fire Hydrant(s) required to be installed in a location(s) approved by Fire Department.

Water flow is adequate for proposed land use entitlement / land division.

Water flow is **NOT** adequate for proposed land use entitlement / land division.

Additional fire hydrants and water mains may be required to meet the hydrant spacing and fire flow requirements.

Install a Town of Paradise approved fire apparatus turn around within 150 feet of all sides of structures (see attached)

This property was found to be **in violation** of the Defensible Space and Fuel Reduction requirements of the Paradise Municipal Code (Chapter 8.58), California Fire Code, the California Code of Regulations, and/or the California Public Resources Code.

Inspected and Reviewed by: Chris Rainey Date: 9/9/2022

Comments \_\_\_\_\_

Additional Hydrant(s) Within Area: \_\_\_\_\_

- **Fire Flow for Commercial projects is required to meet the California Fire Code Appendix B**

RESIDENTIAL ONLY	
Square Footage	Fire Flow Requirement
0 to 3,600 sq. ft.	750 gpm with sprinklers
0 to 3,600 sq. ft.	1000 gpm for manufactured homes without sprinklers
<b>Note: Residences greater than 3,600 square feet, including attached garages, required to meet fire-flow calculations based on Appendix B</b>	

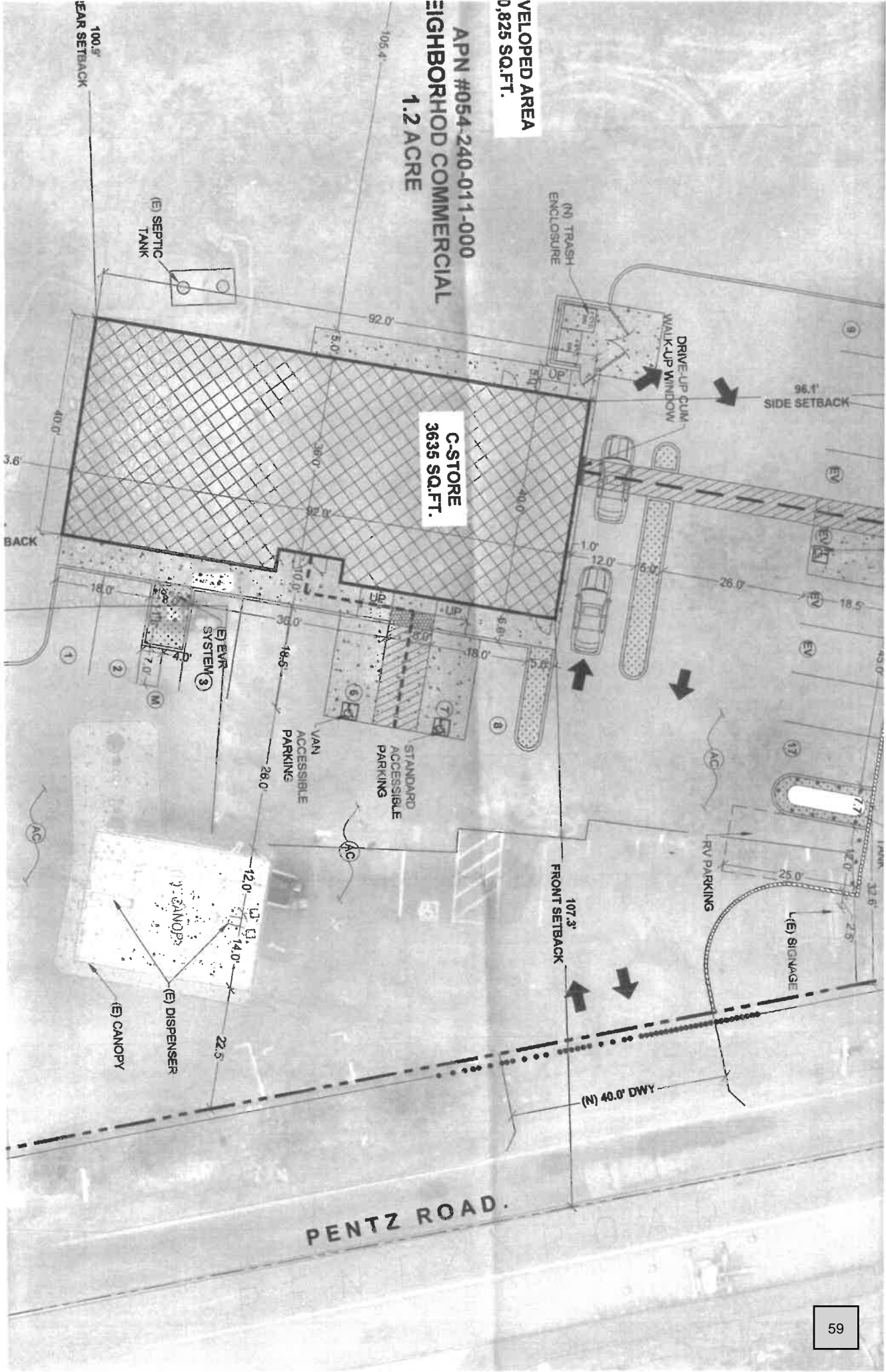
# Hydrant Flow Test

Test Date: 9/7/2022			Address: Stearns & Pentz Road		
Test Method: Pitot					
Primary Hydrant Tested: S558			Static: 111		
HybridID:			Residual: 104		
Results in GPM/LPM: GPM			Pressure Drop: 7		
			Taken at: S825		
Hydrant	Pitot	Opening	Hydrant Coef.	Outlet Coef.	Discharge
S558	22	3.355	1	1	1574
Total Flow: 1574					
Flow at 20 psi: 6291					
Flow at 10 psi: 6656					

DEVELOPED AREA  
0.825 SQ.FT.

APN #054-240-011-000  
EIGHBORHOD COMMERCIAL  
1.2 ACRE

C-STORE  
3635 SQ.FT.





CONTINENTAL DEVELOPMENT CONSULTANTS, INC

PO BOX 1924  
WOODLAND, CA 95776

2325

94-7074/3212

08-26-2022

Date

Pay to the Order of Town of Paradise

\$ 880.34

Eight hundred and eighty dollars and thirty four cents only

Dollars



Photo Safe Deposit®  
Details on back

WELLS FARGO

For SS 31 Perks Rd Cup Perks Fee

Narsa Singh

60

⑆321270742⑆ 2553096898⑆

2325





*First American Title*

# Guarantee

CLTA Guarantee Form No. 28 -  
Condition of Title

ISSUED BY

**First American Title Insurance Company**

GUARANTEE NUMBER

**5026900-6620964**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

a Nebraska corporation, herein called the Company

**GUARANTEES**

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A

**First American Title Insurance Company**

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

By:

Authorized Countersignature

**This jacket was created electronically and constitutes an original document**

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## EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters against the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or, (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

## GUARANTEE CONDITIONS

### 1. Definition of Terms.

The following terms when used in the Guarantee mean:

- a. the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- b. "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- c. "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- d. "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- e. "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- f. "Amount of Liability": the Amount of Liability as stated in Schedule A.

### 2. Notice of Claim to be Given by Assured.

The Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice by the failure and then only to the extent of the prejudice.

### 3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

### 4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- a. The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- b. If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- c. Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- d. In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by

## GUARANTEE CONDITIONS (Continued)

the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

### 5. Proof of Loss or Damage.

- a. In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- b. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonable necessary information from third parties, as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

### 6. Options to Pay or Otherwise Settle Claims:

#### Termination of Liability.

**In case of a claim under this Guarantee, the Company shall have the following additional options:**

- a. To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

- b. To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- c. To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

### 7. Limitation Liability.

- a. This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.
- b. If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- c. In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- d. The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

### 8. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

### 9. Payment of Loss.

- a. No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- b. When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

## GUARANTEE CONDITIONS (Continued)

### 10. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

### 11. Arbitration.

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

### 12. Liability Limited to This Guarantee; Guarantee Entire Contract.

- a. This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- b. Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- c. No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

### 13. Severability.

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

### 14. Choice of Law; Forum.

- a. Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guarantees of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- b. Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United State of America or its territories having appropriate jurisdiction.

### 15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707. Phone: 888-632-1642 (claims.nic@firstam.com).**



*First American Title*

# Schedule A

## CLTA Guarantee Form No. 28 - Condition of Title

ISSUED BY

**First American Title Insurance Company**

GUARANTEE NUMBER

**5026900-6620964**

File No.: 6620964

Guarantee No. 6620964

Amount of Liability: \$2500.00

Date of Guarantee: July 29, 2022 at 7:30 A.M.

Fee: \$500.00

1. Name of Assured:

Continental Development Consultants, Inc.

2. The estate or interest in the Land which is covered by this Guarantee is:

Fee

3. The Land referred to in this Guarantee is described as follows:

Real property in the Town of Paradise, County of Butte, State of California, described as follows:

A PORTION OF LOT 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF THE STEARNS TRACT, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 4 EAST, M.D.B. & M.", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON JUNE 12, 1922, IN BOOK A OF MAPS, AT PAGE(S) 14, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 5, DISTANT NORTH 88 DEG. 55' WEST 284.83 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 1 DEG. 05' EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 5, 214.06 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID LOT 244.79 FEET MORE OR LESS TO A POINT INT HE CENTERLINE OF THE COUNTY ROAD AS SHOWN ON SAID MAP; THENCE ALONG THE CENTERLINE OF SAID ROAD, BEING ALSO THE EASTERLY LINE OF SAID LOT 5, SOUTHEASTERLY 218.45 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 5, THENCE WESTERLY ALONG SAID SOUTH LINE, 284.83 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF NOT INCLUDED IN LOT 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "REVISED MAP OF RECORD STEARNS TRACT", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, JANUARY 19, 1948, IN [BOOK 15 OF MAPS, AT PAGE\(S\) 40](#).

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE PENTZ ROAD AND THE STEARNS ROAD.

APN: 054-240-011

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

Paradise Food & Gas, Inc., a California corporation

b. Title to the estate or interest is subject to defects, liens, or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.



*First American Title*

## Schedule B

### CLTA Guarantee Form No. 28 - Condition of Title

ISSUED BY

**First American Title Insurance Company**

GUARANTEE NUMBER

**5026900-6620964**

File No.: 6620964

1. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

RE-CHECK SUPPLEMENTAL TAXES PRIOR TO THE CLOSE OF ESCROW.

3. The herein described land lies within the bounds of Paradise Irrigation District.

**Note:** For any amounts due, contact:

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969  
Phone: 530 877-4971

4. The herein described land lies within the bounds of Wastewater Design Assessment District, Town of Paradise, as contained in Document Recorded December 28, 1990, under Butte County Recorder's Serial No. [90-55251](#).

**Note:** For Assumption or Payoff Figures call Town of Paradise, two (2) weeks prior to close of escrow.

Fax #: (530) 877-5059

Amendment thereof Recorded July 16, 1991, under Butte County Recorder's Serial No. [91-28799](#).

Notice of Discharge of Assessment Lien recorded August 27, 2002 as Serial No. [2002-0044477](#) of Official Records.

5. An easement for public utilities and incidental purposes in the document recorded November 4, 1907 in [Book 100 of Deeds, Page 290](#).

The location of the easement cannot be determined from record information.

6. An easement for existing roads, ditches, canals, drains and pipes and incidental purposes in the document recorded January 14, 1952 as [Book 614, Page 410](#) of Official Records.

The location of the easement cannot be determined from record information.

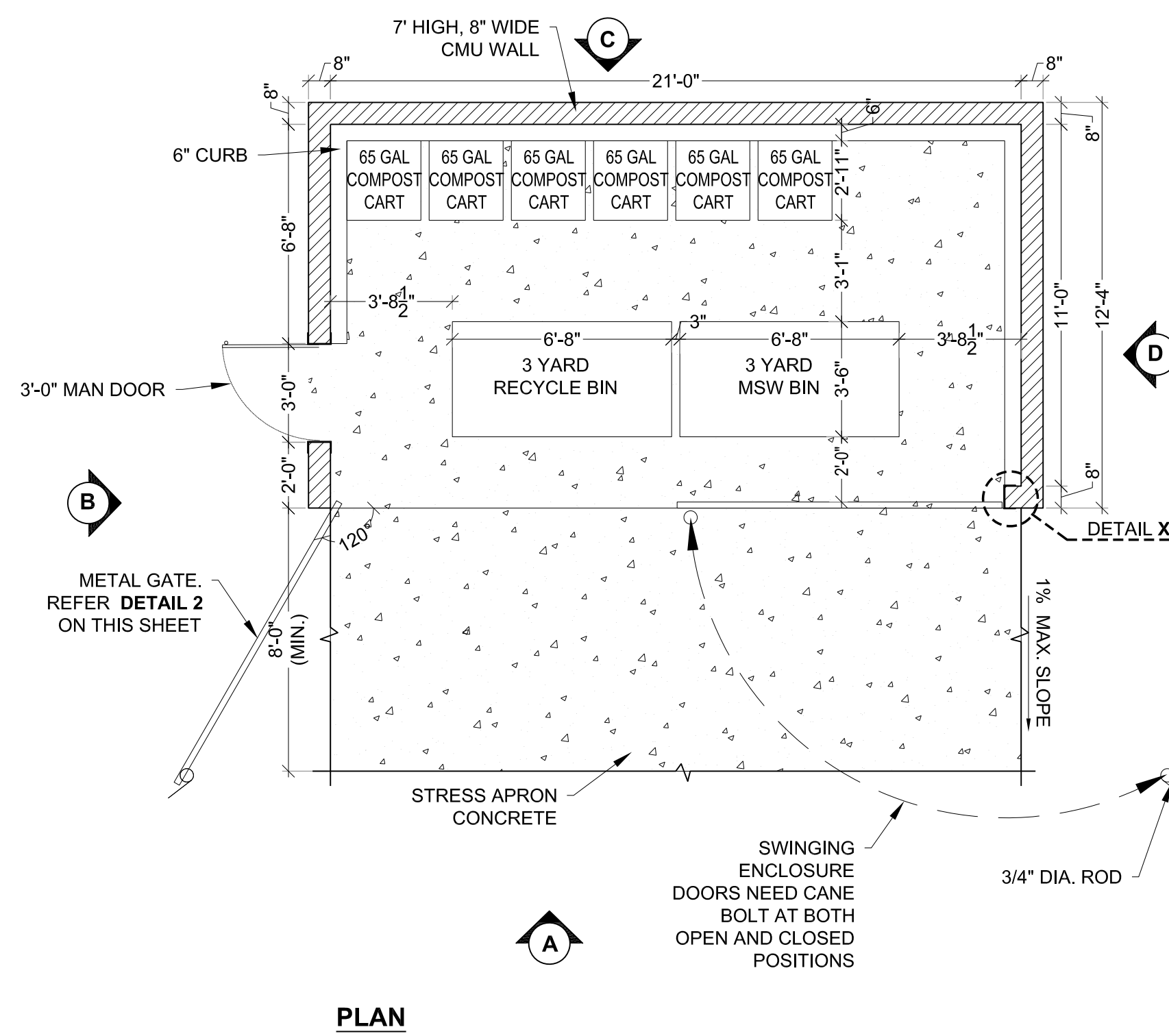
7. An unrecorded lease dated September 13, 1993, executed by B. Lal Chatkara and wife, Amrit S. Chatkara, D/B/A/ Fast-N-Easy, Inc. as lessor and E-Z Serve Petroleum Marketing Company, a Delaware corporation as lessee, as disclosed by a Memorandum of Lease recorded October 8, 1993 as Serial No. [93-043805](#) of Official Records.
8. An unrecorded lease dated September 13, 1993, executed by B. Lal Chatkara and wife, Amrit S. Chatkara, D/B/A/ Fast-N-Easy, Inc. as lessor and E-Z Serve Petroleum Marketing Company, a Delaware corporation as lessee, as disclosed by a Memorandum of Lease recorded October 26, 1993 as Serial No. [93-047489](#) of Official Records.
9. A deed of trust to secure an original indebtedness of \$300,000.00 recorded January 6, 2020 as Serial No. [2020-0000371](#) of Official Records.

Dated: November 20, 2019  
 Trustor: Paradise Food & Gas, Inc., a California corporation  
 Trustee: Bidwell Title & Escrow Company, a California corporation  
 Beneficiary: Manju Charkara Kumar, as her sole and separate property, and Sunjeve Chatkara, as his sole and separate property, as tenants in common

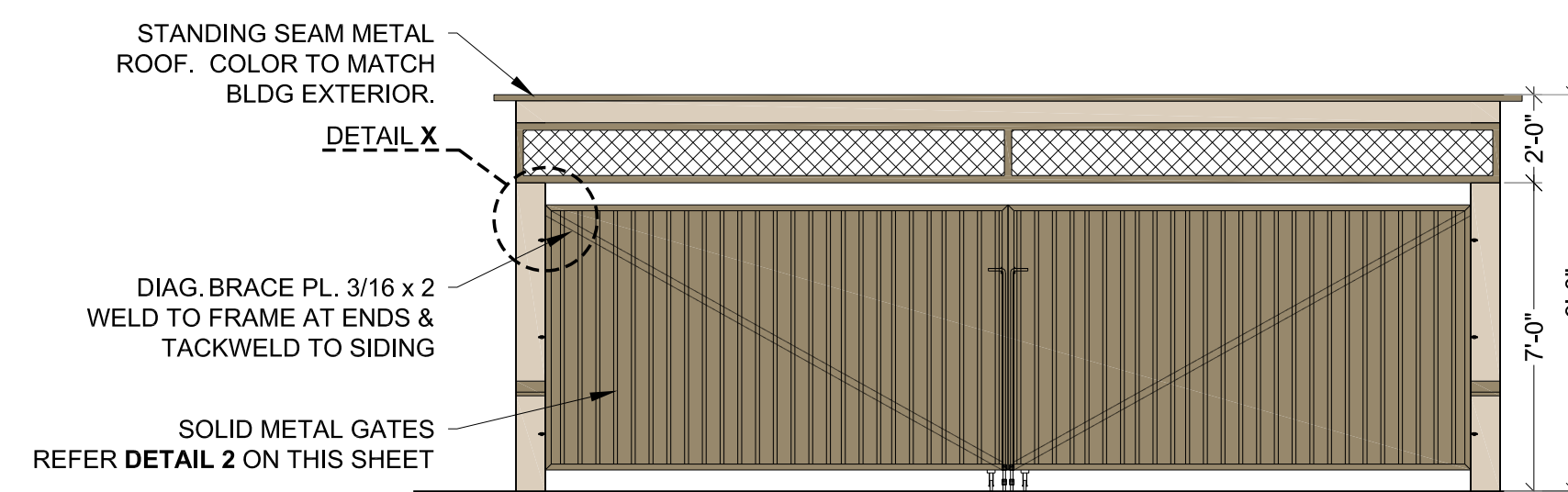
10. A lien for unsecured property taxes, evidenced by a certificate recorded by the tax collector of Butte County, recorded February 19, 2021, as Serial No. [2021-0007311](#) of Official Records.  
 Debtor: Paradise Food & Gas, Inc.  
 Year & No.: 2020-2021 / 46958  
 Amount: \$863.76, and any other amounts due thereunder.
11. A lien for unsecured property taxes, evidenced by a certificate recorded by the tax collector of Butte County, recorded February 19, 2021, as Serial No. [2021-0007312](#) of Official Records.  
 Debtor: Paradise Food & Gas, Inc.  
 Year & No.: 2019-2020 / 46959  
 Amount: \$1,112.15, and any other amounts due thereunder.
12. Water rights, claims or title to water, whether or not shown by the public records.
13. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
14. We will require Paradise Food & Gas, Inc., a California corporation be reinstated in good standing, prior to close of escrow.
15. The subject property lies in or near an area with recent wide-spread damage to real property and structures. Prior to the issuance of a Policy of Title Insurance, additional review and requirements may be necessary. Contact your closing office for information.
16. With respect to Paradise Food & Gas, Inc., a corporation:
  - a. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
  - b. A certified copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
  - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.



