



Town of Paradise Planning Commission Meeting Agenda 6:00 PM – February 18, 2025

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

Planning Commission Staff:

Susan Hartman, Community Development Director
Melanie Elvis, Town Clerk

Planning Commission Members:

Charles Holman Chair
Kim Morris, Vice Chair
Lynn Costa, Commissioner
Carissa Garrard, 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 the Regular Meeting Minutes of January 21, 2025, Planning Commission meeting. (ROLL CALL VOTE)

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

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

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

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

Maran Tentative Parcel Map Application (PL24-00122): Planning Commission consideration of a request of approval of a proposed tentative parcel map dividing a 11.81-acre parcel into one +/-1.85-acre lot of record, already developed with a single-family home, and a +/-9.964-acre remainder lot. The project site is zoned Rural Residential 1 acre minimum (RR-1) and is further identified as Assessor Parcel No. 052-250-117. (ROLL CALL VOTE)

6. OTHER BUSINESS

6a. Accept and refer the Planning Commission Annual Report for calendar year 2024 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan Housing Element. (ROLL CALL VOTE)

6b. Accept and refer the Planning Commission Annual Report for calendar year 2024 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan. (ROLL CALL VOTE)

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. ADJOURNMENT

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

TOWN/ASSISTANT TOWN CLERK SIGNATURE	



Town of Paradise

Planning Commission Meeting Minutes

6:00 PM – January 21, 2025

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

CALL TO ORDER by Chair Holman at 6:01 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Carrissa Garrard, Kim Morris, and Chair Charles Holman.

PLANNING COMMISSIONERS ABSENT: Zeb Reynolds

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Garrard**, approved the Regular Meeting Minutes of November 19, 2024, Planning Commission meeting. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

2. COMMUNICATION

- 2a. Community Development Director Susan Hartman provided an overview of recent Town Council actions including awarding a Professional Services Agreement contract for the Category 4 Tree Removal Program to Warner Enterprises and introducing two new ordinances. The first ordinance is related to the implementation of a community choice aggregation program to join the Joint Powers Authority entitled Pioneer Energy as a participating member; and the second is related to defensible space and hazardous fuel management.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Community Development Director Susan Hartman provided an overview of the proposed General Plan Amendment and rezone of three parcels in the Walkable Downtown Corridor from Community Facilities to Central Business.

Chair Homan opened the public hearing at 6:13 p.m.

1. Bruce and Valerie Siercks asked if their property, 5800 Almond St, was located in the proposed Walkable Downtown Core.
2. Mark Thorp spoke in favor of this item.

Chair Homan closed the public hearing at 6:21 p.m.

MOTION by Morris, seconded by Holman, adopted Planning Commission Resolution No. 2025-01 “A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (TOP; PI24-00128)” recommending Town Council approval of a Town-initiated amendment to the Town of Paradise General Plan land use designation affecting a privately owned +/-1.52 acre cluster of properties from Public Institutional (PI) to Central Commercial (CC) and change the zoning for the same properties from Community Facilities (CF) to Central Business (CB) to remove the zoning previously assigned to Paradise Irrigation District when their corporation yard was located on these parcels and rezone to the adjacent Central Business zoning district. The project site is located at 5680, 5690, & 5704 Black Olive Dr, Paradise and further identified as Assessor Parcel Nos. 052-204-001, 002, & 012.5b. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

- 5b. Community Development Director Susan Hartman provided an overview of the proposed zoning amendments to the Central Business zone.

Chair Homan opened the public hearing at 6:39 p.m.

- 1. Bruce and Valerie Siercks requested that their property at 5800 Almond be excluded from the Walkable Downtown Core (WDC).
- 2. Mark Thorp noted that properties outside of the WDC may be excluded from certain business incentive programs.

Chair Homan closed the public hearing at 6:49 p.m.

MOTION by Morris, seconded by Garrard, adopted Planning Commission Resolution No. 2025-02 “A Resolution of the Planning Commission Recommending Town Council Adoption of Text Amendments to Title 5 and Title 17 of the Paradise Municipal Code Relative to the Central Business Zoning District; Vending Licenses; Farmers Markets; and the Walkable Downtown Core.” Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

6. OTHER BUSINESS – None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

- 8a. Future agenda items:

Community Development Director Susan Hartman reviewed items that would come to Commission including a Parcel Map Review and a resubmittal for a house in a commercial zone.

9. ADJOURNMENT

Chair Holman adjourned the meeting at 7:00 p.m.

Date Approved:

By:

Attest:

Charles Holman, Chair

Melanie Elvis, Town Clerk/Elections Official



Town of Paradise
Planning Commission Agenda Summary Agenda Item: 5(a)
Date: February 18, 2025

ORIGINATED BY: Anne Vierra, Community Development Manager
REVIEWED BY: Susan Hartman, Community Development Director
SUBJECT: Maran Tentative Parcel Map Application (PL24-00122)

COMMISSION ACTION REQUESTED:

1. Conduct duly noticed public hearing; AND
2. Adopt the required findings as provided by staff and approve the proposed tentative parcel map application (PL24-00122) subject to the recommended conditions.

General Information:

Applicant: The Maran Trust
Gary Maran
1800 Apple View Wy
Paradise, CA 95969

Location: 5640 Indian Rock Lane, Paradise CA 95969; AP No. 052-250-117

Requested Action: Request for approval of a Tentative Parcel Map that includes dividing an 11.81-acre parcel to create one 1.85-acre lot of record and one 9.964-acre remainder lot.

Purpose: To separate the existing home, as one lot, from the remaining 9.964 acres.

Present Zoning: "RR-1 "(Rural Residential with 1 acre minimum)

General Plan Designation: "RR" (Rural Residential)

Existing Land Use: Single Family Residence

Surrounding Land Use: North: Single family residence, zoned RR-1
East: Single family homes, zoned RR-1
South: Combination of vacant land and single-family homes
West: Trailway and Community Commercial Lots that are mostly vacant, and 2 legal nonconforming single-family residential rebuilds.

Parcel Size: +/-11.81 acres

CEQA Determination: Exemption section 15183, Project consistent with a Community Plan, General Plan, or Zoning

Other: An appeal of the Planning Commission's decision can be made within ten (10) days of the decision date.

Background:

In 2017 a tentative subdivision map was approved to establish six lots and one 5.6-acre remainder lot from the existing 11.81-acre parcel. The previous map established one (1) lot with an existing residence on the east side of Indian Rock Lane, and five (5) additional vacant lots to the west of Indian Rock Lane. An environmental document (Initial Study and Mitigated Negative Declaration) was previously approved for the project; however, the owner chose not to move forward with the approved subdivision map and instead resubmitted for a smaller, tentative parcel map.

The permit applicant, Gary Maran, requests approval of a Tentative Parcel Map to separate the existing home on one lot, from the remaining 9.964 acres. The property is zoned Rural Residential 1 acre minimum (RR-1) which permits a single-family residence by right. This parcel map would establish a 1.85-acre lot of record (Parcel 1) with an existing residence and a 9.964 acre remainder lot. Parcel 1 contains one residence and retains the septic system and all utilities.

As designed, Parcel 1 would differ from the previous subdivision map because it will include the entirety of Indian Rock Lane to its terminus at Foster Road, a public right of way.

Surrounding land uses include a combination of vacant residential and rebuilt residential sites to the east, and community commercial zoned lots that are vacant and two parcels with existing legal non-conforming residences to the west.