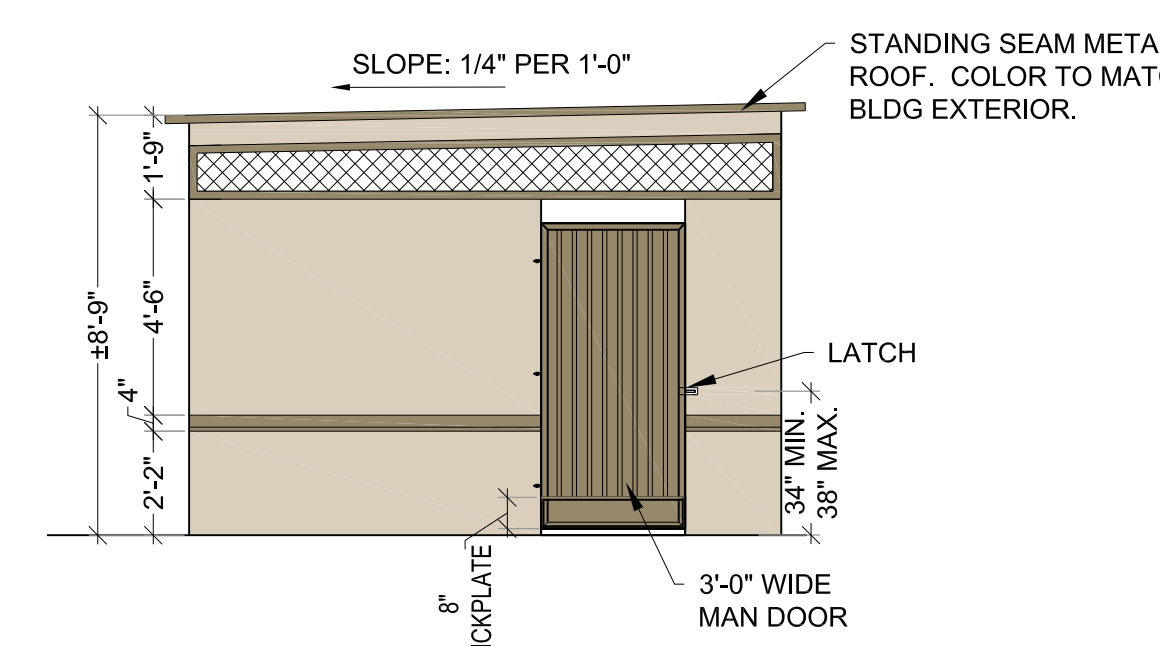
17. Taxes for proration purposes only for the fiscal year 2021-2022.  
First Installment: \$1,339.64, PAID  
Second Installment: \$1,339.64, PAID  
Tax Rate Area: 005-001  
APN: 054-240-011
18. The Vestee herein acquired Title by Document (s) Recorded January 6, 2020 as Serial No. [2020-0000370](#).



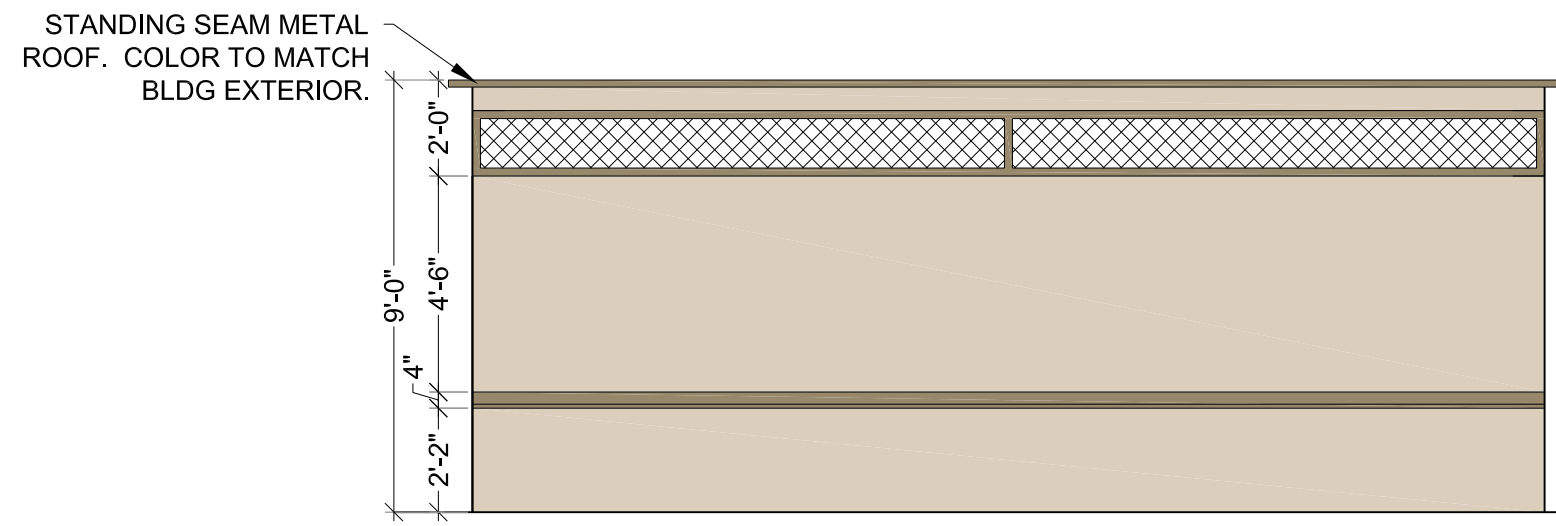
PLAN



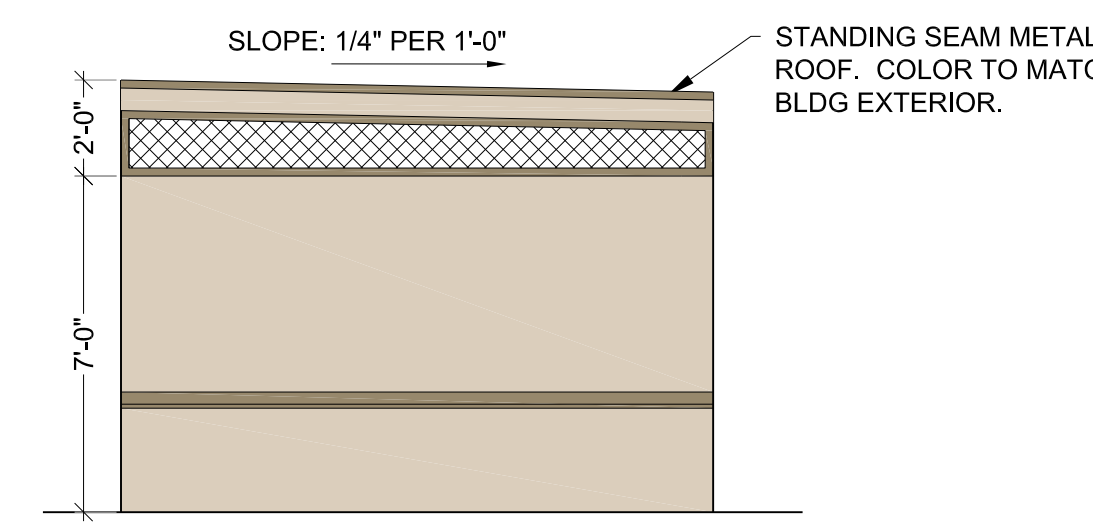
A FRONT ELEVATION



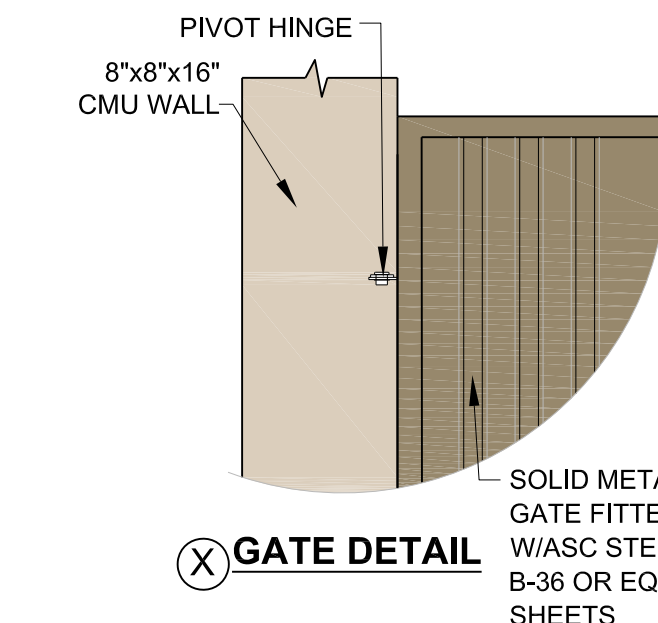
B SIDE ELEVATION



C REAR ELEVATION



D SIDE ELEVATION



X GATE DETAIL

- HARDWARE PER CBC 1010.1.9**
- HINGES
  - LATCH
  - LOCKSET
  - KICKPLATE

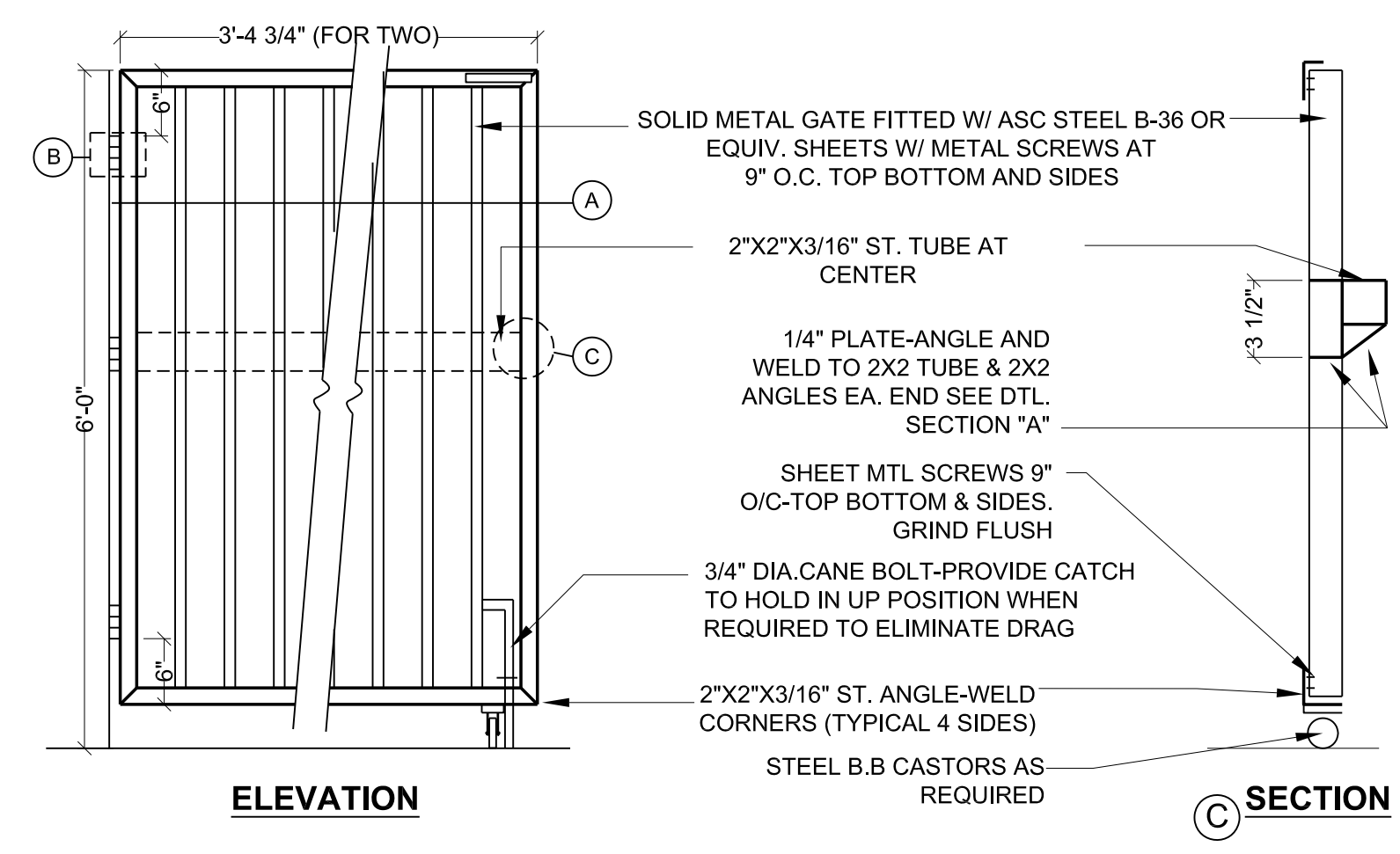
- GATE NOTES:**
- GATE TO BE READILY OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
  - GATE HARDWARE AND OTHER OPERATING DEVICE ON GATE REQUIRED TO BE ACCESSIBLE BY CHAPTER 11B DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE AND TO BE INSTALLED 34" MIN. AND 48" MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT (CBC SECTION 1010.1.9.2).
  - GATE CLOSER, IF PROVIDED, SWEEP PERIOD TO BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM LATCH IS 5 SECONDS MIN. (SECTION 404.2.8 OF CBC 11B).
  - THE FORCE REQUIRED TO OPERATE THE DOOR DO NOT EXCEED 5 POUNDS (22 N) TO SET THE DOOR IN MOTION.

**COLOR SCHEDULE**

LEGEND	BASE MATERIAL	COLOR & FINISH	MANUFACTURER & MODEL
[Color swatch]	MASONRY BLOCKS	DUSTY ROAD	BENJAMIN MOORE 1017
[Color swatch]	• METAL ROOF • METAL GATES • METAL FLAT BAR • WAINSCOT	TEXAS LEATHER	BENJAMIN MOORE AC3

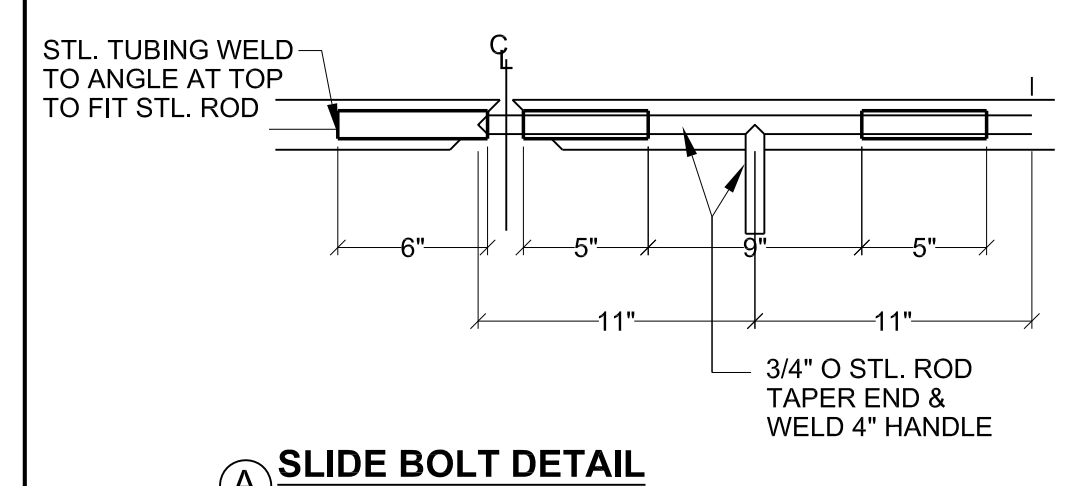
**TRASH ENCLOSURE PLAN & ELEVATIONS**

SCALE: N.T.S.

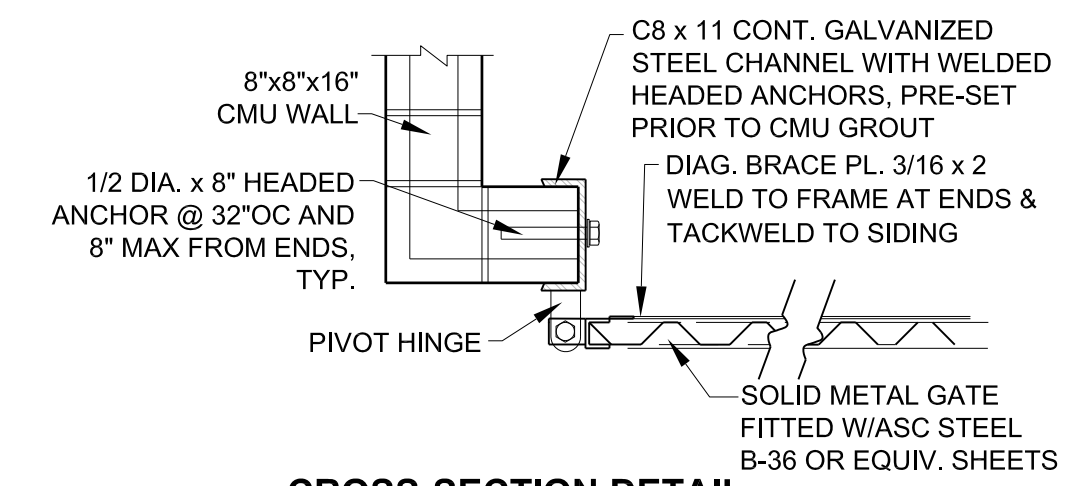


ELEVATION

C SECTION



A SLIDE BOLT DETAIL



B CROSS-SECTION DETAIL



**LEGEND**

- [Symbol] PARKING FACILITY (14,915 SQ.FT.)
- [Symbol] INTERIOR LOT LANDSCAPING AREA (1,670 SQ.FT.)

**REQUIRED**  
(5% FOR 10,000 TO 19,000 SQ.FT. PARKING FACILITY) ..... 745.75 SQ.FT. (5% OF 14,915 SQ.FT. PARKING FACILITY)

**PROVIDED** ..... 1,670 SQ.FT. (11%)

**HENCE OK.**

**TRASH ENCLOSURE GATE DETAIL**

SCALE: N.T.S.

**INTERIOR LOT LANDSCAPING AREA (17-38-900(D))**

SCALE: N.T.S.

**REVISIONS:**

REVISION	ISSUE	DATE

**Continental Development Consultants, Inc.**  
Las Vegas, NV  
Woodland, CA  
Phone (702)347-6137; (530)405-3780 • FAX (702)664-6237  
Email: Contact@continentalcd.com  
Civil Engineering • Land Planning and Zoning Entitlements • Building Design and Improvements • Construction Consulting

**TITLE**  
TRASH ENCLOSURE & PARKING LOT LANDSCAPING

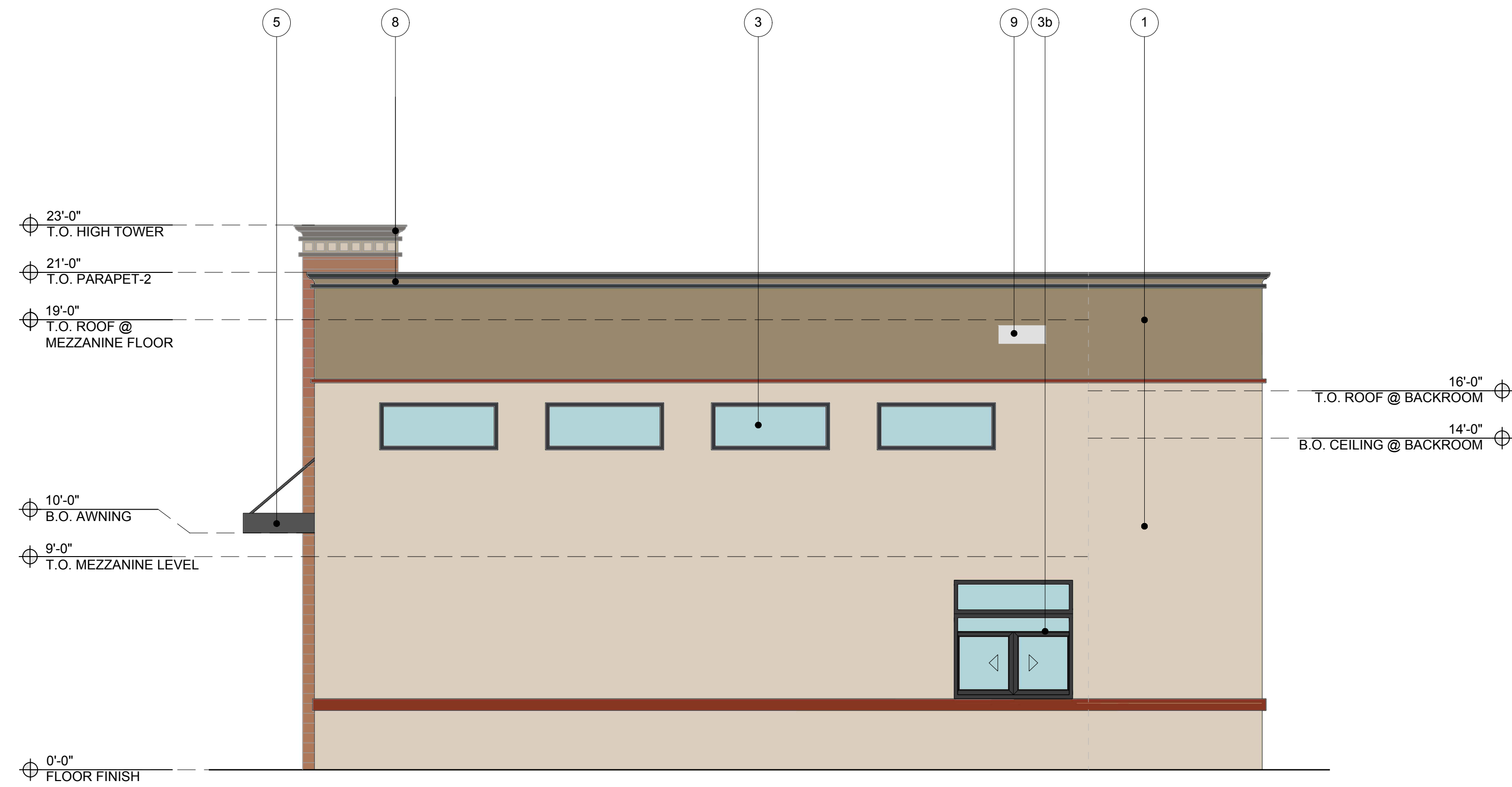
**PROJECT**  
COUNTRY CLUB MARKET- REBUILD  
5531 PENTZ ROAD  
PARADISE, CA, 95969

DATE: 02/16/2023  
JOB: JS-PARADISE-01  
DWG BY: ASG  
CHK BY: DV





**1 FRONT (EAST) ELEVATION**  
SCALE: 1/4"=1'-0"



**2 SIDE (NORTH) ELEVATION**  
SCALE: 1/4"=1'-0"

**ELEVATION KEY NOTES:**

- 1 3 COAT STUCCO SYSTEM
  - a. IS A 3-COAT, 7/8" INCH MINIMUM THICK
  - b. HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING; AND
  - c. A MINIMUM 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) TO BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED TO BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WATER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH TO COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
- 2 DOOR SYSTEM.
- 3 WINDOW SYSTEM.
- 3a NIGHT SERVICE WINDOW.
- 3b WALK-UP WINDOW
- 4 CHECK WRITING PLATFORM
- 5 METAL AWNING.
- 6 ACCENT STRIPE
- 7 BUILDING ADDRESS
- 8 FOAM CORNICE
- 9 BUILDING MOUNTED LIGHT @ 18'-0" A.F.F.

**EXTERIOR COLOR SCHEDULE:**

DESCRIPTION	MATERIAL	LEGEND	COLOR OR TYPE	MANUFACTURER & ITEM CODES
FACIA (ACCENT-I)	PER MANUFACTURED PANELS	ACCENT I	HAZELNUT BROWN & AMERICAN WALNUT MIX	ALUMABOARD FROM RMP METAL PRODUCTS
BUILDING FACIA (BODY-I)	SEMI-GLOSS PAINT	BODY I	TEXAS LEATHER	BENJAMIN MOORE AC3
FACIA (BODY-II)	SEMI-GLOSS PAINT	BODY II	DUSTY ROAD	BENJAMIN MOORE 1017
AWNING & STOREFRONT (ACCENT-II)	METAL PAINT	ACCENT II	EBONY KING	BENJAMIN MOORE 2132-20
ACCENT STRIPE (ACCENT-III)	SEMI-GLOSS PAINT	ACCENT III	BROWN & WALNUT MIX	BENJAMIN MOORE 2099-10 & CW-240

REVISIONS:	REVISION	ISSUE	DATED

**Continental Development Consultants, Inc.**  
Las Vegas, NV Woodland, CA  
Phone (702)347-6137; (530)405-3780 • FAX (702)664-6237  
Email: Contact@continentaldc.com  
Civil Engineering • Land Planning and Zoning Entitlements • Building Design and Improvements • Construction Consulting

**TITLE**  
NEW MARKET - EXTERIOR ELEVATIONS  
**PROJECT**  
COUNTRY CLUB MARKET- REBUILD  
5531 PENTZ ROAD  
PARADISE, CA, 95969

DATE: 02/16/2023  
JOB: JS-PARADISE-01  
DWG BY: ASG  
CHK BY: SPK

**CUP-4.0**





1 TOP VIEW - COMPLETE SITE



3 SIDE VIEW - INTERSECTION OF STEARNS AND PENTZ ROAD



5 SIDE VIEW FROM PENTZ ROAD



2 TOP VIEW FROM INTERSECTION



4 TOP VIEW FROM PENTZ ROAD

REVISIONS:

REVISION	ISSUE	DATED

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 Las Vegas, NV  
 Phone (702)347-6137; (530)405-3780 • FAX (702)664-6237  
 Email: Contact@continentaldc.com  
 Civil Engineering • Land Planning and Zoning Entitlements •  
 Building Design and Improvements • Construction Consulting



**SITE 3D VIEWS**  
 PROJECT COUNTRY CLUB MARKET- REBUILD  
 5531 PENTZ ROAD  
 PARADISE, CA, 95969

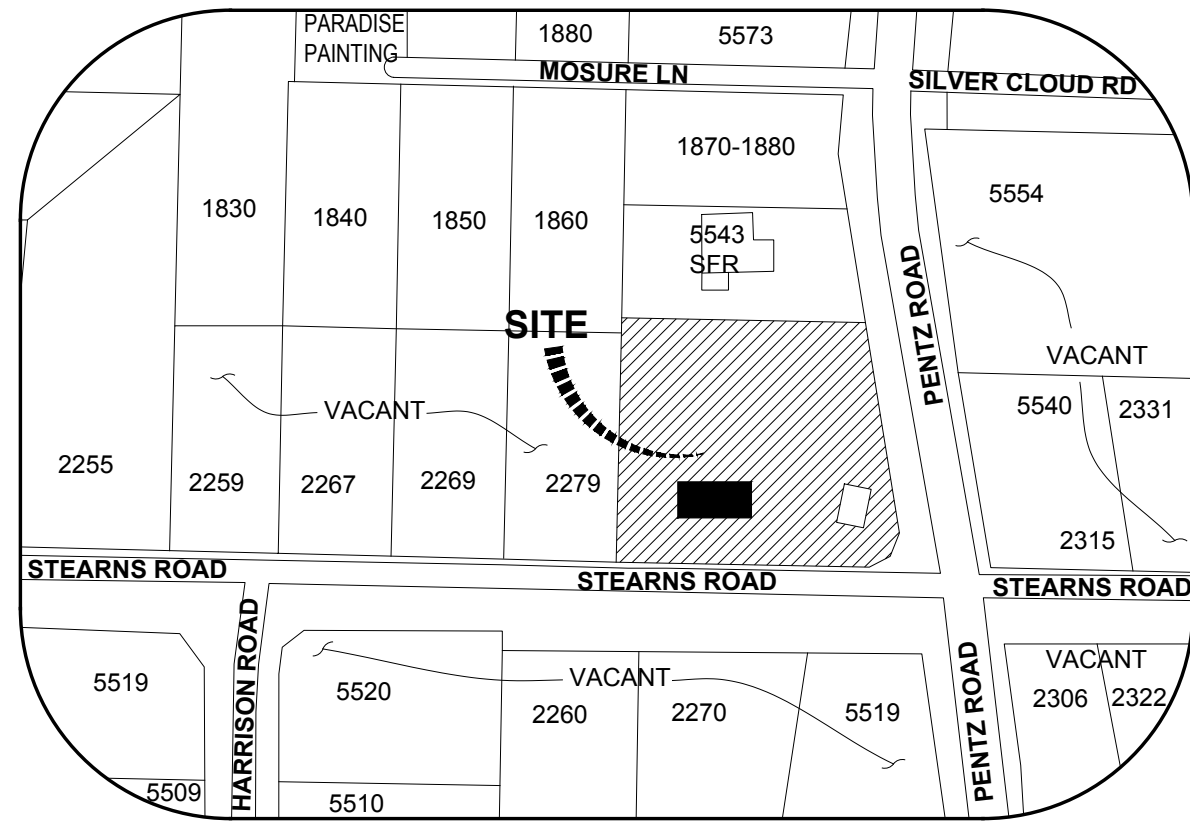
TITLE  
 DATE: 02/17/2023  
 JOB : JS-PARADISE-01  
 DWG BY: ASG  
 CHK BY: SPK

CUP-2.3



# CONDITIONAL USE PERMIT FOR COUNTRY CLUB MARKET- REBUILD

5531 PENTZ ROAD,  
TOWN OF PARADISE, CA 95969  
SITE AREA - 1.20 ACRE  
APN # 054-240-011-000



VICINITY MAP  
SCALE: N.T.S.

## PROJECT CONTACTS

### OWNER

PARADISE FOOD & GAS INC.  
1400 WHYLER RD  
YUBA CITY, CA 95993

**CONTACT:-**  
JASPINDER SINGH  
PHONE:- (530) 301-2170  
E-MAIL: gur530@gmail.com

### CONSULTANT (DESIGN DEVELOPMENT)

CONTINENTAL DEVELOPMENT CONSULTANTS, INC.  
P.O. BOX 1924  
WOODLAND, CA 95776

**CONTACT:-**  
SUKHJIT "TONY" SINGH, PRINCIPAL MANAGER  
PHONE:- (702) 347-6137  
E-MAIL: tony@continentaldc.com

## SHEET INDEX

### ARCHITECTURAL PLANS:

- CUP-1.0 COVER SHEET
- CUP-2.0 TOPOGRAPHIC SITE MAP
- CUP-2.1 PROPOSED SITE PLAN
- CUP-2.2 TRASH ENCLOSURE DETAILS & PARKING LOT LANDSCAPING
- CUP-2.3 SITE 3D VIEWS
- CUP-3.0 NEW MARKET - FLOOR PLANS
- CUP-4.0 NEW MARKET - EXTERIOR ELEVATIONS
- CUP-4.1 NEW MARKET - EXTERIOR ELEVATIONS
- CUP-5.0 EXISTING CANOPY - CEILING PLAN & ELEVATIONS



## PROJECT DESCRIPTION

- CONSTRUCTION OF A SINGLE STORY CONVENIENCE STORE BUILDING (APPROX. 3,650 SQ. FT.) WITH TAKE-OUT FOOD SERVICE WINDOW AND MEZZANINE FLOOR (APPROX. 640 SQ. FT.) IN PLACE OF FIRE DAMAGED C-STORE BUILDING. FRAME TO BE PRE- FABRICATED METAL BUILDING FINISHED PER PLANS FOR FIRE SAFETY.
- EXISTING GAS CANOPY WITH 2 DISPENSERS AND UNDER GROUND STORAGE TANK (UST) TO REMAIN.
- (E) ON-SITE SEWAGE SYSTEM TO REMAIN.
- EXISTING PROPANE TANK TO BE RELOCATED PER PLAN.
- (E) PYLON SIGNAGE TO REMAIN. MODIFICATION BY SIGN COMPANY UNDER SEPARATE PERMITS.

## PROJECT DATA

### PROJECT INFORMATION

- I. PROJECT NAME ..... COUNTRY CLUB MARKET- REBUILD
- II. LOCATION ..... 5531 PENTZ ROAD, PARADISE, CA 95969
- III. APN ..... #054-240-011-000
- IV. JURISDICTION ..... TOWN OF PARADISE
- V. SITE AREA  
NET SITE AREA ..... 1.20 ACRE (52,272 SQ.FT.)  
- DISTURBED AREA ..... 25,874 SQ.FT.  
- UNDISTURBED AREA FOR FUTURE DEVELOPMENT ..... 26,398 SQ.FT.

### PLANNING INFORMATION

#### TOWN OF PARADISE MUNICIPAL CODE

- I. GENERAL PLAN DESIGNATION (EX. & PROPOSED) ..... COMMERCIAL
- II. ZONING (EX. & PROPOSED) ..... NC (NEIGHBORHOOD COMMERCIAL)
- III. LAND USE (EX. & PROPOSED) ..... NC (NEIGHBORHOOD COMMERCIAL)
- IV. BUILDING SETBACKS (17.20.400) (MEASURED FROM ROAD CENTER LINE)

SETBACK	REQUIRED	PROVIDED	REMARKS
FRONT	50 FT.	107.3 FT.	FROM PENTZ ROAD CENTER LINE
STREET SIDE	50 FT.	51.6 FT.	FROM STEARNS ROAD CENTER LINE
INTERIOR SIDE	5 FT.	96.1 FT.	---
REAR	5 FT.	100.9 FT.	---

- V. HEIGHTS (CHAPTER 17.20.400)  
ALLOWED ..... 35 FT.  
PROPOSED ..... 23 FT. (SINGLE STORY W/ MEZZANINE)
- VI. F.A.R. (CHAPTER 17.20.400)  
ALLOWED ..... 0.5 TO 1 MAXIMUM  
PROPOSED ..... 0.14 (3,650/ 26,026)

### VII. AREA SUMMARY:

#### a. SITE AREA ANALYSIS:

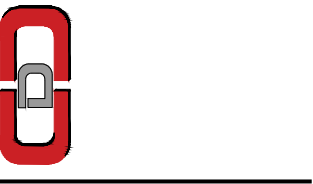
DESCRIPTION	EXISTING (SQ. FT)	PROPOSED (SQ.FT.)	REMARKS
<b>IMPERVIOUS AREA</b>			
BUILDING FOOTPRINT	---	3,650 (7.0%)	
CONCRETE PAVING	1,390 (2.7%)	2,692 (5.1%)	ADDITION OF 1,302 SQ. FT.
ASPHALT PAVING	7,763 (14.8%)	13,801 (26.5%)	REMOVAL OF 1,874 SQ.FT. & ADDITION OF 7,912 SQ. FT.
RETAINING WALL	--	125 (0.24%)	
<b>PERVIOUS AREA</b>			
LANDSCAPING	---	3,682 (7.0%)	
UNDEVELOPED AREA	43,119 (82.5%)	28,322 (54.16%)	
<b>TOTAL</b>	<b>52,272 (100%)</b>	<b>52,272 (100%)</b>	

#### b. LOT COVERAGE (CHAPTER 17.20.400):

- **BUILDING:**  
REQUIRED ..... 50% MAXIMUM  
PROPOSED ..... 7.0% (3,650/ 52,272 x 100%)
- **IMPERVIOUS:**  
REQUIRED ..... 60% MAXIMUM  
PROPOSED ..... 42.05% (INCL. BUILDING FOOTPRINT, CONCRETE AND ASPHALT PAVING FROM a. ABOVE)

REVISIONS:	REVISION	ISSUE	DATED

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**COVER SHEET**  
**COUNTRY CLUB MARKET- REBUILD**  
**5531 PENTZ ROAD**  
**PARADISE, CA, 95969**

TITLE  
PROJECT

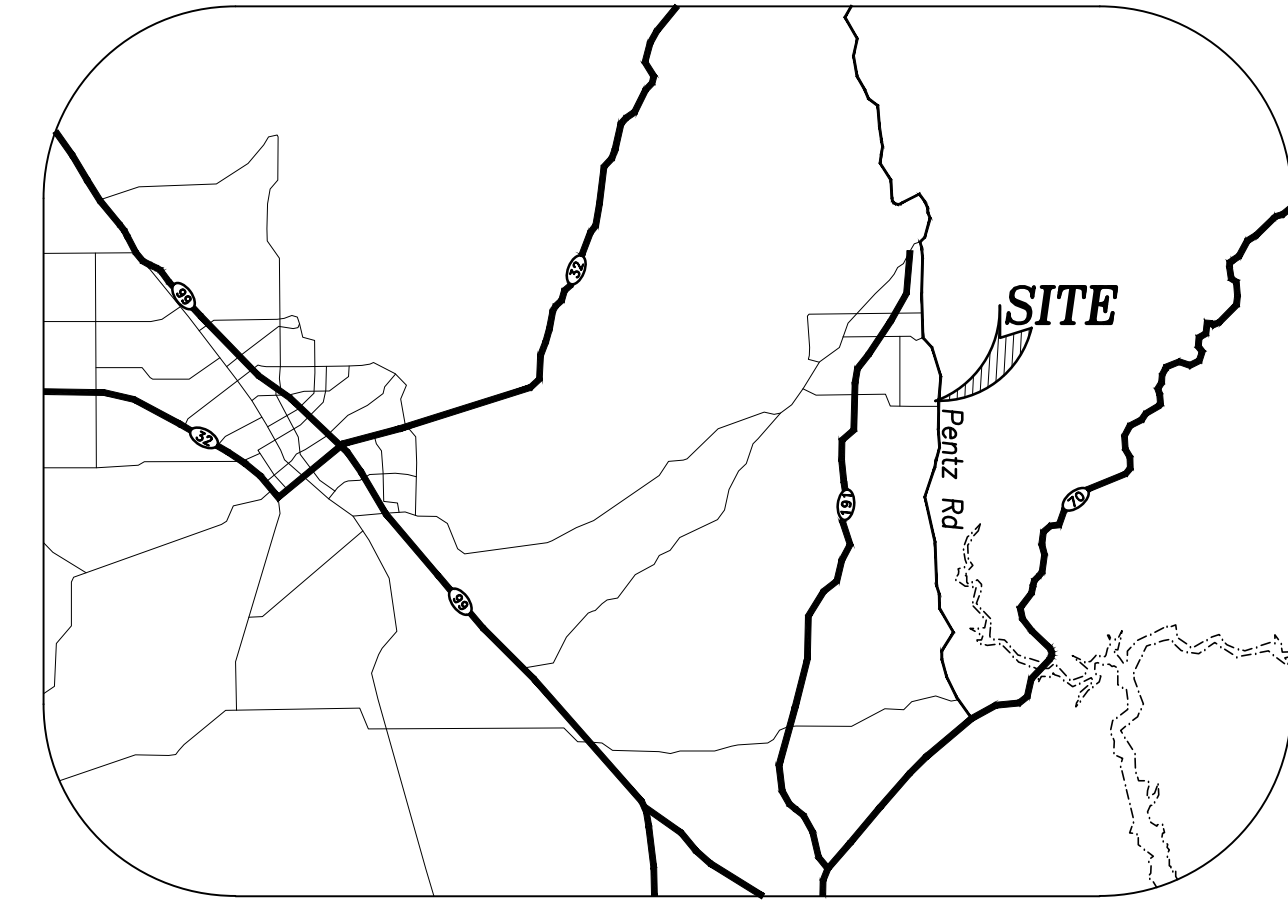
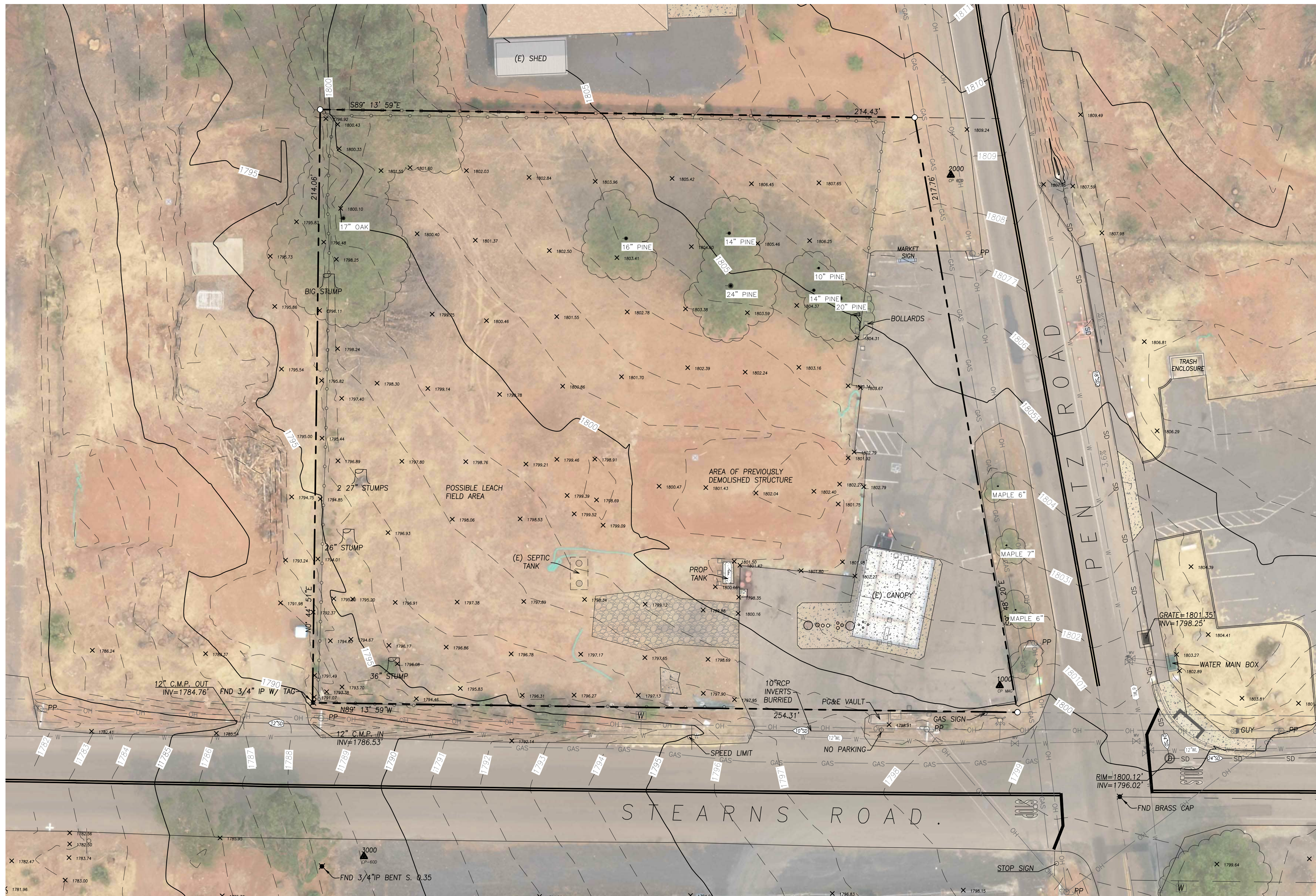
DATE: 2/16/2023  
JOB : JS-PARADISE-01  
DWG BY: ASG  
CHK BY: DV