Environmental Review:

This project is exempt from the California Environmental Quality Act (CEQA) under Guidelines section 15183 (Project consistent with a Community Plan, General Plan, or Zoning). An environmental document (Initial Study and Mitigated Negative Declaration) was previously approved for the proposed subdivision of the project site into six lots that was never implemented.

Analysis:

The proposed division of land is appropriate for the RR-1 zoning district due to its compatibility with the existing neighborhood and proposed resultant parcel sizes. The project has received favorable responses from the commenting agencies and is a reasonable request. Accordingly, staff is recommending project approval based upon and subject to the following recommended findings and conditions of project approval.

Recommendation:

Adopt the required findings for approval as provided by staff and approve the Maran Tentative Parcel Map (PL24-00122).

Required Findings for Approval:

Find that the proposed project, **as conditioned:**

- a) Will not result in any significant adverse effects on the environment.
- b) Is 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) 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.

CONDITIONS TO BE MET PRIOR TO RECORDATION OF FINAL PARCEL MAP

Site Development

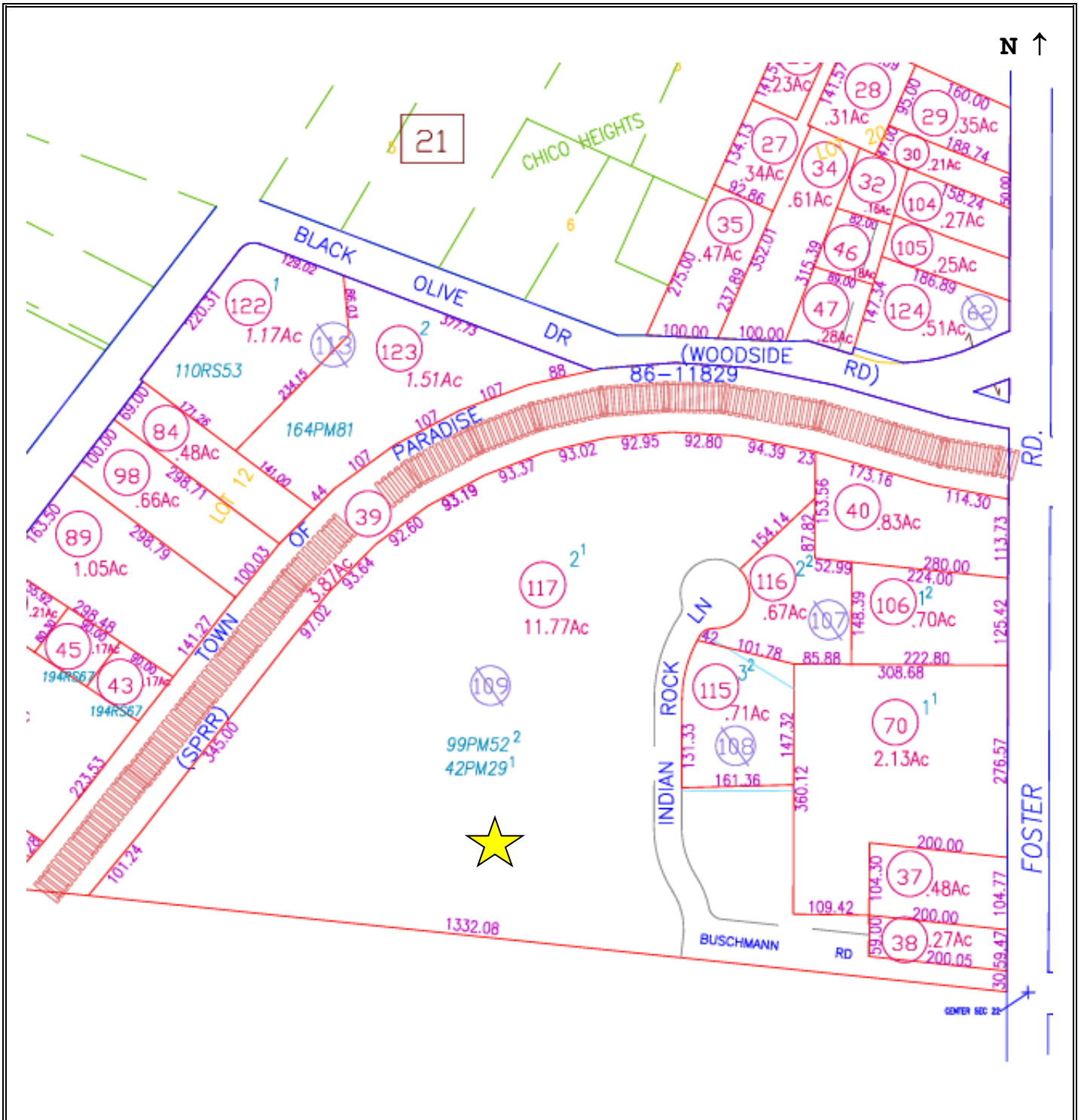
- 1. At the time of building permit issuance authorizing new buildings or building additions, owners of Parcel No. 1 may be required to pay Town of Paradise adopted development impact fees.
- 2. Secure a grading permit through the Town of Paradise Public Works Department, Engineering Division department if more than 50 cubic yards of soil is disturbed on Parcel 1.

Others

- 3. 30' Building Setback reference to Book 42 of Maps Pg 29 to be removed on the final parcel map.
- 4. Provide a "Statement of Taxes" from the office of the Butte County Tax Collector.
- 5. Provide monumentation as required by the Town Engineer in accordance with the State Subdivision Map Act and Town of Paradise standards.
- 6. All easements of record shall be shown on the final parcel map.
- 7. Access to lots for ingress, egress and public utilities shall be reserved and shown on the final map.

Attachments for the Maran Tentative Parcel Map Application

1. Project site vicinity map
2. Notice sent to surrounding property owners for the February 18, 2025 public hearing
3. Mailing list of property owners notified of the February 18, 2025 public hearing
4. Parcel map application submitted by Gary Maran
5. CEQA Exemption
6. Maran Tentative Parcel Map



APPLICANT: Gary Maran		5640 Indian Rock Ln
OWNER: Maran Trust		
PROJECT DESCRIPTION: Planning Commission consideration of a request of approval of a proposed tentative parcel map dividing a 11.81 acre parcel zoned Rural Residential 1 acre minimum (RR 1) and creating one +/-1.85-acre lot, already developed with a single-family home, and a +/-9.964-acre remainder lot.		
ZONING: Rural Residential 1 (RR 1)	GENERAL PLAN: Rural Residential (RR)	FILE NO. PL24-00122
ASSESSOR PARCEL No. : 052-250-117	MEETING DATE: February 18, 2025	

**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, February 18, 2025, 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 15183 (Project consistent with a Community Plan, General Plan, or Zoning)

Maran Tentative Parcel Map Application (PL24-00122): Planning Commission consideration of a request of approval of a proposed tentative parcel map dividing a 11.81-acre parcel into one +/-1.85-acre lot of record, already developed with a single-family home, and a +/-9.964-acre remainder lot. The project site is zoned Rural Residential 1 acre minimum (RR-1) and is further identified as Assessor Parcel No. 052-250-117.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Building Resiliency Center at 6295 Skyway. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Paradise Planning Commission at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291, extension 412.

SUSAN HARTMAN
Planning Director

052-260-010-000
DEWELL DONALD & ERIN REV IV
TRUST C/O DEWELL DONALD JR &
JUNGE ERIN TRUSTEES
2656 NEAL RD, PARADISE CA 95969

052-330-015-000
BOATRIGHT TOM & DIANE FAMILY
TRUST C/O BOATRIGHT THOMAS G &
DIANE L TRUSTEES
627 SCOTT DR, PARADISE CA 95969

052-360-007-000
VISINONI DINO & LISA FAMIY TRUST
ETAL VISINONI FAMILY TRUST
260 LOCKHEED AVE, CHICO CA 95973

052-330-010-000
SKOPNIK GARY W
623 SCOTT DR, PARADISE CA 95969

052-330-007-000
GAGNIER JENNIFER L & CLENTON J
P O BOX 1911, CHICO CA 95927

052-330-004-000
SKOPNIK GARY W
623 SCOTT DR, PARADISE CA 95969

052-260-011-000
DEWELL DONALD & ERIN REV IV
TRUST C/O DEWELL DONALD JR &
JUNGE ERIN TRUSTEES
2656 NEAL RD, PARADISE CA 95969

052-250-122-000
ESTEP ASHLEY E REVOCABLE TRUST
C/O ESTEP ASHLEY E TRUSTEE
331 WALL ST, CHICO CA 95928

052-250-115-000
MANNEL REV I V TRUST C/O MANNEL
WILLIAM R & PATRICIA L TRUSTEES
5650 INDIAN ROCK LN, PARADISE CA
95969

052-250-101-000
JOHNSON FAMILY TRUST C/O
JOHNSON LEAROY W TRUSTEE
1500 LOFTY VIEW DR, PARADISE CA
95969

052-260-151-000
FISHER JOSHUA P & HOLLY
5462 FILBERT ST, PARADISE CA 95969

052-360-011-000
SANCHEZ SHERYL A ETAL SANCHEZ
DANIEL ROBERT
P O BOX 2544, PARADISE CA 95967

052-330-014-000
WOODALL MELISSA A & TRAVIS
12950 IVY LN, RED BLUFF CA 96080

052-330-009-000
SVIAT CITY LLC
1841 BRISTOL BAY, SAN JOSE CA
95131

052-330-006-000
SKOPNIK GARY
623 SCOTT DR, PARADISE CA 95969

052-330-001-000
BOWMAN BERNHARD & VISTART
AMBER
13687 GARNER LN, CHICO CA 95973

052-250-124-000
THE ARC OF BUTTE COUNTY INC
2030 PARK AVE, CHICO CA 95928

052-250-117-000
MARAN TRUST C/O MARAN JOHN J &
GRACE M TRUSTEES
5640 INDIAN ROCK LN, PARADISE CA
95969

052-250-114-000
CASTALDO JOHN & JACKLYN REV
BYPASS TRUST C/O CASTALDO JOHN
TRUSTEE
6 WILLIAMSBURG LN, CHICO CA
95926

052-250-098-000
FISHER MICHELLE LEA
23610 GYLE RD, GERBER CA 96035

052-330-016-000
GALLOWAY JIMMIE & STEPHANIE
628 SCOTT DR, PARADISE CA 95969

052-360-010-000
SANCHEZ EDDIE
PO BOX 2544, PARADISE CA 95967

052-330-011-000
GALLOWAY JIMMIE JR & STEPHANIE
628 SCOTT DR, PARADISE CA 95969

052-330-008-000
TRINCA NATHAN & ELIZABETH
573 HILLCREST DR, PARADISE CA
95969

052-330-005-000
SKOPNIK GARY WOLFGANG
623 SCOTT DR, PARADISE CA 95969

052-260-139-000
BEAN ROBERT L FAMILY TRUST C/O
BEAN ROBERT TRUSTEE
5049 RUSSELL DR, PARADISE CA 95969

052-250-123-000
HEXIMER OLIVER P & RAQUEL
LIVING TRUST C/O HEXIMER OLIVER
P & RAQUEL CO-TRUSTEES
17509 MARILLA ST, NORTHRIDGE CA
91325

052-250-116-000
CAL C PARROT LIVING TRUST C/O
PARROT CAL C TRUSTEE
1366 MARIAN AVE, CHICO CA 95928

052-250-106-000
CHINNOCK GEOFFREY R & JOELLE S
10 LANDING CIR #5, CHICO CA 95973

052-250-089-000
GONZALEZ LEONARDO ETAL
GONZALES FELIX R
5700 SKYWAY, PARADISE CA 95969

052-250-084-000
POLLAK LANA
1323 BOUCHER ST, CHICO CA 95928

052-250-083-000
MAXWELL BANDI LIVING TRUST C/O
MAXWELL BANDI TRUSTEE
20 CONSTITUTION DR STE A, CHICO
CA 95973

052-250-070-000
GARCIA MANUEL J & PAMELA
22331 SAMSON AVE, CORNING CA
96021

052-250-052-000
COLUNGA RICHARD & DEBBIE
12038 WHEATLAND DR, GRASS
VALLEY CA 95949

052-250-047-000
MAHONEY CAPITAL LP
22551 SAN VICENTE AVE, SAN JOSE
CA 95120

052-250-046-000
CRAWFORD KEVIN L
10106 JONES AVE, DURHAM CA 95938

052-250-045-000
STIER JEFFREY & LAMBERT TERESA
508 TOWN LN, PARADISE CA 95969

052-250-043-000
STIER KENNETH EDWARD TRUST C/O
STIER KENNETH E TRUSTEE
P O BOX 3081, WRIGHTWOOD CA
92397

052-250-040-000
SHIELDS WILLIAM R ETAL SHIELDS
SARA
2413 FABER ST, DURHAM CA 95938

052-250-038-000
COUNTY OF BUTTE
2081 SECOND ST, OROVILLE CA 95965

052-250-037-000
LEE CARL LIVING TRUST LEE CARL
TRUSTEE
PO BOX 798, PARADISE CA 95967

052-250-035-000
BLACK RIVER LAND COMPANY LLC
2215 E 8TH ST, CHICO CA 95928

052-250-034-000
MACHADO DARLA KAY
5243 BLACK OLIVE DR, PARADISE CA
95969

052-235-032-000
REYES-RESENDIZ ELEAZAR
5559 SIERRA PARK DR, PARADISE CA
95969

052-235-030-000
PHILLIPS MATTHEW H
545 WIRTHS WAY, PARADISE CA 95969

052-235-029-000
JANTARADAVAL CHAYANEE
2160 LEAVENWORTH ST APT G1, SAN
FRANCISCO CA 94133

052-235-028-000
AGLIOLO MICHAEL J & NANCY E
2196 OAK PARK AVE, CHICO CA 95928

052-235-027-000
APEX CPM
1991 POTTER RD, CHICO CA 95928

052-235-025-000
RAWIE GLENN W & MEGAN RENEE
44 LAUREN WAY, OROVILLE CA 95965

052-235-014-000
AGOSTA FRED FRANK
5574 BROOKSIDE DR, PARADISE CA
95969

052-234-003-000
WENDT CARRIE A
5625 BROOKSIDE AVE, PARADISE CA
95969

052-213-013-000
BORDIN-HUITT MARIE REVOCABLE
TRUST C/O BORDIN-HUITT MARIE
TRUSTEE
9241 TROXEL RD, CHICO CA 95928

052-213-012-000
BORDIN-HUITT MARIE REVOCABLE
TRUST C/O BORDIN-HUITT MARIE
TRUSTEE
9241 TROXEL RD, CHICO CA 95928

052-213-007-000
PHOENIX COMMUNITY INITIATIVE
LLC
229 W 2ND AVE, CHICO CA 95926

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

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

Butte County Planning Courier

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

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Board of Realtors
6161 Clark Road Ste. 2
Paradise, CA 95969

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

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

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

DEPARTMENTAL USE ONLY

Receipt No. 80125
Fee 2582.33
Project No. 224-00122

TOWN OF PARADISE
APPLICATION FOR PARCEL MAP/TENTATIVE MAP

Applicant Gary P. Maran Phone (808) 283-1031

Applicant's Mailing Address 1800 Apple View Way, Paradise, CA 95969

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

*If applicant is not the owner, owner's signature or signed letter of authorization must accompany this application.