**CUP-1.0**



# TOPOGRAPHIC SITE MAP

FOR:  
**JASPINDER SINGH**  
 APN # 054-240-011



**VICINITY MAP**  
 SCALE: NTS

**OWNER**  
 JASPINDER SINGH  
 1400 WHYLER RD  
 YUBA CITY, CA 95993  
 PHONE: 530-301-2170

**PROPERTY ADDRESS**  
 5531 PENTZ ROAD  
 PARADISE, CA 95969

**MAP PREPARED BY**  
 DUNDAS GEOMATICS, INC.  
 159 SOUTH AUBURN ST.  
 GRASS VALLEY, CA 95945  
 PHONE: (530) 274-1616  
 CONTACT: ROBERT LAWLESS, P.E., P.L.S.

**ASSESSOR'S PARCEL NUMBER**  
 054-240-011

**LOT AREA**  
 1.20 ACRES OR 52,272 S.F.

**ZONING & G.P.**  
 ZONING: NC-NEIBORHHOD  
 G.P.: COMERCIAL

**SERVICES**  
 ELECTRICITY: PG&E  
 TELEPHONE: AT&T  
 WATER: P.I.D.  
 SEWER: ON SITE SEPTIC

**BASIS OF BEARING**  
 THE BEARINGS SHOWN HEREON ARE BASED UPON CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 2, (NAD83 2011 (EPOCH: 2010.00), HOLDING THE FOLLOWING STATIONS FIXED: SUTTER BUTTES, LAPORTE, QUINCY CORS ARP, CA. DIMENSIONS SHOWN HERE ON ARE IN U.S. SURVEY FEET GROUND DISTANCES. COMBINED SCALE FACTOR USED FROM GRID TO GROUND = 1.0001016.

**NOTES:**  
 1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TOPOGRAPHIC SURVEY FOR PLANNING AND DESIGN PURPOSES.

**VERTICAL DATUM:**  
 THE VERTICAL DATUM IS NAVD-88.

- LEGEND**
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - OH OVERHEAD POWER/UTILITY
  - UNDERGROUND WATER LINE
  - SD STORM DRAIN LINE
  - FENCE LINE CHAIN LINK
  - FENCE LINE WOOD
  - TRAFFIC BOLLARD
  - ⊕ FIRE HYDRANT
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - (1.76) WATER LINE SIZE INCHES
  - (D) STORM DRAIN MANHOLE
  - (D) STORM DRAIN PIPE SIZE INCHES & FLOW DIRECTION
  - ▲ SURVEY CONTROL POINT
  - ✱ FOUND MONUMENT AS NOTED
  - NOTHING FOUND, NOTHING SET

**LEGAL DESCRIPTION**  
 ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE TOWN OF PARADISE, COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 A PORTION OF LOT 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF THE STEARNS TRACT, BEING A SUBDIVISION OF THE S.W. 1/4 OF SEC. 19, T. 22 N., R. 4 E., M.D.B. & M., BUTTE COUNTY CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, JUNE 12, 1922 IN BOOK A OF MAPS, AT PAGE 14, PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 5, DISTANT NORTH 88°55' WEST, 284.83 FEET FROM THE SOUTHEAST CORNER OF SAID LOT5; THENCE NORTH 01°05' EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 5, 214.06 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID LOT, 244.79 FEET MORE OR LESS, TO A POINT IN THE CENTER LINE OF THE COUNTY ROAD AS SHOWN ON SAID MAP; THENCE ALONG THE CENTER LINE OF SAID ROAD, BEING ALSO THE EASTERLY LINE OF SAID LOT 5, SOUTHEASTERLY 218.45 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE WESTERLY ALONG SAID SOUTH LINE, 284.83 FEET TO THE POINT OF BEGINNING.  
 EXCEPTING THEREFROM ANY PORTION THEROF NOT INCLUDED IN LOT 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "REVISED MAP OF RECORD STEARNS TRACT" WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA JANUARY 19, 1948 IN BOOK 15 OF MAPS, AT PAGE 40.  
 ALSO EXCEPTING THEREFROM THAT PORTION THEREOF, LYING WITHIN THE BOUNDARIES OF THE PENTZ ROAD AND THE PEARSON ROAD.  
 AP NO. 054-240-011



NO.	REVISION	DATE	BY

PREPARED BY: **DUNDAS GEOMATICS INC.**  
**GEOMATIC & CIVIL ENGINEERS**  
 159 SOUTH AUBURN STREET  
 GRASS VALLEY, CA 95945  
 (530) 274-1616

**TOPOGRAPHIC SITE MAP**  
**JASPINDER SINGH**

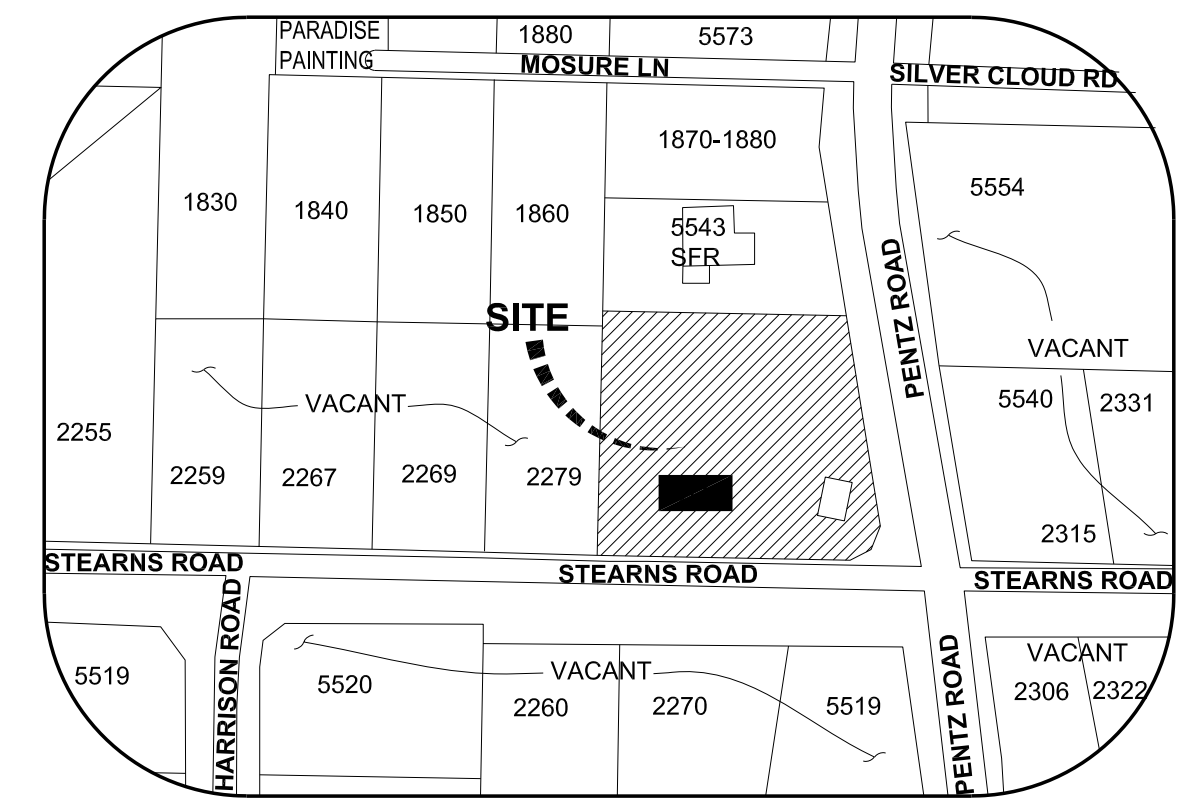
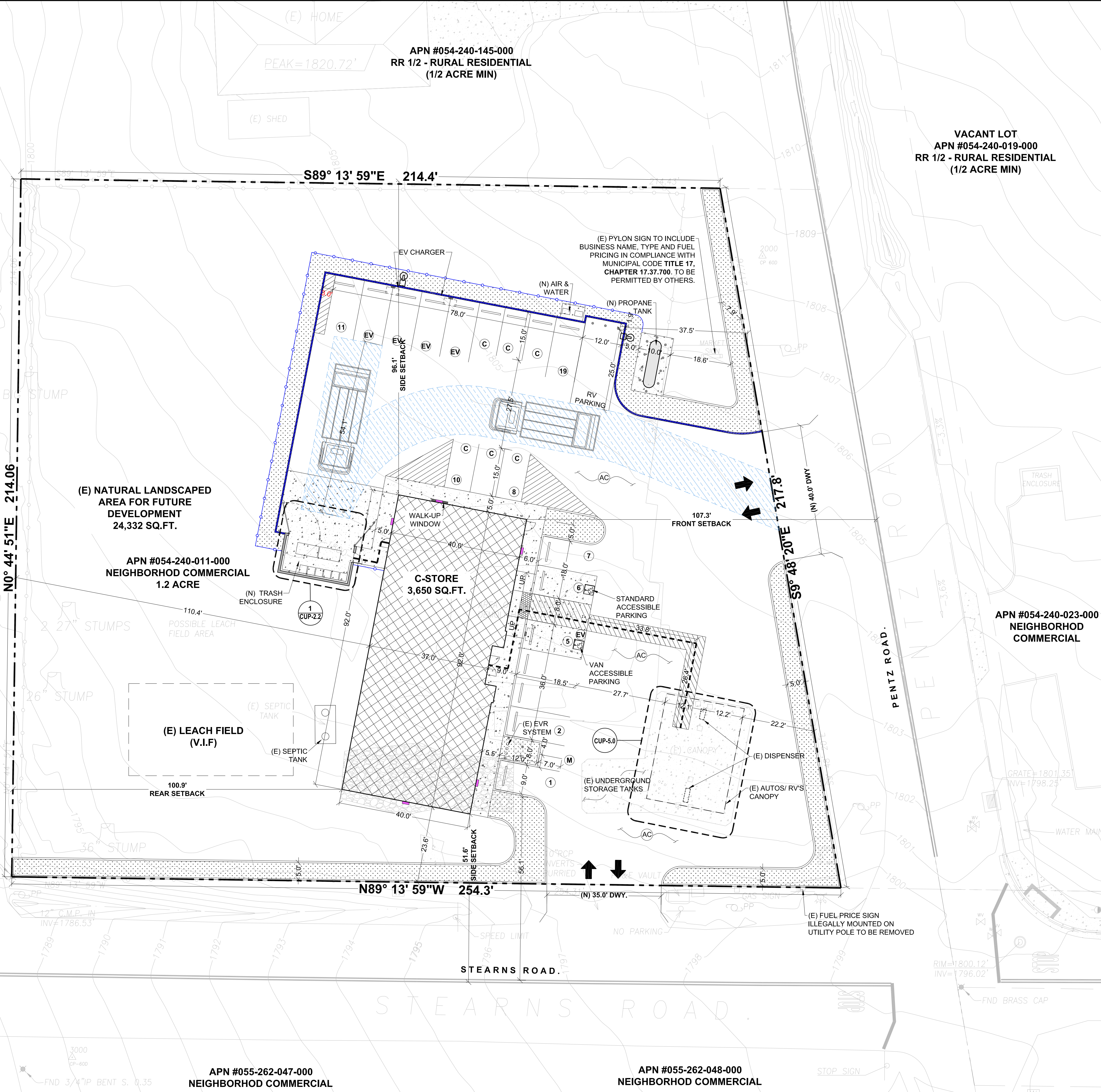
TITLE: TOPOGRAPHIC SITE MAP  
 CLIENT: JASPINDER SINGH  
 PROJECT: 5531 PENTZ ROAD  
 PARADISE, CALIFORNIA

DRAWN: VE  
 DATE: 08/17/21  
 CHECKED: REV. NO:  
 DATE: FILE NAME: SINGH  
 JOB NO: 2021-70

**PRELIMINARY**

SHEET NO:  
**CUP - 2.0**  
 SHEET 1 OF 1  
 SCALE: AS NOTED





**VICINITY MAP**  
SCALE: N.T.S.

- LEGEND**
- PROPERTY LINE
  - STREET CENTER LINE
  - ▨ PROPOSED BUILDING
  - MIN. 5'-0" WIDE ACCESSIBLE PATH OF TRAVEL
  - ▨ TRASH TRUCK ROUTE 15'-0" WIDE W/ 35'-0" INSIDE & 50'-0" OUTSIDE RADIUS.
  - ASPHALT CONCRETE PAVING
  - ▨ LANDSCAPING
  - ▨ CONCRETE PAVING
  - ▨ NO PARKING AREA
  - RETAINING WALL. REFER CIVIL PLANS.
  - 5.0' HIGH CHAIN LINK FENCE W/ WOODEN SLITS
  - 18.0' A.F.F. BUILDING MOUNTED LIGHTS. REFER CUP-4.0 & 4.1 FOR DETAILS.
  - 25.0' HIGH SITE LIGHTING POLES
  - ♿ ACCESSIBLE PARKING
  - ⊕ STANDARD CAR PAVING (9.0' x 18.5')
  - ⊕ COMPACT CAR PAVING (8.0' x 15.0')
  - ⊕ CAR PARKING SPACE EQUIPPED WITH EVCS
  - ⊕ MOTORCYCLE PARKING SPACE (4.0' x 7.0')
  - ➔ VEHICULAR CIRCULATION
  - BOLLARD

**PARKING ANALYSIS**  
(TABLE 24-93-1)

a) PARKING REQUIRED & PROPOSED

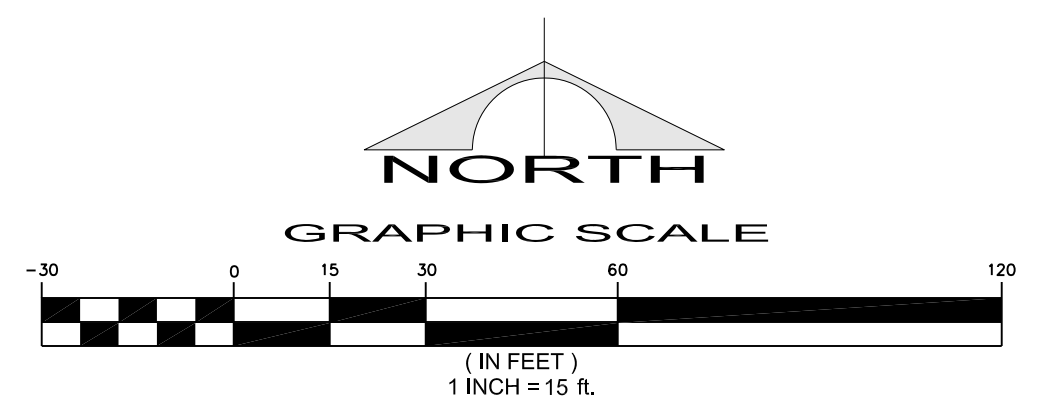
SR.NO.	USE CLASSIFICATION	CODE REQUIREMENT (SECTION 9.3.2004)	PROPOSED
a)	CONVENIENCE STORE (3,650 SQ.FT.)	1 PER 250 SQ. FT. GROSS FLOOR AREA (3,650/250) = 15 SPACES	17 SPACES
b)	GAS STATION	1 SPACE PER EACH EMPLOYEE = 2 SPACES	2 SPACES
<b>TOTAL</b>		<b>17 SPACES</b>	<b>19 SPACES</b>

- b) ACCESSIBLE CAR PARKING (CBC 2019- TABLE 11B 208.2)
- REQUIRED: 1
  - PROPOSED: 2
- c) EV PARKING (CALGREEN 2019 - TABLE 4.106.4.3.1)
- REQUIRED: 1
  - PROVIDED: 4

**NOTE:** REFER DEMOLITION PLAN C3.0 FOR REMOVAL OF EXISTING ASPHALT

**SITE LIGHTING NOTE**

SITE LIGHTING TO BE SHIELDED FROM SPILL INTO ADJACENT RESIDENTIAL PROPERTY.