Applicant's email address sangerjet79@gmail.com Fax _____

Owner's Name The Maran Trust Phone (808) 283-1031

Owner's Mailing Address 1800 Apple View Way, Paradise, CA 95969

Engineer (Name, Address) Rolls Anderson & Rolls - Lauren J. McSwain - 115 Yellowstone Dr, Chico Ca 95973

Engineer Phone (530) 895-1422 Fax _____ Email ljmcswain@rarcivil.com

Property Address 5640 Indian Rock Road Parcel Size +/- 11.75 acres

AP Number(s) 052-250-117 Zoning RR-1

Existing Use Single family residential/open space General Plan Designation RR

APPLICATION FOR (Check one): Parcel Map Tentative Map

Description of proposed land use of resultant parcels: Split the existing parcel 4 remaining lands into Parcel 1 and a designated remainder parcel.

Parcel was created and recorded: Date 06/26/1985 Page 52-53 Volume 99M

No. & size of parcels or lots being created: 1 parcel with 1 designated remainder parcel

Improvements proposed: None

Tree planting or removal (approx. number): None

Project associated with or to be a part of a larger project: Parcel 4 remaining lands per bk 99 M. pg 53

Distance to natural water course or storm drain: A natural water course runs through the remainder parcel

Proposed method of sewage disposal Existing Proposed source of water Existing

Do power and telephone lines exist to the boundary of the original parcel? Yes

Name and distance to nearest public maintained street: Foster Road (+/- 473' to remainder parcel)

If access is by a recorded private maintained street: Buschmann Road & Indian Rock Lane

NOTICE OF EXEMPTION

TO: File – [PL24-00122]; AP No. 052-250-117
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Maran Tentative Parcel Map

PROJECT APPLICANT: Gary Maran

PROJECT LOCATION: 5640 Indian Rock Lane, Paradise CA 95969

PROJECT DESCRIPTION: Proposed Tentative Parcel Map that includes dividing a 11.81-acre parcel creating one 1.85-acre lot of record and a 9.964-acre remainder lot.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Applicant & Owner: Gary Maran

EXEMPT STATUS:

- General Rule Exemption (Section 15061)
- Community Plan Exemption (Section 15183)
- Ministerial (Section 15268)
- Emergency Project (Section 15269)
- Categorical Exemption

REASON FOR EXEMPTION: Project consistent with a Community Plan, General Plan, or Zoning

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

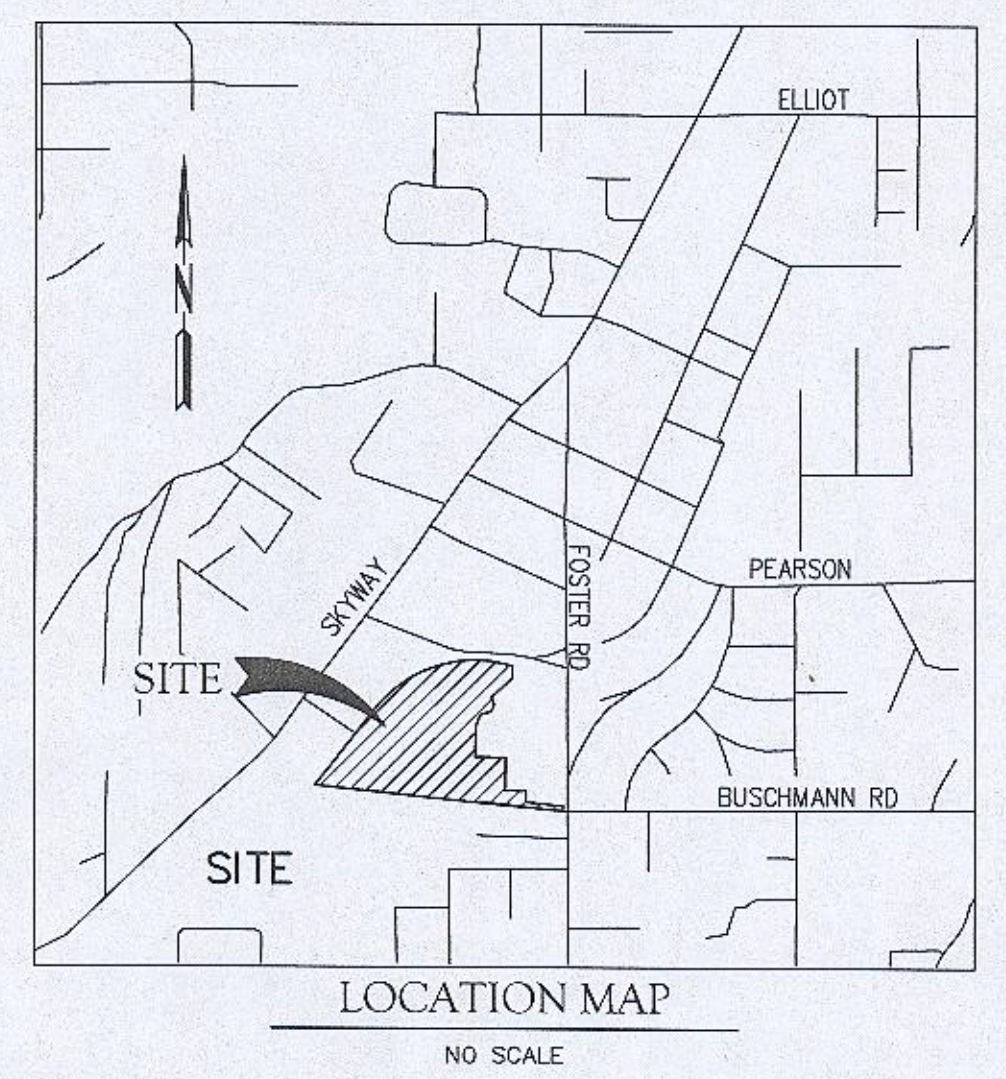
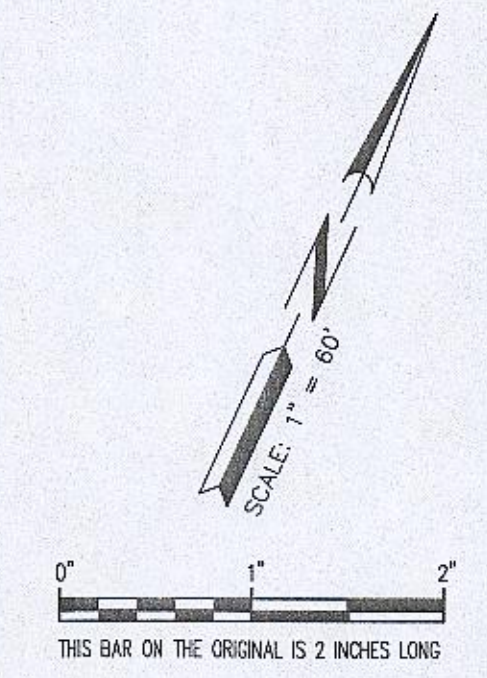
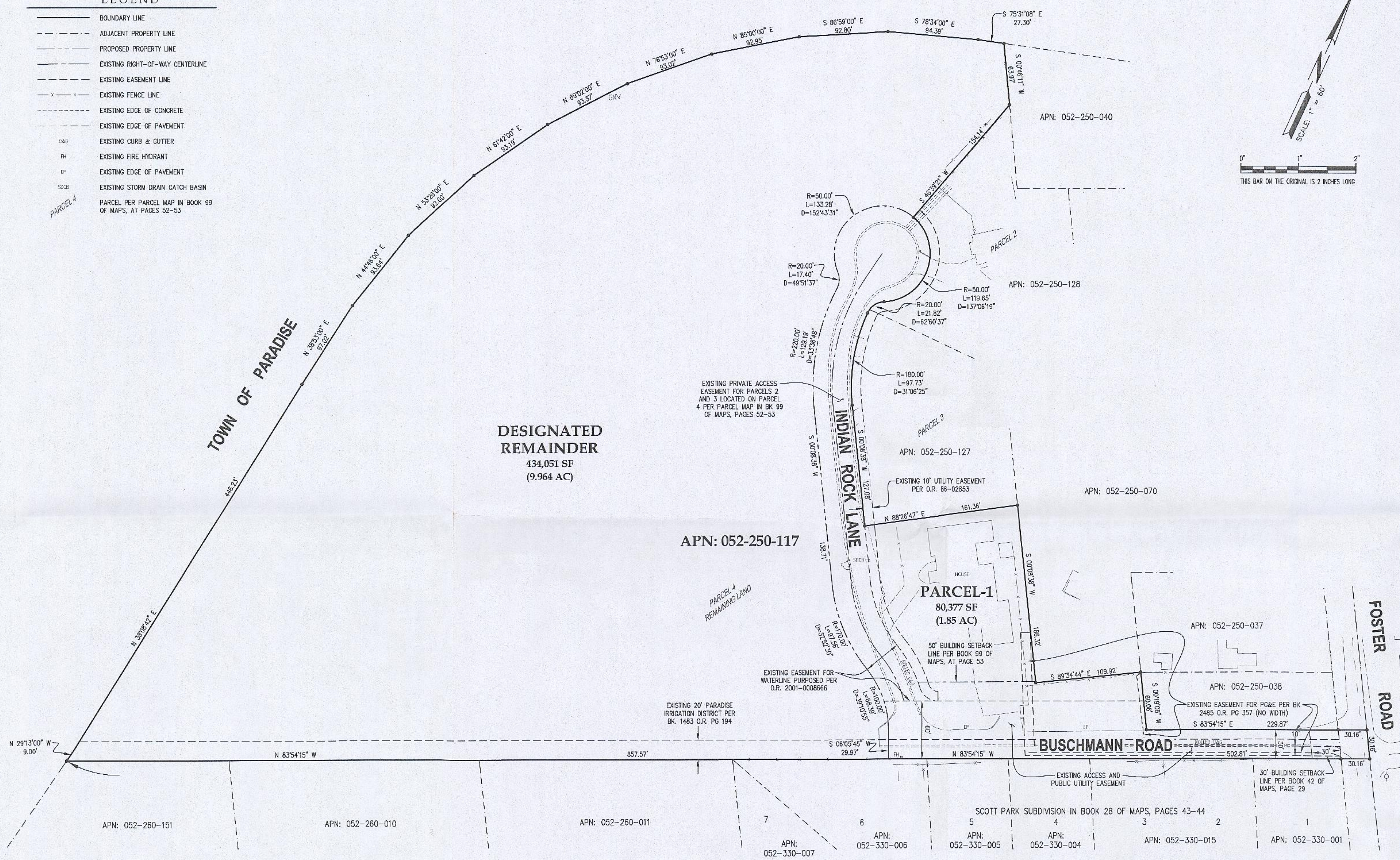
SIGNATURE: 

Planning Director

Date: February 5, 2025

LEGEND

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY CENTERLINE
- - - EXISTING EASEMENT LINE
- - - EXISTING FENCE LINE
- - - EXISTING EDGE OF CONCRETE
- - - EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING FIRE HYDRANT
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM DRAIN CATCH BASIN
- PARCEL PER PARCEL MAP IN BOOK 99 OF MAPS, AT PAGES 52-53



APPLICANT:
 GARY MARAN
 1800 APPLE VIEW WAY
 PARADISE, CA 95969
 (808) 288-1031

OWNER:
 MARAN FAMILY TRUST
 GARY MARAN

ENGINEER:
 ROLLS, ANDERSON & ROLLS
 ATTN: LAUREN J. MCSWAIN
 RCE 72210
 PLS 8754
 115 YELLOWSTONE DRIVE
 CHICO, CA 95973
 (530) 895-1422

ASSESSORS' PARCEL NUMBERS:
 052-250-117

EXISTING SITE ADDRESS:
 5840 INDIAN ROCK LANE

EXISTING ZONING:
 RR1 RURAL RESIDENTIAL

EXISTING GENERAL PLAN DESIGNATION:
 RR1 RURAL RESIDENTIAL

EXISTING & PROPOSED LAND USE:
 RESIDENTIAL AND VACANT LOT

TOTAL PARCEL AREA:
 11.81 ACRES

NOTES

1. TOPOGRAPHIC DATA PER TOWN OF PARADISE AERIAL TOPOGRAPHY DATED 1991.
2. LOT 1 IS FULLY DEVELOPED WITH SERVICE FROM PARADISE IRRIGATION DISTRICT AND A SEWAGE DISPOSAL SYSTEM. LOCATION OF EXISTING LEACHFIELD IS UNKNOWN.
3. DESIGNATED REMAINDER PARCEL SHALL CONNECT TO EXISTING WATER LINE IN BUSCHMANN ROAD AND INSTALL SEWAGE DISPOSAL SYSTEM AT THE TIME OF A BUILDING PERMIT.
4. THERE ARE NO SIGNIFICANT TREES TO BE REMOVED.
5. NO IMPROVEMENTS ARE PROPOSED.
6. NO STRUCTURES ARE TO BE REMOVED.

TENTATIVE PARCEL MAP

FOR
MARAN FAMILY TRUST
 A DIVISION OF PARCEL 4 REMAINING LANDS OF THE PARCEL MAP RECORDED
 IN BOOK 99 OF MAPS, AT PAGES 52-53,
 LYING WITHIN SECTION 22, T.22 N., R.3 E., M.D.M.
 TOWN OF PARADISE, BUTTE COUNTY, CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
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Town of Paradise

Planning Commission Agenda Summary

Agenda Item: 6 (a)

Date: February 18, 2025

ORIGINATED BY: Susan Hartman, Community Development Director –
Planning & Wastewater

REVIEWED BY: Jim Goodwin, Town Manager

SUBJECT: Preparation of an Annual Report to the Town Council
Regarding the Present Status of the 1994 Paradise General
Plan and Progress Toward its Implementation (**2024
Calendar Year**)

COMMISSION ACTION REQUESTED:

1. Adopt a motion to forward the annual General Plan implementation status report to the Town Council; or,
2. Direct staff to make any changes desired by a majority of Planning Commissioners.