REVISIONS:

NO.	REVISION	DATE

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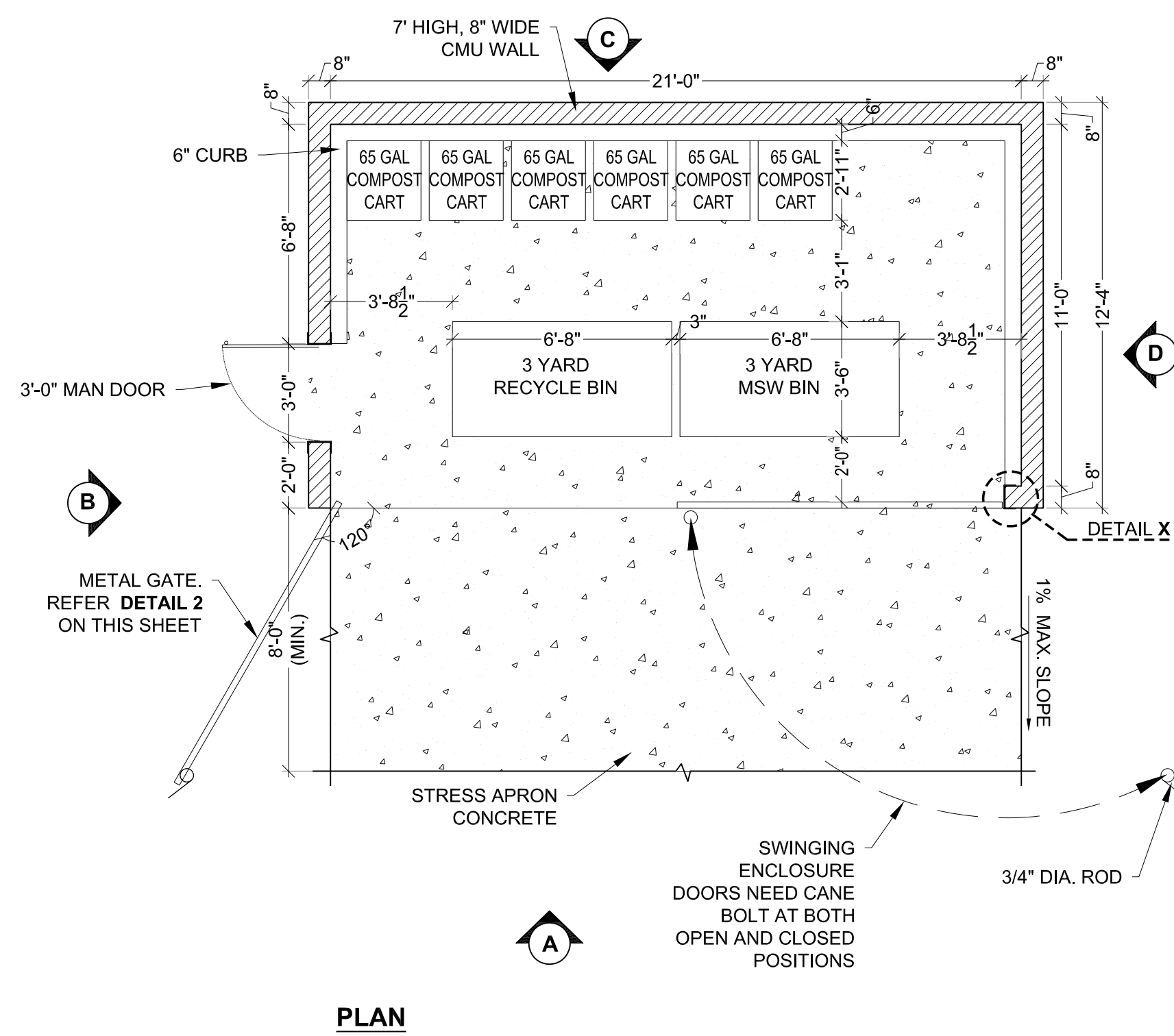
**PROPOSED SITE PLAN**  
**COUNTRY CLUB MARKET- REBUILD**  
**5531 PENTZ ROAD**  
**PARADISE, CA, 95969**

TITLE  
PROJECT  
DATE: 02/16/2023  
JOB: JS-PARADISE-01  
DWG BY: ASG  
CHK BY: DV

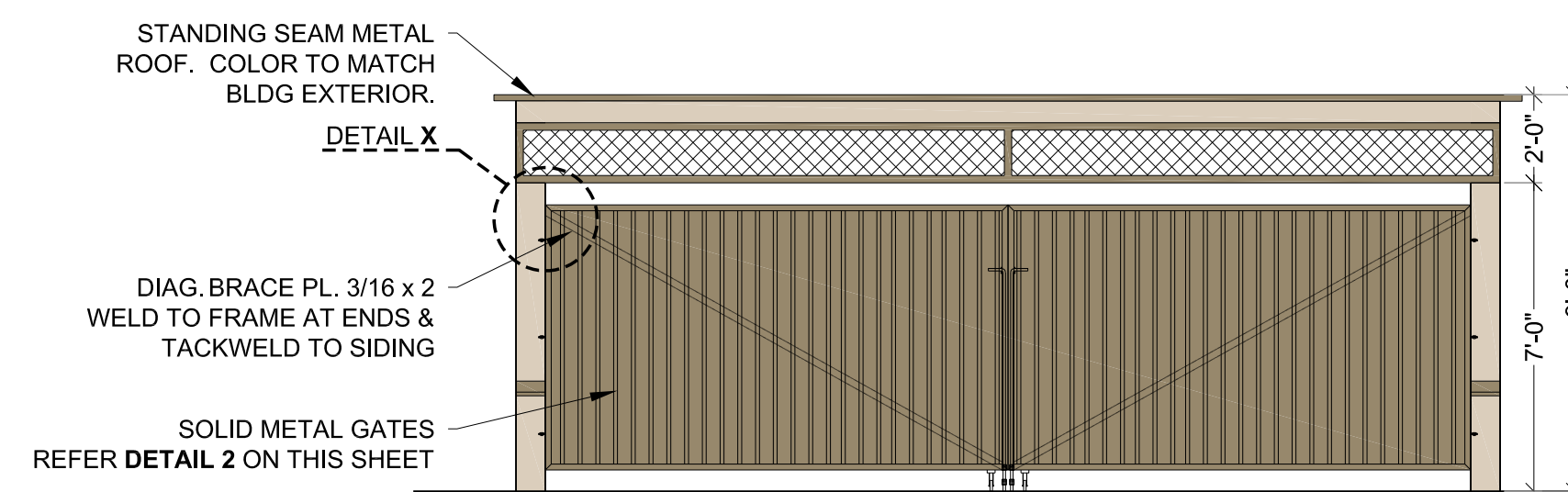
**CUP-2.1**

**1 PROPOSED SITE PLAN**

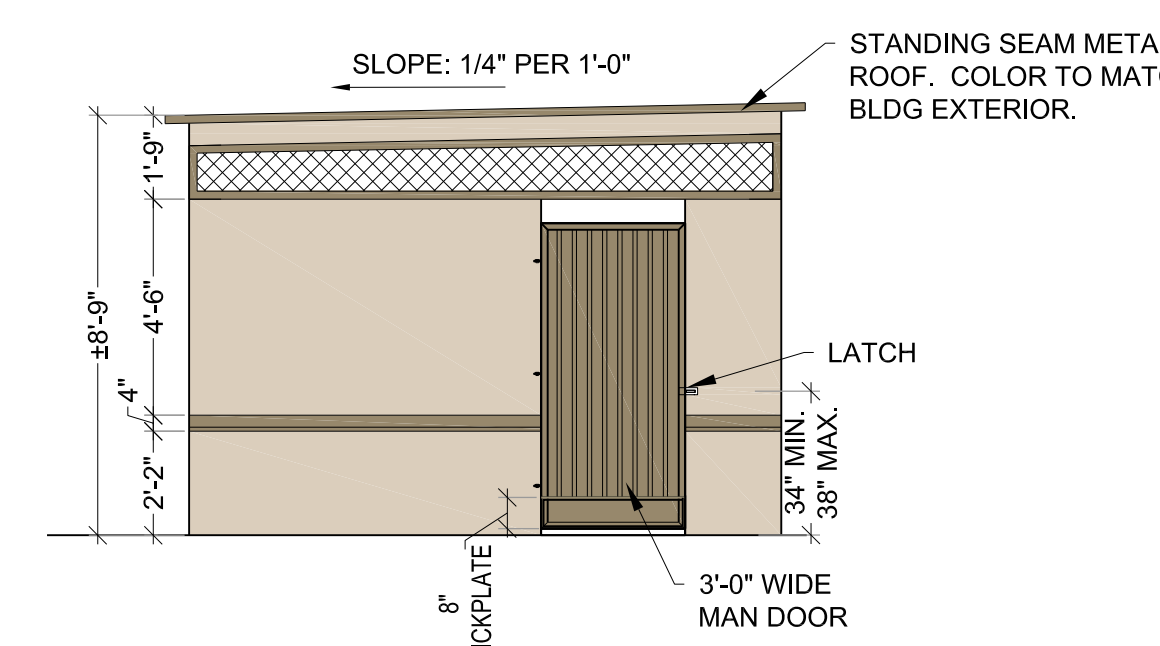




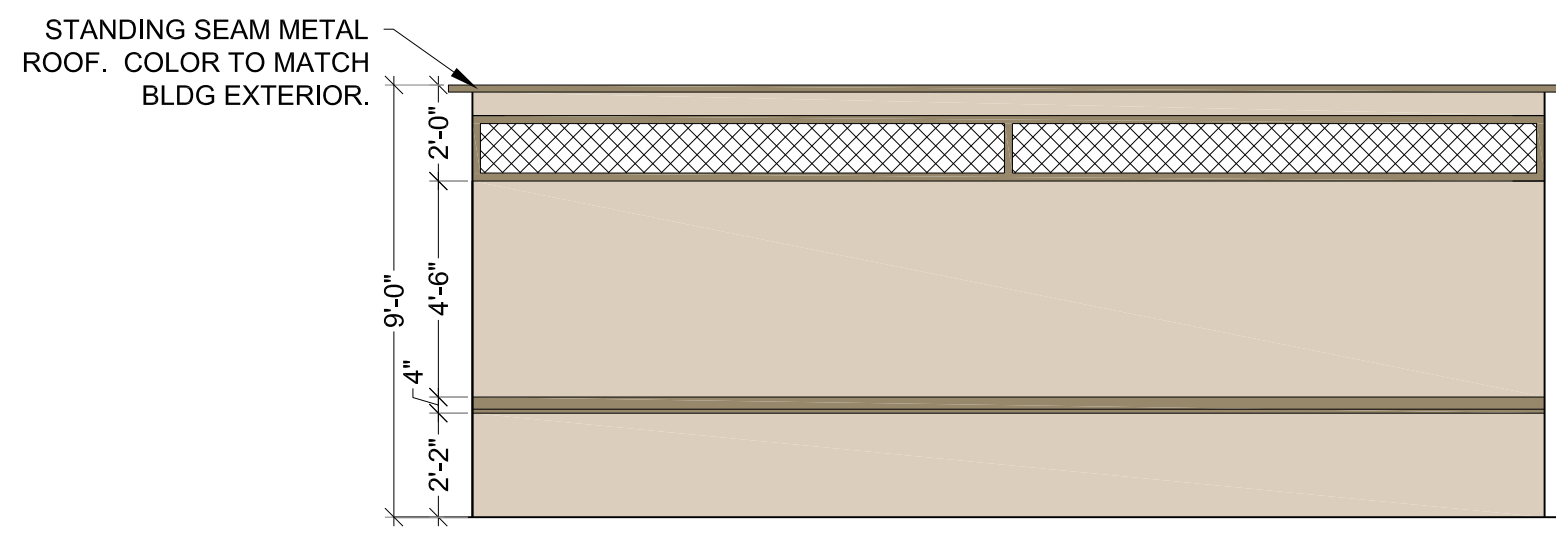
PLAN



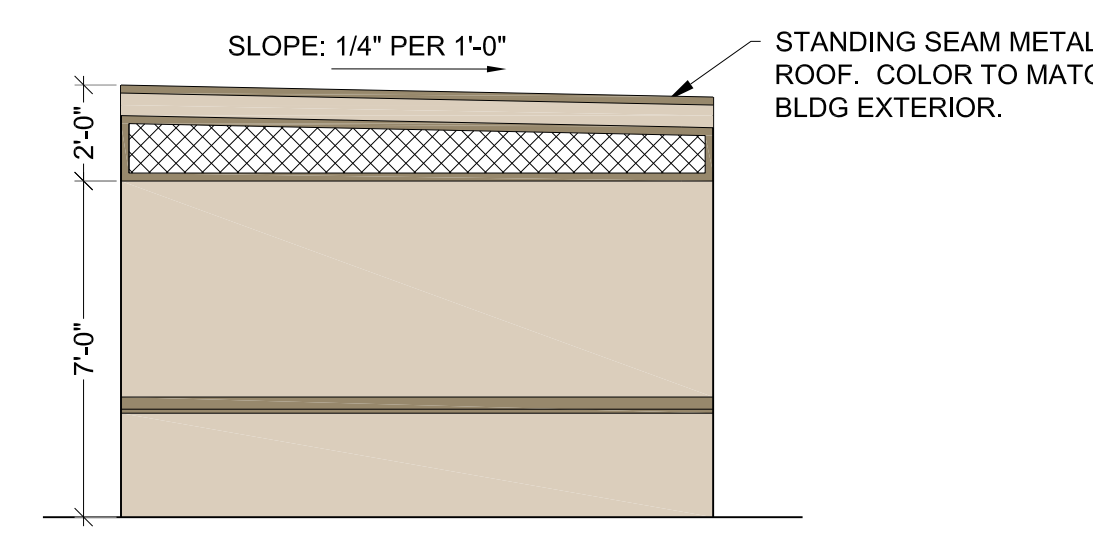
A FRONT ELEVATION



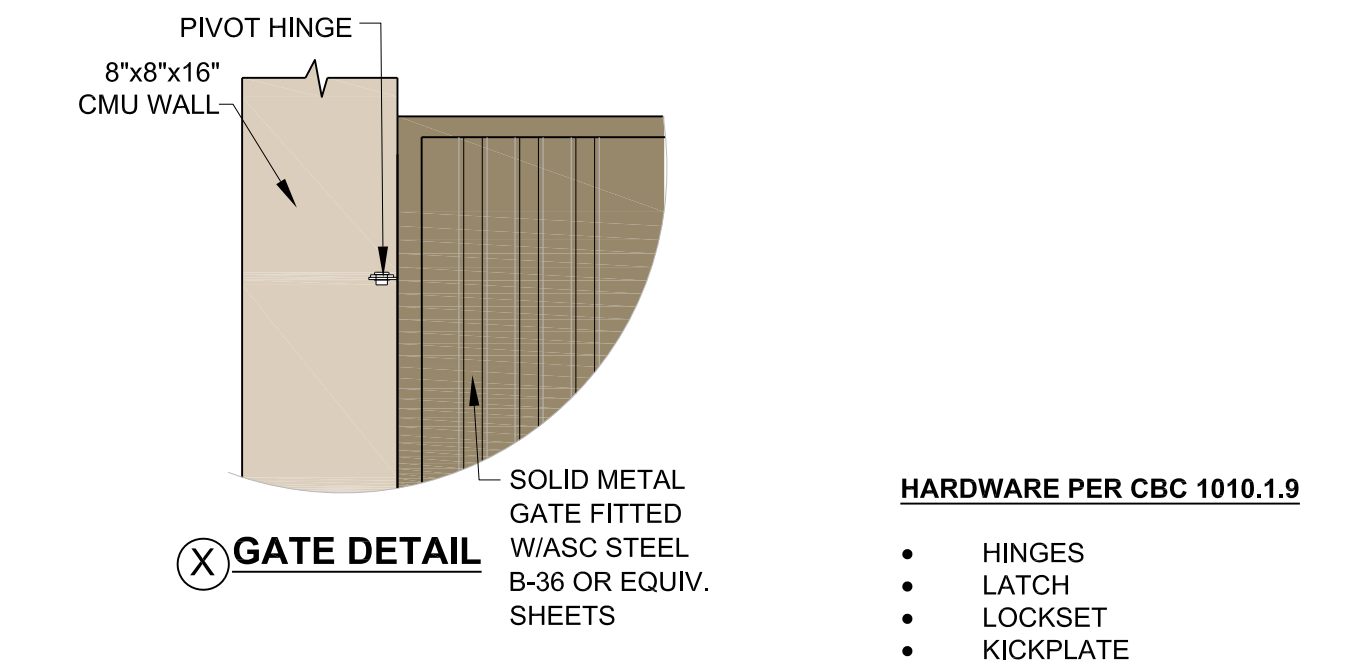
B SIDE ELEVATION



C REAR ELEVATION



D SIDE ELEVATION



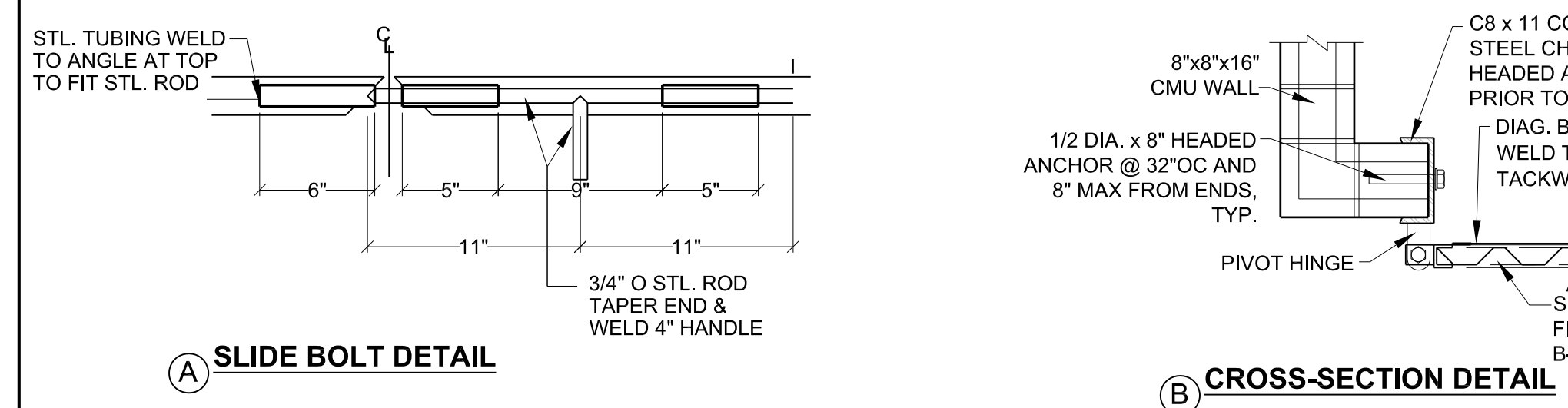
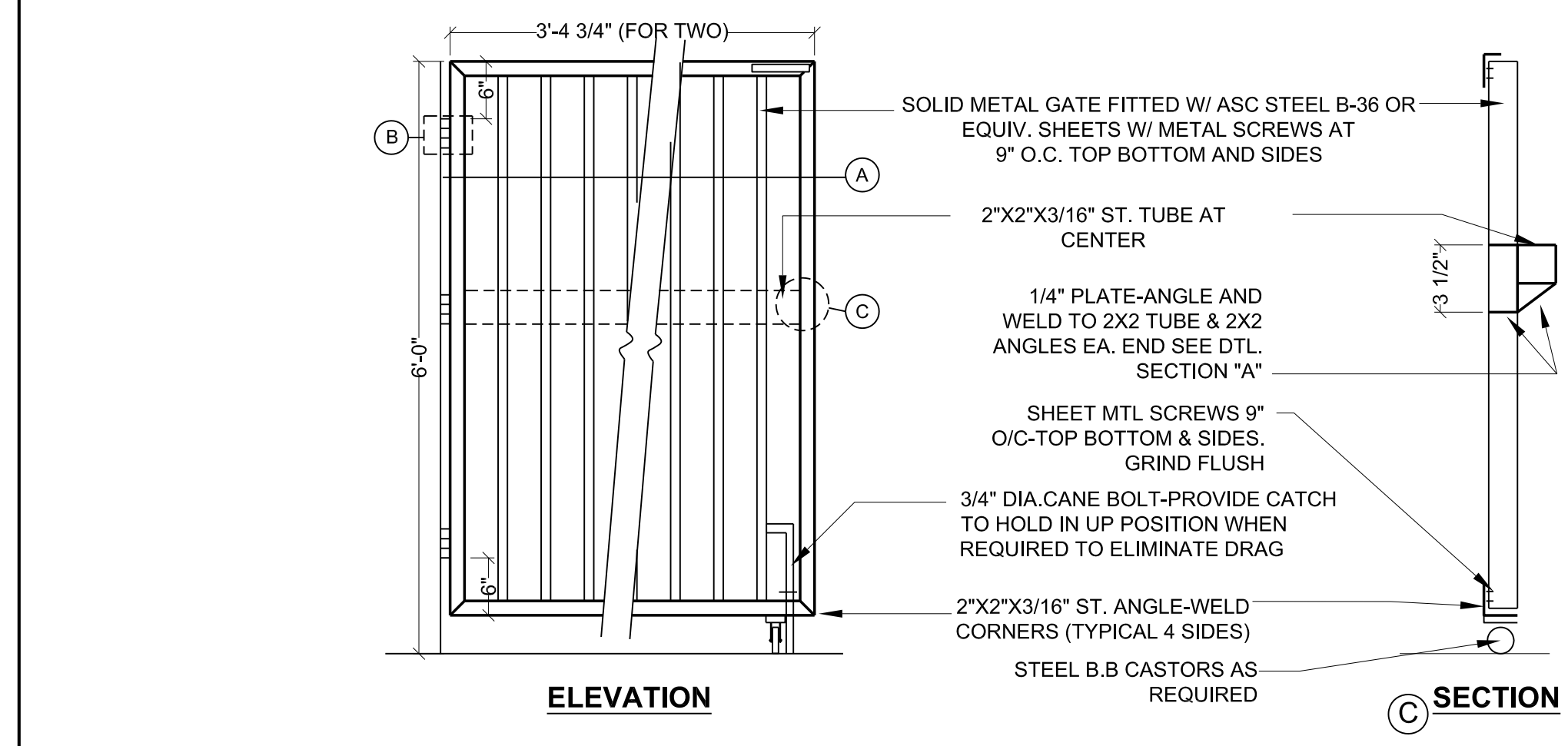
- GATE NOTES:**
- GATE TO BE READILY OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
  - GATE HARDWARE AND OTHER OPERATING DEVICE ON GATE REQUIRED TO BE ACCESSIBLE BY CHAPTER 11B DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE AND TO BE INSTALLED 34" MIN. AND 48" MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT (CBC SECTION 1010.1.9.2).
  - GATE CLOSER, IF PROVIDED, SWEEP PERIOD TO BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM LATCH IS 5 SECONDS MIN. (SECTION 404.2.8 OF CBC 11B).
  - THE FORCE REQUIRED TO OPERATE THE DOOR DO NOT EXCEED 5 POUNDS (22 N) TO SET THE DOOR IN MOTION.