Background:

California Government Code Section 65400 requires a local planning agency (i.e. Paradise Planning Commission and staff) to annually review and provide a report to the local legislative body (Paradise Town Council) regarding progress toward the implementation of its General Plan before submitting the report to the State Office of Land Use and Climate Innovation (CLI) by April 1st. The wording of Government Code Section 65400 is as follows:

Provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement and development of housing...

Since adoption of the 1994 Paradise General Plan, staff and the Planning Commission have jointly crafted and forwarded to the Town Council annual reports detailing our progress toward implementation of the plan. These previously generated reports were the result of work effort on the part of staff and Planning Commission members and have served as the format foundation for the proposed **Calendar Year 2024 1994 Paradise General Plan Implementation Status Report** attached to this memorandum for your consideration.

The format of the attached report is based upon and linked to the contents of the previous annual reports. Planning Commissioners should focus their attention on the implementation status of all **policies and implementation measures** currently established within the 1994 Paradise General Plan and its subsequently adopted amendments. In addition, the report is formatted in a manner that is directly linked with the **Volume I - Policy Document of the 1994 Paradise General Plan** by specific listing of individual general plan policies, implementation measures and their respective Volume I - Policy Document page number. Updated comments regarding the past

year's progress toward implementation of individual policy statements and implementation measures are shaded and **bolded**. Keep in mind that, as a 30-year-old document, many of the policies and programs to be implemented have been so for many years so current year-to-year changes are relatively minor. However, an updated Safety Element was adopted by the Town Council in March 2024 so the new/updated policies and programs have been incorporated into the attached status report.

In an effort for the proposed report to be meaningful, you may need to refer to your personal copy of the 1994 Paradise General Plan (Volume I - Policy Document) for the actual text of individual general plan policies and implementation measures. Alternatively, you may access the General Plan, Housing Element, and Safety Element, via the Town's website (<https://www.townofparadise.com/planning>).

Analysis:

The Town has already begun a comprehensive update of the 1994 Paradise General Plan, first with the Housing & Safety Elements. The Housing Element was certified by the State in February 2023 and the Safety Element was approved by the State Board of Forestry in January 2024. The remaining elements will be opened for revisions through a new RFP process. The updating of the General Plan is a multi-year effort, with the update of the remaining elements anticipated to take an additional 3 years. Until then, staff and the Planning Commission will continue to provide annual status reports on implementation to the Town Council regarding the 1994 General Plan.

Financial Impact:

There is no General Fund impact for acceptance and forwarding of the 1994 General Plan Implementation Status Report.



CALENDAR YEAR 2024

1994 PARADISE GENERAL PLAN

IMPLEMENTATION STATUS REPORT

**Presented to the
Paradise Planning Commission**

**February 18, 2024
REPORT OF THE PLANNING COMMISSION**

1994 PARADISE GENERAL PLAN
IMPLEMENTATION STATUS REPORT
FOR CALENDAR YEAR 2024

LAND USE ELEMENT:

GROWTH AND LAND USE DEVELOPMENT:

<u>Policy/ Implem. Measure</u>	<u>Text Page</u>	<u>Policy Brief</u>	<u>Implementation Status</u>
LUP-1	(6-3)	Recognize site limitations	Implemented and ongoing.
LUP-2	(6-3)	Factor in constraints analysis	Implemented and ongoing.
LUP-3	(6-3)	Minimize grading	Implementation ongoing as opportunity so afforded.
LUP-4	(6-3)	Specific Plan for south of town	Not yet implemented. Private work effort was initiated in 2006 for a portion of the secondary planning area south of town limits; and has been idle due to funding and staffing shortages. Butte County General Plan 2030 was adopted October 2010 and includes directive to develop a specific plan for a portion of this area, for which the Town will provide input.
LUP-5	(6-3)	Open Space/Ag designation	Implemented.
LUP-6	(6-3)	Annexations south of town	Not implemented due to lack of necessity.
LUP-7	(6-3)	35' maximum building height	Implemented and ongoing.
LUP-8	(6-3)	Evaluate cumulative impacts	Required by law; implemented and ongoing.
LUP-9	(6-3)	Public notice requirements	Implemented and ongoing.
LUP-10	(6-3)	Encourage planned developments	Ongoing directive; implemented as opportunities arise.
LUP-11	(6-3)	Design projects to avoid constraints	Implemented and ongoing.
LUI-1	(6-4)	Track residential growth rate	Implemented and ongoing.
LUI-2	(6-4)	Prepare Specific Plan	Not implemented. See LUP-4.

LUI-3	(6-4)	Amend PMC for grading	Implemented via Town adoption of the 2010 and 2016 California Green Building Standards Code and updated through the 2019 code adoption.
LUI-4	(6-4)	Amend zoning for GP consistency	Fully implemented (1997).

PUBLIC SERVICES AND INFRASTRUCTURE:

LUP-12; 13; 14	(6-4)	Growth not to exceed availability of public services	Implemented via planning process reforms; an ongoing directive.
LUP-15	(6-5)	Improve public service capacity	Implemented and an ongoing directive.
LUP-16	(6-5)	No discretionary residential permit unless adequate public services	Implemented and ongoing.
LUP-17	(6-5)	Encourage service districts to expand or enhance capacity	Partially implemented and ongoing as opportunities arise.
LUP-18	(6-5)	TOP and PID meet bi-annually	The Town/PID Liaison Committee did not meet in 2024.
LUP-19	(6-5)	Densities based on constraints	Implemented and ongoing.
LUP-20	(6-5)	Police and Fire service levels	Implemented and ongoing.
LUP-21	(6-5)	Assessment districts	Partially implemented and ongoing as needed.
LUP-22	(6-5)	Fees for service delivery costs	Partially implemented via the Town’s development impact fee program.
LUP-23	(6-5)	Feasibility of annexation	Implemented and an ongoing directive.
LUP-24	(6-5)	Feasibility of merging with PID	Feasibility studies are tabled by the Town pending adequate funding and other post Camp Fire factors.
LUP-25	(6-5)	Designate general locations for public and open space uses	Fully implemented.
LUP-26	(6-6)	Findings for public service and infrastructure capacity	Implemented and ongoing.
LUI-5	(6-6)	Capital improvements program	The Town developed & adopted a \$121M 5-year capital improvements program in 2020.
LUI-6	(6-6)	Assure adequate water delivery	Partially implemented and ongoing.
LUI-7	(6-6)	Implement <i>Master Storm Drain Study & Facilities Plan</i>	An updated Storm Drainage Master Plan was adopted by the Town in 2022.
LUI-8	(6-6)	Public safety impact fees	Implemented and ongoing.

LUI-9	(6-6)	Public safety service fees	Implemented and ongoing.
LUI-10	(6-6)	Development impact fees	Partially fund implemented and ongoing.
LUI-11	(6-6)	Investigate forms of assessment districts	Partially implemented and ongoing.
LUI-12	(6-6)	LAFCO to study any potential merging with special districts	Not implemented; lack of necessity prior to 2018 Camp Fire.
LUI-13	(6-6)	Monitor population trends for effects on public services	Implemented and ongoing.