**COLOR SCHEDULE**

LEGEND	BASE MATERIAL	COLOR & FINISH	MANUFACTURER & MODEL
[Color swatch]	MASONRY BLOCKS	DUSTY ROAD	BENJAMIN MOORE 1017
[Color swatch]	• METAL ROOF • METAL GATES • METAL FLAT BAR • WAINSCOT	TEXAS LEATHER	BENJAMIN MOORE AC3

**TRASH ENCLOSURE PLAN & ELEVATIONS**

SCALE: N.T.S.



**TRASH ENCLOSURE GATE DETAIL**

SCALE: N.T.S.



**LEGEND**

- [Symbol] PARKING FACILITY (14,915 SQ.FT.)
- [Symbol] INTERIOR LOT LANDSCAPING AREA (1,670 SQ.FT.)

**REQUIRED**  
(5% FOR 10,000 TO 19,000 SQ.FT. PARKING FACILITY) ..... 745.75 SQ.FT. (5% OF 14,915 SQ.FT. PARKING FACILITY)

**PROVIDED** ..... 1,670 SQ.FT. (11%)

**HENCE OK.**

**INTERIOR LOT LANDSCAPING AREA (17-38-900(D))**

SCALE: N.T.S.

**REVISIONS:**

REVISION	ISSUE	DATE

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Civil Engineering • Land Planning and Zoning Entitlements • Building Design and Improvements • Construction Consulting

**TITLE**  
TRASH ENCLOSURE & PARKING LOT LANDSCAPING

**PROJECT**  
COUNTRY CLUB MARKET- REBUILD  
5531 PENTZ ROAD  
PARADISE, CA, 95969

DATE: 02/16/2023  
JOB: JS-PARADISE-01  
DWG BY: ASG  
CHK BY: DV





1 TOP VIEW - COMPLETE SITE



3 SIDE VIEW - INTERSECTION OF STEARNS AND PENTZ ROAD



5 SIDE VIEW FROM PENTZ ROAD



2 TOP VIEW FROM INTERSECTION



4 TOP VIEW FROM PENTZ ROAD

REVISIONS:

REVISION	ISSUE	DATED

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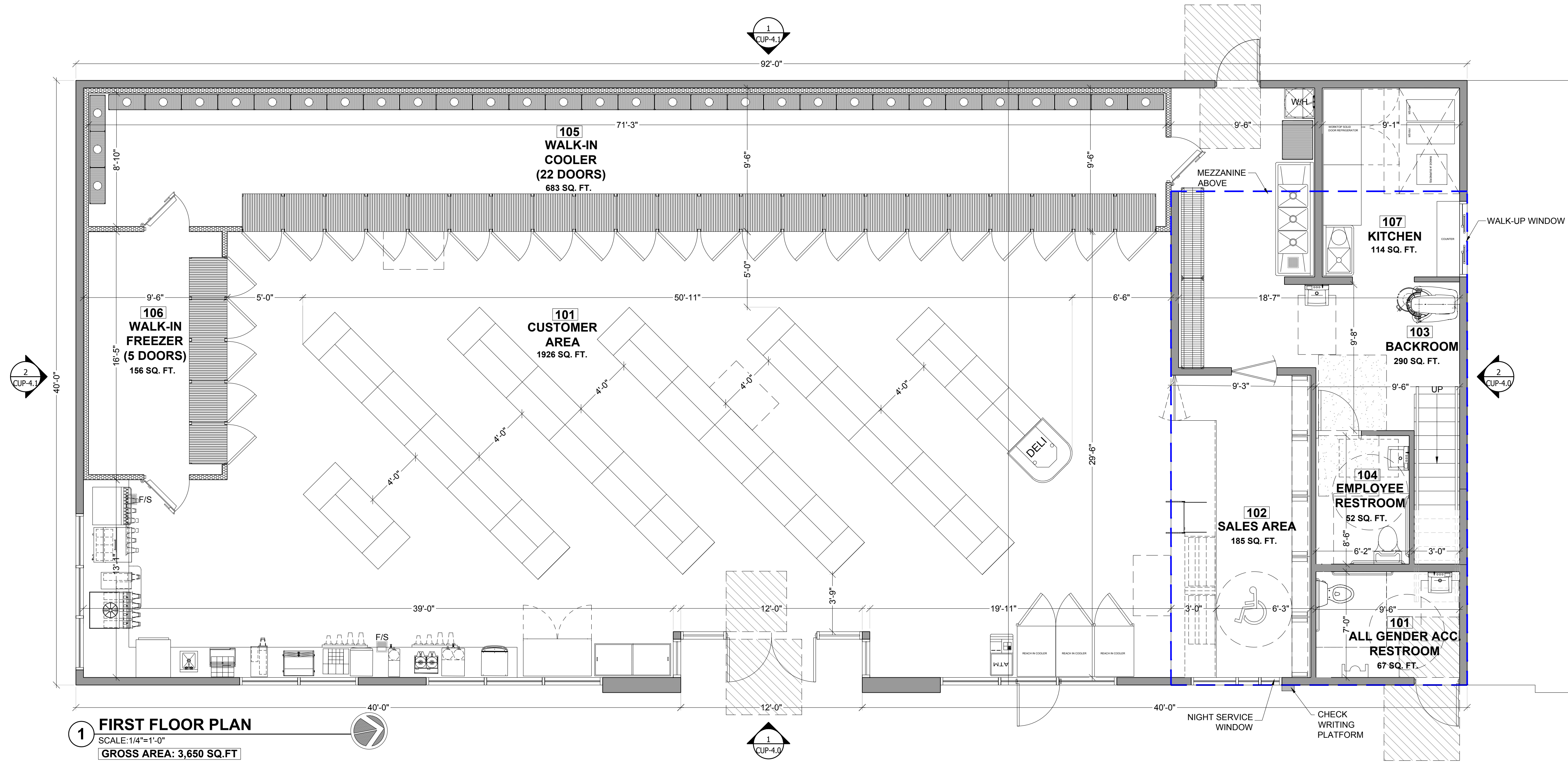
TITLE

PROJECT  
 COUNTRY CLUB MARKET- REBUILD  
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 PARADISE, CA, 95969

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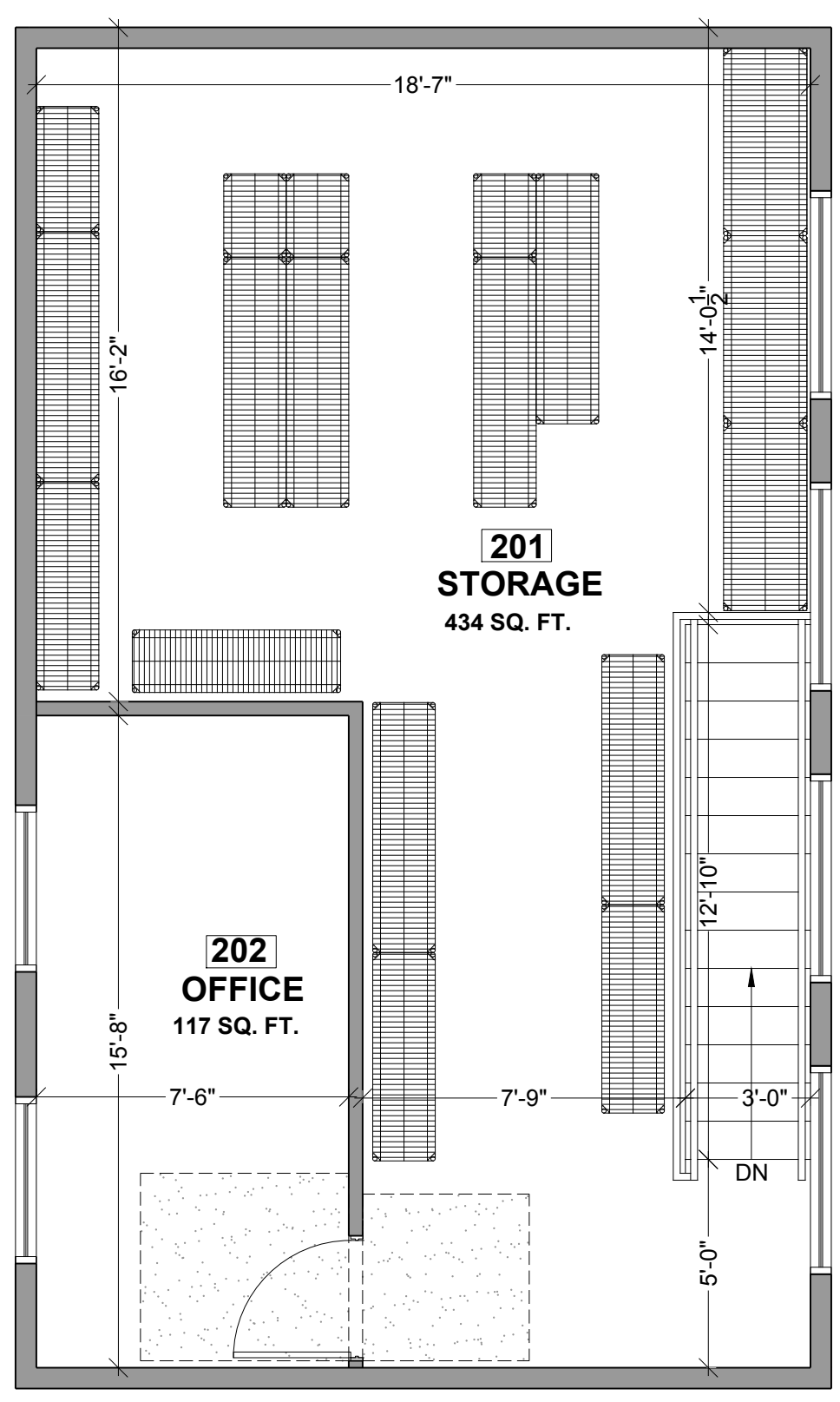
CUP-2.3





**1 FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 GROSS AREA: 3,650 SQ.FT.

- LEGEND:**
- PRE-FABRICATED METAL PANEL WALL FINISHED W/ 3-COAT STUCCO OUTSIDE & FURRED W/ 3 5/8" METAL STUD @ 16" O.C INSIDE, FINISHED W/ GYP. BOARD INSIDE.
  - GALVANIZED METAL PANEL SYSTEM (WALK-IN)
  - STOREFRONT SYSTEM
  - F/D FLOOR DRAIN
  - F/S FLOOR SINK
  - 30" x 48" CLR. SPACE
  - INTERIOR DOOR LANDINGS & MANEUVERING CLEARANCE
  - EXTERIOR DOOR LANDINGS & MANEUVERING CLEARANCE



**2 MEZZANINE FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 GROSS AREA: 640 SQ.FT.

REVISIONS:	DATED

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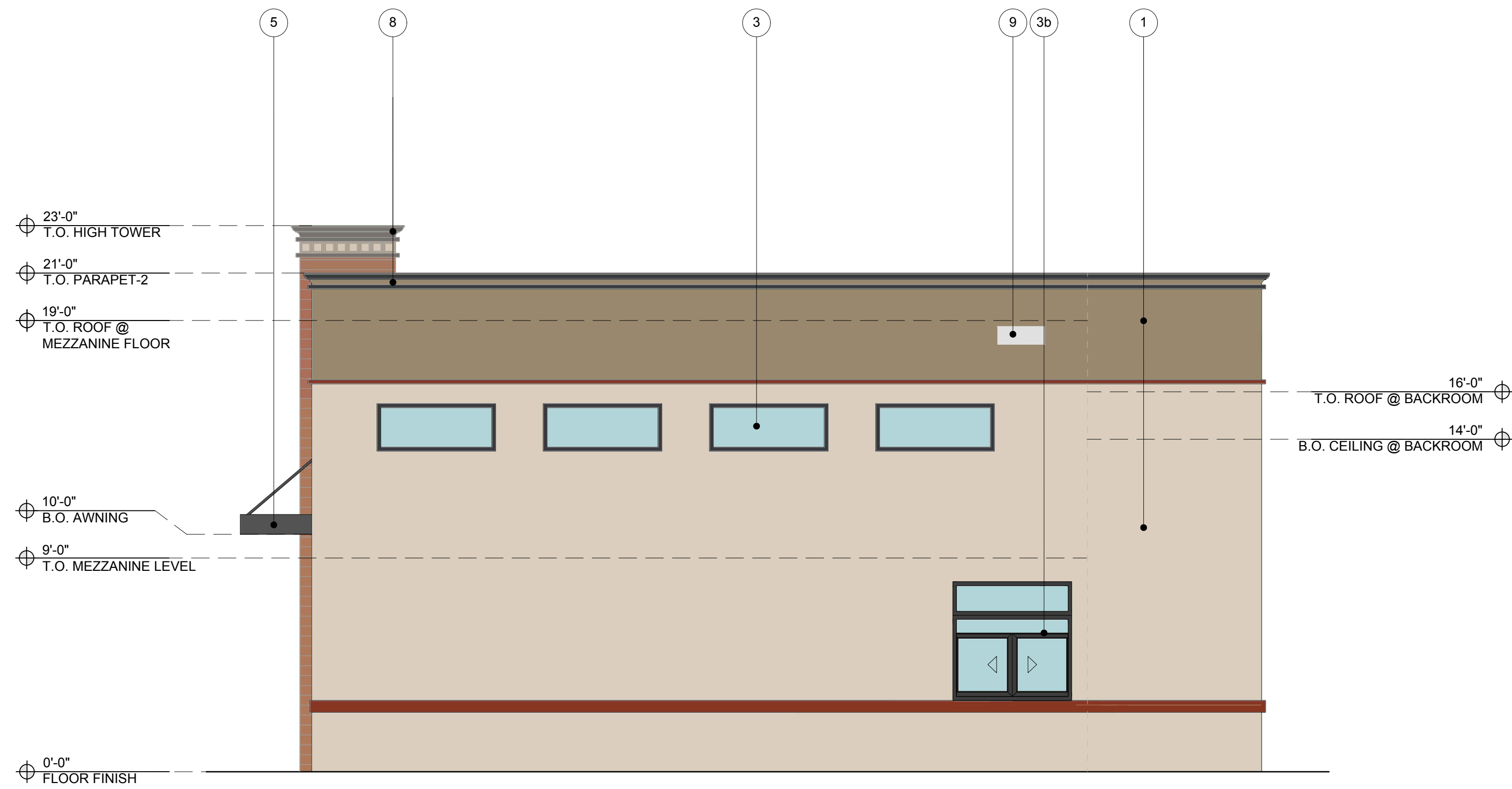
**NEW MARKET- FLOOR PLANS**  
 PROJECT  
 COUNTRY CLUB MARKET- REBUILD  
 5531 PENTZ ROAD  
 PARADISE, CA, 95969

TITLE  
 PROJECT  
 DATE: 02/16/2023  
 JOB : JS-PARADISE-01  
 DWG BY: ASG  
 CHK BY: SPK

**CUP-3.0**



**1 FRONT (EAST) ELEVATION**  
SCALE: 1/4"=1'-0"



**2 SIDE (NORTH) ELEVATION**  
SCALE: 1/4"=1'-0"

**ELEVATION KEY NOTES:**

- 1 3 COAT STUCCO SYSTEM
  - a. IS A 3-COAT, 7/8" INCH MINIMUM THICK
  - b. HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING; AND
  - c. A MINIMUM 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) TO BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED TO BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WATER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH TO COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
- 2 DOOR SYSTEM.
- 3 WINDOW SYSTEM.
- 3a NIGHT SERVICE WINDOW.
- 3b WALK-UP WINDOW
- 4 CHECK WRITING PLATFORM
- 5 METAL AWNING.
- 6 ACCENT STRIPE
- 7 BUILDING ADDRESS
- 8 FOAM CORNICE
- 9 BUILDING MOUNTED LIGHT @ 18'-0" A.F.F.