LAND USE DISTRIBUTION AND LOCATION

LUP-27; LUP-28	(6-7)	Create Central Commercial Area	Implemented via Town Council adoption of Town Resolution No. 01-37 in November, of 2001.
LUP-29	(6-7)	Central Commercial area to focus on visitors	Implemented and ongoing.
LUP-30	(6-7)	CIPs for revitalization areas	Ongoing Directive. In 2024, work was completed on the Almond Street and Gap Closure projects which installed walkable pathways, lighting, landscaping, and road repairs in the Downtown.
LUP-31	(6-7)	Retail sales and infill on Skyway	Implemented and ongoing as opportunities arise.
LUP-32	(6-7)	Discourage strip development on Clark Rd	Ongoing directive.
LUP-33	(6-8)	Encourage existing strip fill in	Ongoing directive.
LUP-34	(6-8)	Larger retail to locate in centers with adequate facilities	Ongoing directive.
LUP-35	(6-8)	Professional office development	Ongoing directive.
LUP-36	(6-8)	Expand industrial park	Town efforts to acquire/develop additional business or industrial park property continue as opportunities arise.
LUP-37; 38	(6-8)	Lt Industrial/Business Park areas	Implemented.
LUP-39	(6-8)	Preserve residential neighborhoods	Ongoing directive and implemented.
LUP-40	(6-8)	Community facilities compatibility	Ongoing directive.

LUP-41	(6-8)	Airport compatibility uses	Ongoing directive.
LUP-42	(6-8)	Locations for cemeteries	Implemented.
LUP-43	(6-8)	Timber production areas	Implemented.
LUP-44	(6-8)	Locations for gateway areas	Implemented.
LUI-14	(6-8)	Provisions for mixed land uses	Implemented.
LUI-15	(6-8)	Zoning consistent with GP	Implemented.
LUI-16	(6-8)	Provide for visitor services	Implemented.
LUI-17	(6-8)	Adopt Capital Improvements Plan	Implemented. See comment for LUI-5.
LUI-18	(6-8)	Develop. guidelines for large retail	Largely implemented via adoption of town-wide design standards in March, of 2010. Updated commercial design standards in the Downtown and Community Commercial corridors were adopted in 2022.

LAND USE DENSITIES

LUP-45	(6-9)	Higher density compatibility	Ongoing directive.
LUP-46	(6-9)	Higher density locations	Partially implemented and ongoing. In 2024, worked with a grant-funded consultant to prepare a draft sewer service overlay zoning district to double the residential density for properties that are connected to the sewer.
LUP-47	(6-9)	½ acre minimum residential lot size	Ongoing implementation.
LUP-48	(6-9)	High density residential locations	Partially implemented and ongoing. See LUP-46 update.
LUP-49	(6-9)	Higher density requirements	Ongoing directive, implemented as opportunities are afforded.
LUP-50	(6-9)	Low density Multi-Family locations	Ongoing directive and partially implemented.
LUI-19	(6-9)	Zoning consistent with GP	Implemented and ongoing directive.
LUI-20	(6-9)	Make findings consistent with GP	Implemented and ongoing.
LUI-21	(6-9)	Safety standards for high density	Implemented.
LUI-22	(6-9)	Identify difficult to develop areas	Implemented and ongoing.

ECONOMIC DEVELOPMENT/REDEVELOPMENT

LUP-51	(6-10)	Attract needed industries	Partially implemented; additional implementation as new opportunities arise. A post-fire non-residential market study was completed in early 2022.
LUP-52	(6-10)	Promote reuse of empty buildings	Ongoing directive. Dissolution of RDA eliminated a primary funding source for the façade renovation program, which targeted reuse of existing buildings. In 2023 staff worked with commercial developers for the reuse of empty suites in the Holiday Shopping Center.
LUP-53, 54	(6-11)	Town theme for Central Comm.	Implemented. Town-wide Design Standards are adopted. Various PMC sign regulation changes adopted in 2010 have assisted as well. Refer to LUI-18.
LUP-55	(6-11)	35' max commercial height	Implemented and ongoing.
LUP-56	(6-11)	Screen commercial parking areas	Ongoing directive; implemented.
LUP-57	(6-11)	Artisan and tourist center	Chamber of Commerce and the Paradise Art Association continue to sponsor cultural events. The Town has formed a committee that includes local business owners as part of an effort to promote Downtown beautification and commerce.
LUP-58	(6-11)	Create scenic gateway areas	Ongoing directive; partially implemented.
LUP-59	(6-11)	Support retention of open space	Ongoing directive.
LUP-60	(6-11)	Common theme for gateway areas	Implemented via PMC zoning code text amendments and adoption of design standards in 2010.
LUP-61	(6-11)	Eliminate unsightly materials near entrances to town	Ongoing directive.
LUP-62; 63	(6-11)	Promote town as tourist destination	Ongoing and partially implemented.
LUP-64	(6-11)	Bed and breakfast locations	This directive is implemented via Town's zoning regulations.
LUP-65	(6-11)	Develop destination resort	Ongoing directive, but not implemented.
LUP-66	(6-11)	Update <i>Downtown Revitalization Plan</i> as needed	Adopted plan implementation is promoted via 2010 adoption of Design Standards. Town Council initiated the process of an updated Downtown Master Plan in 2024 which included identifying a walkable

			downtown core and recommending amendments to existing land uses to support that initiative.
LUP-67	(6-12)	Sites for business park	Partially implemented. See LUP-51.
LUI-23	(6-12)	Calif. “Main Street” program	Functionally Implemented. “Main Street” concepts/components were incorporated within the adopted Downtown Revitalization Plan and the 2010 Design Standards.
LUI-24	(6-12)	Promote farmers market	Ongoing implementation. The Town Council gave staff direction in November 2024 to move forward with the process of amending the zoning ordinance to allow farmers markets in the downtown.
LUI-25	(6-12)	Staffing business development Programs and activities	Ongoing implementation.
LUI-26	(6-12)	Design guidelines for commercial	Implemented. Refer to LUI-18.
LUI-27	(6-12)	Enforce comm. zoning ordinance	Implemented.
LUI-28	(6-12)	Design review committee	Not ongoing or needed since 2010 due to adoption of Town’s Design Standards.
LUI-29	(6-12)	Apply design guidelines to existing businesses	Implemented.
LUI-30	(6-12)	Land use controls in gateways	Implemented via adoption of scenic highway corridor zoning regulations and 2010 adoption of Design Standards specific to gateway areas.
LUI-31	(6-12)	Funding for gateway areas	Partially implemented as opportunities arise.
LUI-32	(6-12)	Upgrade entrance signs	A post-Camp Fire volunteer group, “The Sign Committee”, conducted an online vote for new entrance signs to Town and is working on funding to replace them. The entrance sign on Skyway completed construction in 2022.
LUI-33	(6-12)	Review sign regulations	Ongoing directive and implemented.
LUI-34	(6-12)	Promote completion of auditorium	Implemented.
LUI-35	(6-12)	Facilitate weekend tourist events	Implementation ongoing. In 2023, the Recovery & Economic Development Dept coordinated and supported monthly TOP-POP weekend events highlighting local businesses.
LUI-36	(6-12)	Parking facilities study	Ongoing directive as part of the Downtown Revitalization Master Plan.

LUI-37	(6-12)	Improve code enforcement program	Implemented and ongoing as funds permit. Additional code enforcement staff was brought on in 2021.
LUI-38	(6-12)	Outdoor display ordinance	Implemented via adoption of ord. No. 550 in 2014 (see LUI-37 also).
LUI-39	(6-13)	Relocate nonconforming uses	Ongoing directive.