**EXTERIOR COLOR SCHEDULE:**

DESCRIPTION	MATERIAL	LEGEND	COLOR OR TYPE	MANUFACTURER & ITEM CODES
FACIA (ACCENT-I)	PER MANUFACTURED PANELS	ACCENT I	HAZELNUT BROWN & AMERICAN WALNUT MIX	ALUMABOARD FROM RMP METAL PRODUCTS
BUILDING FACIA (BODY-I)	SEMI-GLOSS PAINT	BODY I	TEXAS LEATHER	BENJAMIN MOORE AC3
FACIA (BODY-II)	SEMI-GLOSS PAINT	BODY II	DUSTY ROAD	BENJAMIN MOORE 1017
AWNING & STOREFRONT (ACCENT-II)	METAL PAINT	ACCENT II	EBONY KING	BENJAMIN MOORE 2132-20
ACCENT STRIPE (ACCENT-III)	SEMI-GLOSS PAINT	ACCENT III	BROWN & WALNUT MIX	BENJAMIN MOORE 2099-10 & CW-240

REVISIONS:

REVISION	ISSUE	DATED

**Continental Development Consultants, Inc.**  
Las Vegas, NV Woodland, CA

Phone (702)347-6137; (530)405-3780 • FAX (702)664-6237  
Email: Contact@continentaldc.com  
Civil Engineering • Land Planning and Zoning Entitlements • Building Design and Improvements • Construction Consulting

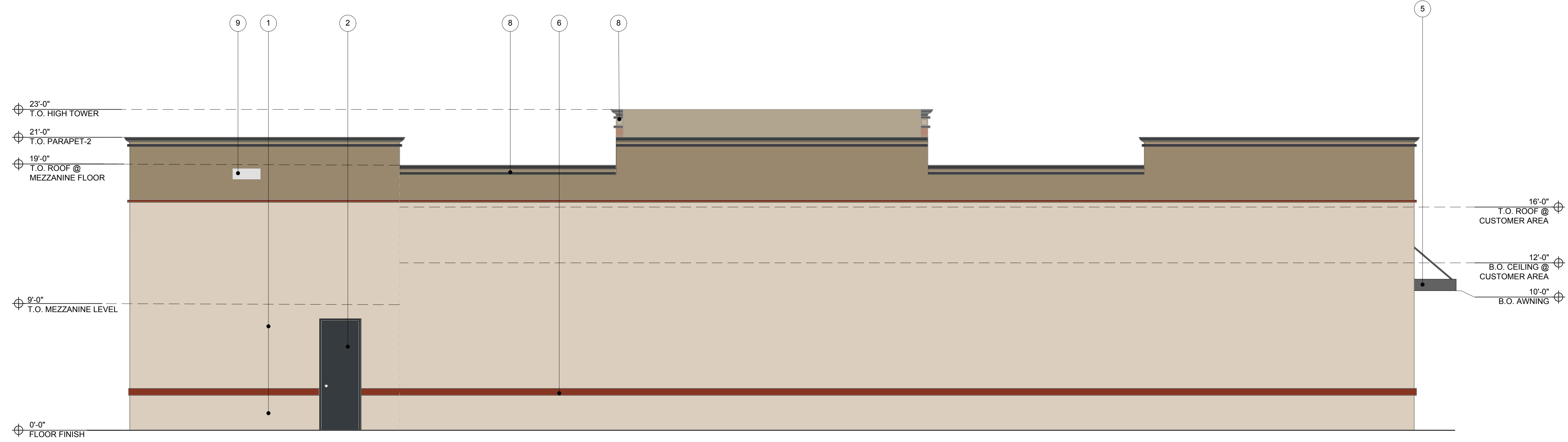
TITLE **NEW MARKET - EXTERIOR ELEVATIONS**

PROJECT **COUNTRY CLUB MARKET- REBUILD**  
5531 PENTZ ROAD  
PARADISE, CA, 95969

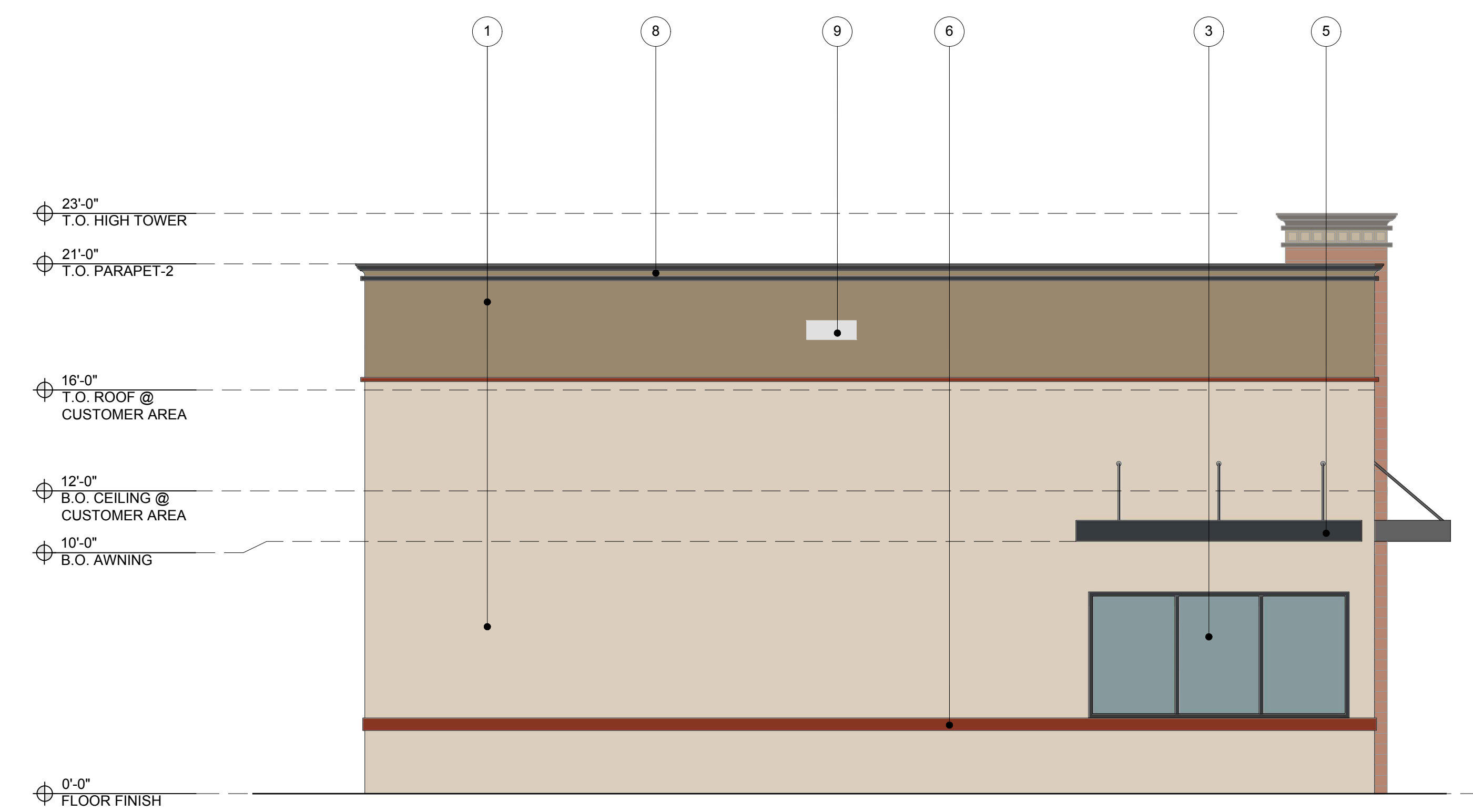
DATE: 02/16/2023  
JOB: JS-PARADISE-01  
DWG BY: ASG  
CHK BY: SPK

**CUP-4.0**





**1 REAR (WEST) ELEVATION**  
SCALE: 1/4"=1'-0"



**2 SIDE (SOUTH) ELEVATION**  
SCALE: 1/4"=1'-0"

**ELEVATION KEY NOTES:**

1	3 COAT STUCCO SYSTEM a. IS A 3-COAT, 7/8" INCH MINIMUM THICK b. HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING; AND c. A MINIMUM 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) TO BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED TO BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WATER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH TO COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
2	DOOR SYSTEM.
3	WINDOW SYSTEM.
3a	NIGHT SERVICE WINDOW.
3b	WALK-UP WINDOW
4	CHECK WRITING PLATFORM
5	METAL AWNING.
6	ACCENT STRIPE
7	BUILDING ADDRESS
8	FOAM CORNICE
9	BUILDING MOUNTED LIGHT @ 18'-0" A.F.F

**EXTERIOR COLOR SCHEDULE:**

DESCRIPTION	MATERIAL	LEGEND	COLOR OR TYPE	MANUFACTURER & ITEM CODES
FACIA (ACCENT-I)	PER MANUFACTURED PANELS	ACCENT I	HAZELNUT BROWN & AMERICAN WALNUT MIX	ALUMABOARD FROM RMP METAL PRODUCTS
BUILDING FACIA (BODY-I)	SEMI-GLOSS PAINT	BODY I	TEXAS LEATHER	BENJAMIN MOORE AC3
FACIA (BODY-II)	SEMI-GLOSS PAINT	BODY II	DUSTY ROAD	BENJAMIN MOORE 1017
AWNING & STOREFRONT (ACCENT-II)	METAL PAINT	ACCENT II	EBONY KING	BENJAMIN MOORE 2132-20
ACCENT STRIPE (ACCENT-III)	SEMI-GLOSS PAINT	ACCENT III	BROWN & WALNUT MIX	BENJAMIN MOORE 2099-10 & CW-240

REVISIONS:

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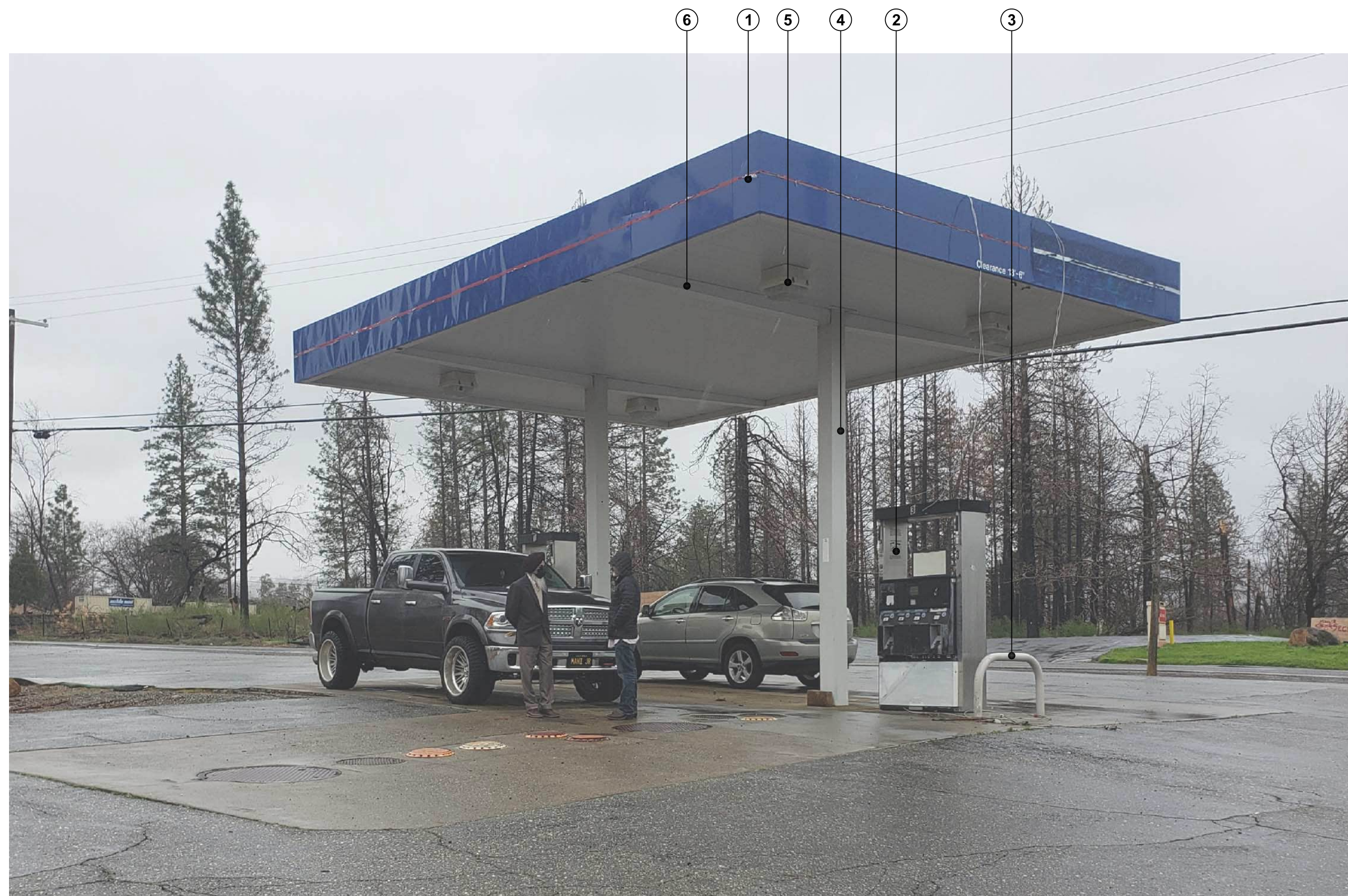
**Continental Development Consultants, Inc.**  
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**NEW MARKET - EXTERIOR ELEVATIONS**  
PROJECT  
COUNTRY CLUB MARKET- REBUILD  
5531 PENTZ ROAD  
PARADISE, CA, 95969

TITLE  
DATE: 02/16/2023  
JOB: JS-PARADISE-01  
DWG BY: ASG  
CHK BY: SPK

CUP-4.1

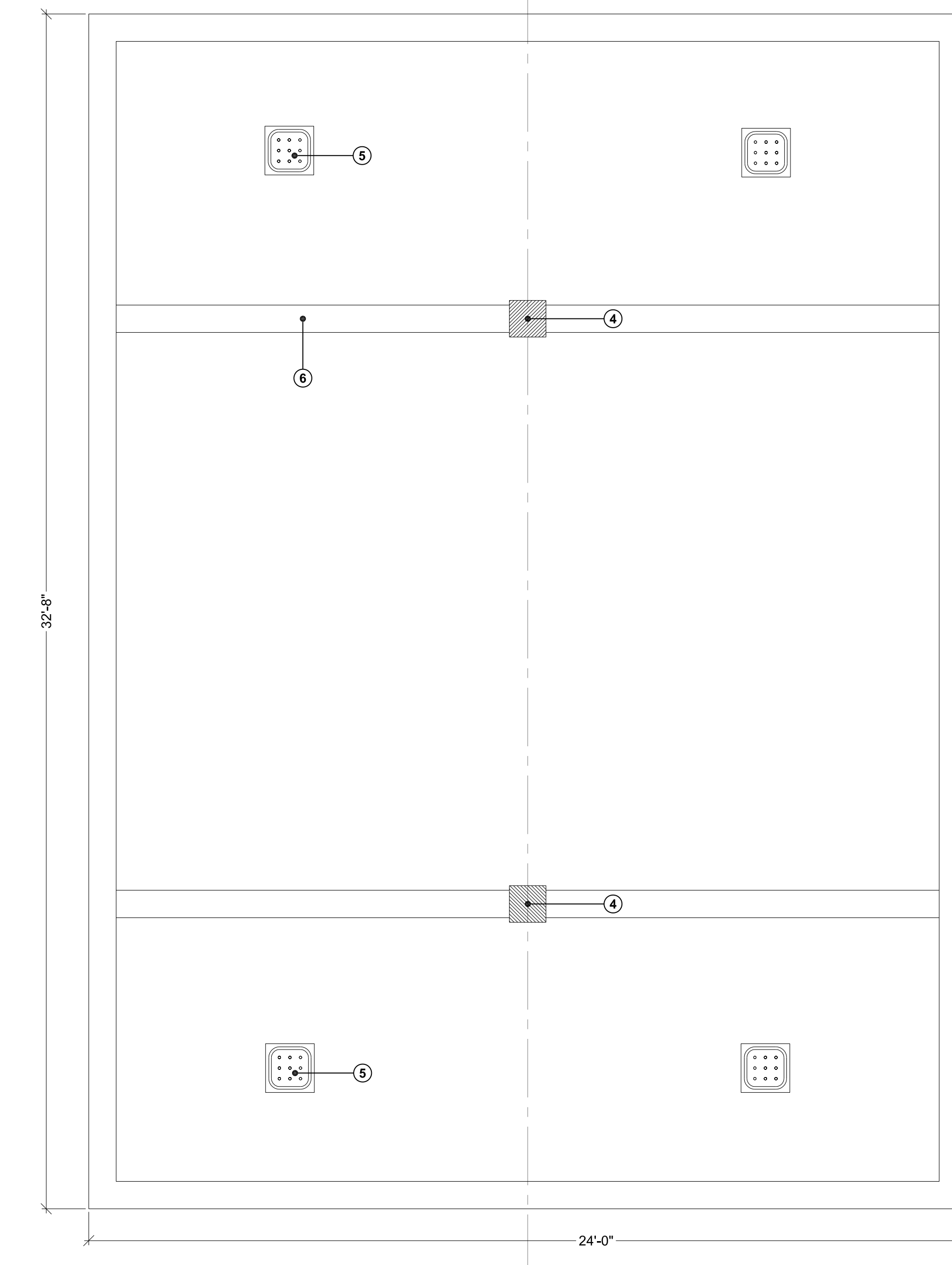




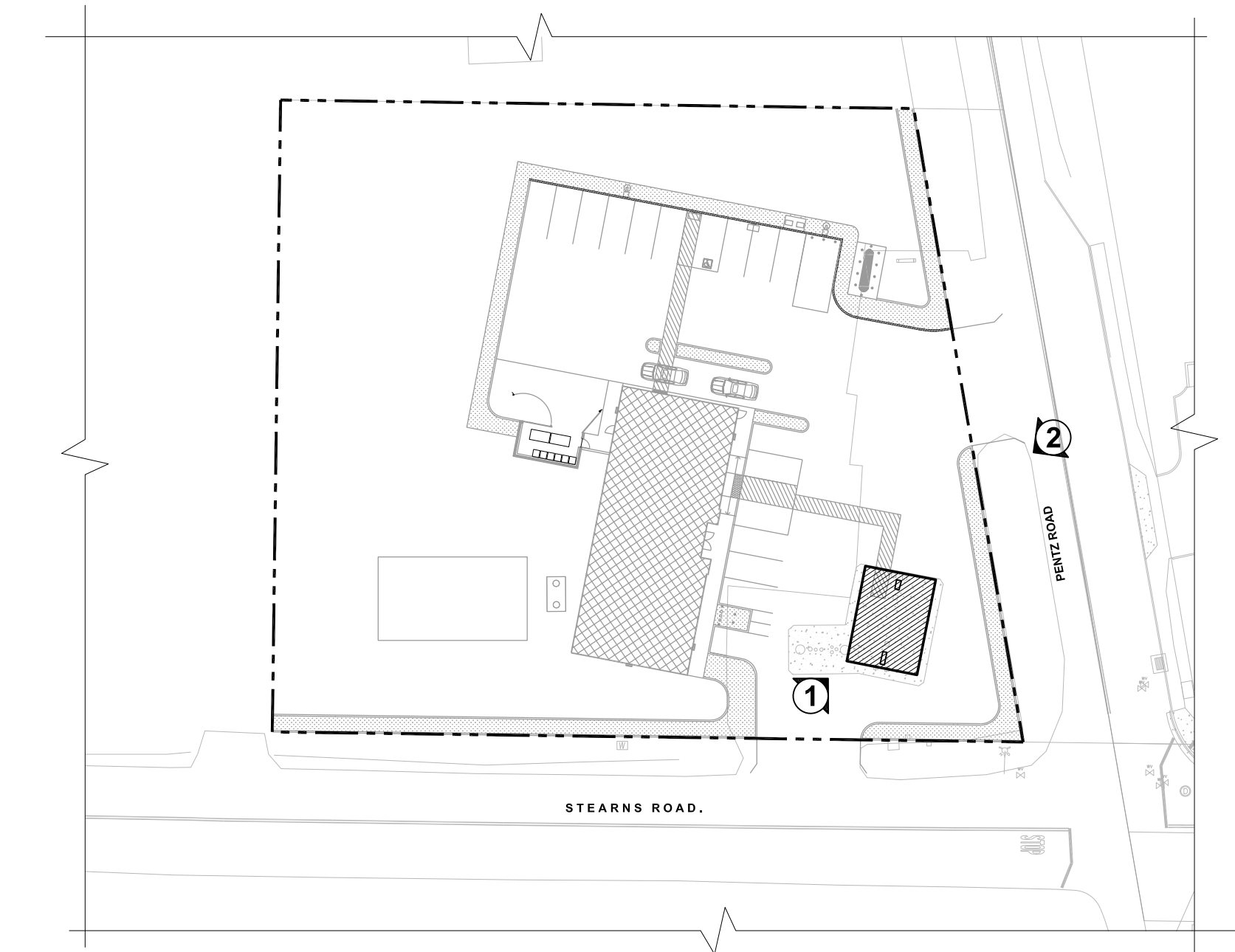
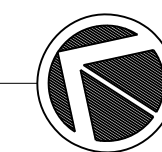
1 SOUTH-WEST ELEVATION (FACING STEARNS ROAD)



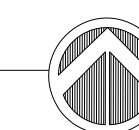
2 NORTH-EAST ELEVATION (FACING PENTZ ROAD)



3 CEILING PLAN  
SCALE 3/8" = 1'-0"



4 KEY PLAN  
SCALE N.T.S.



**KEYNOTES:**

1	CANOPY
2	FUEL DISPENSER (TYP.)
3	BOLLARD
4	COLUMNS (TYP.)
5	CANOPY LIGHTING (TYP.)
6	BEAMS

**NOTE:**  
REFER 3-D VIEW OF SITE @CUP-2.2 FOR COLOR COORDINATION

REVISIONS:	REVISION	ISSUE	DATED

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Building Design and Improvements • Construction Consulting

**EXISTING FUEL CANOPY - CEILING PLAN & ELEVATIONS**  
PROJECT  
COUNTRY CLUB MARKET- REBUILD  
5531 PENTZ ROAD  
PARADISE, CA, 95969

DATE: 12/28/2022  
JOB : JS-PARADISE-01  
DWG BY: KK  
CHK BY: SPK

**CUP-5.0**





**Town of Paradise**

**Planning Commission Agenda Summary**

**Agenda Item: 5(b)**

**Date: March 21, 2023**

**ORIGINATED BY:** Susan Hartman, Planning Director  
**REVIEWED BY:** Scott Huber, Town Attorney  
**SUBJECT:** Public Hearing to Consider Adoption of a Resolution  
Recommending Town Council Adoption of Text  
Amendments to Title 17 (Zoning) of the Paradise  
Municipal Code Relative to Short-Term Rentals

**COMMISSION ACTION REQUESTED:**

- b. Item determined to be exempt from environmental review under CEQA Guidelines section 15061(b)(3) (General rule exemption):

**PARADISE MUNICIPAL CODE:**

1. Consider adopting Resolution No. 2023-01, A Resolution of the Paradise Planning Commission Recommending Town Council adoption of Text amendments to Title 17 of the Paradise Municipal Code Relative to Short-Term Rentals within the Town of Paradise. If adopted, the resolution would recommend Town Council adoption of proposed text amendments to the zoning regulations in Paradise Municipal Code (PMC) Title 17 (Zoning Ordinance). And would: 1. Add a new chapter of regulations pertaining to residential short-term rentals; and 2. Enumerate the standards for establishment and operation of short-term rentals within the Town of Paradise; or,
2. Provide alternative direction to staff.

**Background:**

With the rise of the online hospitality marketplace, online businesses such as Airbnb, VRBO, Wimdu and similar companies have made renting out a home an easy option for homeowners in areas not considered as tourist destinations. This potential land use issue is increasing in frequency and potential for controversy has increased in many jurisdictions where short-term rentals are prevalent. At this time, there are about two-dozen unique sites in town currently advertising short-term rentals.

Short-term rental zoning provisions typically define short-term as less than 30 days. Often two types of facilities fall under the term short-term rental – vacation rentals where an entire dwelling is rented or hosted homestays whereby an owner rents out a bedroom for a period less than 30 days. The concept has grown in popularity throughout California and the United States as short-term rentals can provide a way for homeowners to generate additional income. While most are in or near popular tourist destinations, areas with large-scale construction projects can also see a rise in use of these types of housing units as an alternative form of temporary workforce housing.

Local zoning regulations are likely to establish various standards for short-term rentals. These regulations may be aimed at attempting to address some of the following issues:

- Development of a detailed definition for short-term rentals and/or hosted homestays.
- Requirements for providing off-street parking.
- Noise and nuisance provisions or reference(s) to other ordinances addressing such issues.
- Minimum setback from other off-site short-term rentals. A particular interval of feet may be used to assure that a given area that may be more desirable than another does not become overly saturated with short-term rentals.
- Limits to occupancy levels by the numbers of available bedrooms – or for units served by on-site septic systems.
- Requirements for notifying neighbors, or perhaps even for their agreement.
- Limitations on the total number of nights per year the unit can be rented.
- Imposition of a special use permit or conditional use permit requirement, allowing for scrutiny of the factual characteristics of a short-term rental property before allowing such a use.
- Limiting the number of short-term rentals on a single site.
- Setting thresholds and processes for permit revocation

At the September 13, 2022 Town Council meeting, staff and council members had a discussion as to the possibility of creating a short-term rental ordinance that would allow for home and room rentals that were less than 31 days. Currently, only bed and breakfast facilities are potentially permitted as short-term rentals in residential zones with the issuance of a conditional use permit by the Planning Commission. Different standards, from jurisdictions already regulating short-term rentals, were reviewed, and discussed. At the end of the conversation, staff was directed to prepare a list of proposed standards for Council consideration before formally drafting an ordinance for Planning Commission review.

At the November 7, 2022 Town Council meeting, staff and council members reviewed and discussed proposed standards relating to the use of short-term rentals resulting in a consensus from the Council regarding the standards and direction to move forward with a proposed ordinance for Planning Commission review and recommendation.

**Analysis:**

Where and when short-term rentals present problems for communities, these issues or conflicts are often addressed through zoning regulations. The proposed zoning regulations as reviewed by Council are as follows:

Category	Proposed Standard
Planning Permit Required	Yes – Administrative Permit (no hearing)
Business License	Yes & Transient Occupancy Tax (TOT)
Renewal Frequency	Business license – annually
Setback from other STRs	None
Threshold for Revocation	Any violation grounds for revocation
Quiet hours	10pm-7am (PMC times for music and loudspeakers)
Max number of occupants	2/bedroom
Max number of rental rooms	None
Max number of rentals on lot	One
Min/Max annual nights per mo/yr	None

Max number of STRs townwide	1% of total housing inventory
Hosted homestay (Room rental with owner on-site)	Yes (not subject to townwide limit)
Parking rules	1 on-site space per bedroom
Zoning districts	All that permit residential use
Property Owner/Manager	Available 24/7 and within 30 minutes
Neighborhood noticing	Yes, within 300' and on a private road
Special events	Prohibited
Exterior Signage	Prohibited
Interior posting requirements	Inside – contact info, evacuation info & rules
Fire Inspection	Yes, annually (extinguisher, alarms, defensible space)
Transferrable permit	No

In addition to the proposed standards, the following prohibitions and restrictions were discussed and agreed upon:

- No incidental camping in tents or RVs/travel trailers.
- When a Red Flag Warning is in effect, all sources of outdoor open flame are prohibited.
- Structures with deed restrictions or agreement restricting its use as affordable housing shall not be used for short-term rentals.
- Short-term rentals are not allowed in structures not constructed for residential occupancy under the California Building Code.
- Short-term rentals shall not be rented during construction, remodeling, additions, or an active building permit.
- Short-term rentals shall not be rented with a failed septic inspection until all required repairs are completed.

Any transient lodging that is less than 31 consecutive days is subject to payment of a 12% transient occupancy tax (TOT), pursuant to Chapter 3.24 of the Paradise Municipal Code. As short-term rentals, vacation rentals and homestays would be subject to this tax.

At the direction of the Town Council, staff has developed the attached resolution document (and its attached exhibit “A”) that, if adopted by the Planning Commission, would recommend Town Council adoption of text amendments to the Town’s Zoning Ordinance in order to accomplish the objectives outlined in the preceding discussion (added text in the attached “Exhibit A” is shown as shaded).

Planning staff, and the Town Attorney have determined, that the nature of the proposed text amendments is sufficiently minor in that there is no possibility adoption and implementation of the amendment would result in a direct and significantly adverse effect on the environment. Thus, the proposed amendment can be found to be exempt from the requirements of the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15061 (b)(3) [General Rule Exemption].

**Financial Impact:**

If the ordinance is ultimately adopted, additional TOT revenues would potentially be realized as currently non-compliant short-term rentals became permitted and tracked for compliance. The staff cost for review and issuance of the zoning permit and the fire prevention inspections would be covered by the Council-adopted fees for those services. The cost of tracking software, to



physically locate rentals being advertised, send notices, and act as a 24/7 complaint line, would cost approximately \$5,300 a year.

**ATTACHMENTS:**

1. Copy of the notice of public hearing for the proposed text amendments.
2. Copy of Notice of Exemption dated March 14, 2023.
3. Copy of Planning Commission Resolution No. 2023-01, "A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of Text amendments to Title 17 of the Paradise Municipal Code Relative to Short-Term Rentals within the Town of Paradise".

# NOTICE OF EXEMPTION

**To:** File

**From:** Town of Paradise, Development Services Department,  
Planning Division, 6295 Skyway, Paradise, CA 95969

**Project Title:** PMC Title 17 [Zoning] Text Amendments

**Project Applicant:** Town of Paradise

**Project Location:** N/A

**Project Description:** Add a new chapter of regulations pertaining to residential short-term rentals and enumerate the standards for establishment and operation of short-term rentals within the Town of Paradise.

**Approving Public Agency:** Town of Paradise

**Person or Agency  
Carrying Out Project:** Town of Paradise

**Exempt Status:** \_\_\_\_\_ Ministerial (Section 15268)  
\_\_\_\_\_ Emergency Project (Section 15269)  
\_\_\_\_\_ Categorical Exemption (Section 15302)  
 X  General Rule Exemption (Section 15061)

**Reason for Exemption:** The amendments do not constitute a project under CEQA, no physical activity is planned and there is no possibility of a significant environmental effect.

**Contact Person:** Susan Hartman, Planning Director  
(530) 872-6291 x424

**Signature:**   
\_\_\_\_\_

**Date:** \_\_\_\_\_ 03/14/2023 \_\_\_\_\_

**NOTICE OF PUBLIC HEARING  
PARADISE PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** by the Paradise Planning Commission that a public hearing will be held on Tuesday, March 21, 2023 at 6:00 p.m. in the Paradise Town Hall Conference Room, 5555 Skyway, Paradise, CA, regarding the following matter:

- a. Item determined to be exempt from environmental review under CEQA Guidelines section 15061(b)(3) (General rule exemption)

PARADISE MUNICIPAL CODE: Planning Commission consideration of a resolution that, if adopted, would recommend Town Council adoption of proposed text amendments to the zoning regulations in Paradise Municipal Code (PMC) Title 17 (Zoning Ordinance). If adopted by the Town Council, the amendments would: 1. Add a new chapter of regulations pertaining to residential short-term rentals; and 2. Enumerate the standards for establishment and operation of short-term rentals within the Town of Paradise.

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 Paradise Planning Commission at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291, extension 424.

SUSAN HARTMAN  
Planning Director

**TOWN OF PARADISE PLANNING COMMISSION  
RESOLUTION 2023-01**

**A RESOLUTION OF THE PARADISE PLANNING COMMISSION RECOMMENDING TOWN COUNCIL  
ADOPTION OF TEXT AMENDMENTS TO TITLE 17 OF THE PARADISE MUNICIPAL CODE RELATIVE  
TO SHORT-TERM RENTALS WITHIN THE TOWN OF PARADISE**

**WHEREAS**, the Town of Paradise is legally required to direct and regulate land development and land uses via zoning regulations and other means that are consistent with its current Paradise General Plan as well as current state planning and zoning law; and

**WHEREAS**, the Paradise Planning Commission finds that there is a compelling need for the Town Council of the Town of Paradise to adopt the foregoing Paradise Municipal Code (PMC) amendments to assist with post-fire recovery efforts relating to short-term housing accommodations and to minimize any related effects to the health, property, safety and welfare of Town citizens, and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on March 21, 2023 to study and consider recommending Town Council adoption of text amendments to PMC Title 17 (Zoning Ordinance) as proposed by Town staff; and

**WHEREAS**, the public review also included review and determination that the proposed PMC text amendment is an activity that is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (general rule exemption) because there is no possibility that the amendment would result in a significantly adverse effect upon the environment; and

**WHEREAS**, the Planning Commission has considered the recommendation of the Town staff, etc., as well as input received during the public hearing; and on the basis of the foregoing, has determined that the text amendments to PMC Title 17 (Zoning Ordinance) is warranted at this time in order to allow the establishment of short-term rentals within the Town of Paradise.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF PARADISE** as follows:

The Planning Commission hereby recommends to the Town Council of the Town of Paradise, adoption of the proposed text amendments to PMC Title 17 (Zoning Ordinance) as set forth in **Exhibit "A"** attached hereto and made a part of by reference; and recommends to the Town Council that the proposed Paradise Municipal Code text amendments is not subject to the requirements of the California Environmental Quality Act (CEQA) in accordance with the general rule categorical exemption provisions of CEQA Guidelines Section 15061.

**TOWN OF PARADISE  
PLANNING COMMISSION  
RESOLUTION NO. 2023-01**

**PASSED AND ADOPTED** by the Planning Commission of the Town of Paradise this 21<sup>st</sup> day of March 2023 by the Following Vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Lynn Costa, Chair

**ATTEST:**

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Dina Volenski, Town Clerk

## EXHIBIT "A"

SECTION 1: A new Chapter 17.30 [SHORT-TERM RENTALS] shall be added to Paradise Municipal Code Title 17 [Zoning Ordinance] to read as follows:

### Sections:

17.30.100 Purpose

17.30.200 Types of short-term rentals

17.30.300 Applicability

17.30.400 Permit cap

17.30.500 Operational standards

17.30.600 Prohibitions and restrictions

17.30.700 Penalties

### **17.30.100 Purpose.**

The purpose of these regulations is to ensure that short-term rentals located in the town are compatible with the neighborhood in which they are located and do not create an adverse impact on adjacent properties through the establishment of an appropriate permitting process and standards for the short-term rental of residential dwelling units.

### **17.30.200 Types of short-term rentals.**

For the purposes of this chapter, the following short-term rental facilities are established:

- A. Homestay: An owner-occupied (or primary occupant with the written permission of the owner) residential dwelling unit where, for compensation, individual overnight room accommodations are provided for a period of thirty (30) days or less while the owner is in residence.
- B. Vacation Rental: An entire residential dwelling unit where, for compensation, overnight accommodations are provided for a period of thirty (30) days or less without concurrently being occupied by the owner.

### **17.30.300 Applicability.**

- A. The regulations of this chapter apply to short-term rentals in any multiple-family residential, town-residential, rural-residential, or agricultural-residential zoning district. Any property owner or property management company who leases, rents, or otherwise makes available for compensation a short-term rental unit for a period of thirty (30) days or less, must first obtain an administrative permit prior to advertising and/or operating the short-term rental unit. The administrative permit is non-transferrable and in addition to the transient occupancy tax that is required pursuant to Chapter 3.24 and the business license required pursuant to Chapter 5.22. Upon issuance, the administrative permit shall be mailed to all property owners within 300 feet of the subject parcel and to all property owners located on any private road serving the short-term rental as notice of the standards and limitations placed upon the short-term rental unit and will include the contact name and number provided under section 17.30.500.H.
- B. This article does not apply to the use of single-family dwellings when not occupied as a short-term rental.
- C. This article does not apply during times of a declared emergency when short-term rentals are offered at no cost to individuals displaced from their home as a result of a disaster.

**17.30.400 Permit cap.**

- A. The total number of residential short-term rental unit permits issued shall be capped at 1% of the townwide inventory of dwelling units. Hotels, motels, and bed & breakfast facilities are not subject to this article and therefore not subject to this cap.
- B. Homestays are exempt from the cap but otherwise subject to all other provisions of this article.

**17.30.500 Operational standards.**

All short-term rentals are required to comply with the following standards and shall not generate other potential disturbances which may disrupt the peace, safety, and general welfare of communities. Failure to comply with the standard conditions of this section may result in fines and permit revocation as outlined in Section 17.30.700.

- A. Occupancy shall be limited to a maximum of two people per rented room.
- B. A minimum of one on-site parking space shall be provided for each room rented. Guest parking spaces shall be within the primary driveway or other on-site location.
- C. All short-term rental guests are required to comply with Chapter 9.18 Noise Control. Quiet hours shall be imposed between the hours of ten p.m. and seven a.m. during which no sound from the short-term rental shall be audible across a property boundary.

- D. Trash and recycling services through the solid waste franchisee shall be provided for each short-term rental unit. Refuse containers shall be serviced on a weekly basis and after pickup shall be stored outside of the front yard setback.
- E. Short-term rentals shall meet all applicable building, health, fire, and related safety codes at all times, including provision of working smoke and carbon monoxide detectors.
- F. Each short-term rental shall be equipped with a minimum 2-A:10-B:C fire extinguisher.
- G. The property owner shall be responsible for maintaining the property at all times in compliance with Chapter 8.58 Defensible Space and Hazardous Fuel Management.
- H. The operator of the unit shall, at all times the unit is being occupied as a short-term rental, maintain a contact person within a thirty-minute drive of the property. The contact person or entity must be available via telephone twenty-four (24) hours a day, seven days a week, to respond to questions or concerns regarding the operation of the short-term rental.
- I. A written notice shall be conspicuously placed inside each short-term rental unit identifying the name and phone number of the contact person required in subsection H. The notice shall also contain the address of the unit, evacuation information, and operational standards at a minimum pertaining to noise, parking, fire restrictions, occupancy limits, and garbage collection day.
- J. Short-term rentals shall be subject to an annual fire inspection prior to initial permit issuance for all short-term rental permits and then once every year thereafter for the duration the unit is licensed as a short-term rental. The fire inspection is to ensure the rental complies with the smoke and carbon monoxide alarm requirements, the fire extinguisher requirement, and defensible space. Inspections are subject to the adopted fee schedule cost for annual fire inspections.

### **17.30.600 Prohibitions and restrictions.**

- A. Prohibited and restricted structures.
  - 1. No more than one dwelling unit on a parcel may be used at any one time for short-term rental purposes.
  - 2. Structures with deed restrictions or an agreement restricting its use as affordable housing shall not be used for short-term rental purposes.
  - 3. Short-term rentals are not allowed in structures not constructed for residential occupancy under the California Building Code Standards.



4. Short-term rentals shall not be rented during construction, remodeling, additions, or an active building permit.
5. Short-term rentals shall not be rented when there is a failed septic system evaluation on file or an active septic construction permit.

**B. Camping restrictions.**

1. A short-term rental administrative permit does not authorize any overnight camping, sleeping in tents, travel trailers, campers, or recreational vehicles. Recreational vehicles are permitted if they are the primary transportation for the renter or visitor, but they may not be used for overnight accommodations during the stay.

**C. Fire restrictions.**

1. When a red flag warning is in effect for the area where the short-term rental is located, all sources of outdoor open flame are prohibited.
2. The use and discharge of fireworks are prohibited within the town as stated in Chapter 8.44.

**D. Special events.**

1. The property shall not be used to host non-owner related weddings, parties, commercial functions, or other similar events.

**E. Signage restrictions.**

1. On-site advertising of the short-term rental is prohibited.

**17.30.700 Penalties.**

Any violation of these requirements shall constitute grounds for revocation of the administrative permit. Enforcement of the provisions of this chapter may include the civil remedies as permitted by state law, the issuance of a citation or fine, or other legal remedy as provided by Chapter 1.08 of the Paradise Municipal Code. Upon notification by the town, any short-term rental operating in violation of the requirements of this chapter must terminate operations immediately. Further, an administrative permit issued under the authority of this chapter may be revoked in accordance with the procedures established in Chapter 17.45.