INTERGOVERNMENTAL COORDINATION

LUP-68	(6-13)	Use BCAG for land use decisions	Ongoing and partially implemented as opportunities are afforded.
LUP-69	(6-13)	Regional decision making	Ongoing and partially implemented as opportunities are afforded.
LUP-70	(6-13)	Butte County urban reserve policy	Ongoing and partially implemented as opportunities are afforded.
LUP-71	(6-13)	Protection of Paradise watershed	Ongoing and partially implemented as opportunities are afforded.
LUI-40; 41; 42	(6-13)	Coordination with Butte County	Ongoing and partially implemented as opportunities are afforded.

LAND USE CONTROLS

LUP-72	(6-14)	Relocation of nonconforming uses	Ongoing directive.
LUP-73	(6-14)	Discourage expansion of legal nonconforming uses	During post Camp Fire in 2019 the Town adopted specific and short-term natural disaster regulations within Section 17.39.300 [Restoration of damaged nonconforming use] of the Paradise Municipal Code.
LUP-74	(6-14)	Improve code enforce program	Implemented and ongoing. The Butte County Abandoned Vehicle Abatement Authority was renewed on the 2024 ballot of which the Town is a member jurisdiction.
LUP-75	(6-14)	Comm. handicap accessibility	Ongoing and implemented.
LUP-76	(6-14)	Revise local CEQA guidelines	Implemented.
LUI-43; 44	(6-14)	Zone parcels consistent with GP	Implemented.
LUI-45	(6-14)	Consistently enforce regulations	Implemented and ongoing.

TERTIARY PLANNING AREA

LUP-77; 78; 79	(6-15)	Projects in tertiary area should not be approved if adverse impacts on Town of Paradise	Ongoing directive.
LUP-80; 81	(6-15)	Projects in tertiary area should have open space	Ongoing directive.
LUP-82	(6-15)	Projects in tertiary area should Acknowledge high fire hazards	Ongoing directive.
LUI-46; 47	(6-15)	Coordinate with county agencies/districts	Implemented and ongoing. Town staff provided input in 2024 for the PID master services review through LAFCo.
LUI-48	(6-15)	Joint powers agreements	Partially implemented.
LUI-49	(6-15)	Expand Sphere of Influence	Partially implemented.

CIRCULATION ELEMENT:

CP-1	(6-18)	LOS “D” or better for roadways	Partially implemented and ongoing.
CP-2	(6-18)	Circulation problems eliminated	In March 2022 a new Paradise Transportation Master Plan was adopted which identifies needed roadway improvements/connections. In late 2022, the Town prioritized identified road projects for its +/- \$229M CDBG-DR Infrastructure allocation to be carried out between 2023-2028.
CP-3	(6-18)	Impacts of street extensions	Ongoing directive and implemented.
CP-4	(6-19)	Mitigate circulation impacts	Ongoing and implemented on case-by-case basis.
CP-5	(6-19)	Upper Ridge roadway impact fees	Partially implemented and ongoing. Butte County collects development impact fees for upper ridge development, a portion of which is earmarked for Skyway and Clark Roads in Paradise.
CP-6	(6-19)	Additional street connections	Ongoing directive. Refer to CP-2.
CP-7	(6-19)	New traffic signal synchronization	Partially implemented. Synchronized traffic signals from Elliott Road to Neal Road along Skyway were completed in 2014. Grant secured in 2015 will fund signalization of the Black Olive Drive/Skyway intersection, further improving signal synchronization along Skyway.

CP-8	(6-19)	Regulate truck routes	Implemented and ongoing.
CP-9	(6-19)	Establish park-and-ride facilities	Ongoing, partially implemented as opportunities afforded.
CP-10	(6-19)	Sidewalk and pathway program	Ongoing directive. Pearson Road improvements/signalization at Recreation Drive were completed in 2013. Infill sidewalks, curbs and gutters along Pearson Road between Academy Dr. and Skyway was constructed in 2017. Grant funding has been secured for environmental review and design for new sidewalks along Birch, Elliott, Foster and Black Olive Drive. Grant funding was secured for construction of new sidewalks along Pearson Road between Academy and Black Olive Drives. The Almond Street and Gap Closure projects installed walkable pathways, lighting, landscaping, and road repairs in the Downtown.
CP-11	(6-19)	Bicycle and hiking trails	Ongoing directive; partially implemented. The Downtown Paradise Safety Project installed bicycle lanes along Skyway between Elliot and Pearson Roads in 2014. Bicycle lanes along Pearson Rd. between Pentz and Clark Roads and along Maxwell Dr. were largely completed in 2015. Shoulder widening and the addition of bicycle lanes on Pearson Road from Clark Road to Pentz Road was completed in 2016. Construction/installation of flashing beacons at trailway crossing of major streets completed in 2018. Class 1 multi-use paths are included in multiple road improvement projects allocated for the CDBG-DR infrastructure funding in 2022 to be completed between 2024-2026.
CP-12	(6-19)	Butte County road standards	Implemented. Butte County and the Town have adopted compatible road standards for the Town's Sphere of Influence.
CP-13	(6-19)	Trip reduction plan programs	Partially implemented and ongoing. In 2022, the Town adopted local-level VMT policies from the 2020 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) from BCAG for reducing vehicle miles traveled at a project level.
CP-14	(6-19)	Senior and handicapped transit	Ongoing directive; partially implemented via B-Line Paratransit service.
CP-15	(6-19)	Expand public transit services	Consolidation of County-wide transit services has helped promote implementation.
CP-16	(6-19)	Improve commercial parking	Ongoing directive implemented as opportunities arise. Construction of an

			additional public parking facility in the Central Commercial area was completed in 2011.
CP-17	(6-19)	Improving traffic flows	Ongoing and partially implemented.
CP-18	(6-20)	Roadway extension workshops	Ongoing and partially implemented.
CP-19	(6-20)	Increase transit opportunities	Partially implemented. The component regarding children has not been implemented due to lack of available funding.
CP-20	(6-20)	Town Engineer to review circulation studies for revision	BCAG development of a Regional Transportation Plan initiated in 2014/2015 has assisted. The 2022 Transportation Master Plan reviewed the Town's daily traffic needs.
CI-1	(6-20)	Access standards along arterials.	Ongoing directive.
CI-2	(6-20)	Road connection feasibility study	Completed in the March 2022 Transportation Master Plan.
CI-3	(6-20)	Establish development impact fees	Implemented and ongoing.
CI-4; 5	(6-20)	Regional traffic maintenance	Ongoing and partially implemented.
CI-6	(6-20)	Locations for pathways	Ongoing and partially implemented. Additional opportunities identified in the Action Transportation Plan section of the 2022 Transportation Master Plan and are partially funded through the CDBG-DR infrastructure allocation.
CI-7	(6-20)	Pedestrian pathways for private development	Partially/potentially implemented by covenant agreements.
CI-8	(6-20)	Improve road shoulders	Ongoing implementation via various public infrastructure projects.
CI-9	(6-20)	Transportation facilities	Ongoing directive.
CI-10	(6-21)	Utilizing transportation funds	Ongoing implementation as funds permit.
CI-11	(6-21)	Butte County Circulation Element	Refer to comment for CP-5.

HOUSING ELEMENT:

NOTE: A separate report detailing implementation of the Town of Paradise Housing Element is prepared for Planning Commission review and recommended referral to the Town Council. The format and contents of the Housing Element report is dictated by the

California Department of Housing and Urban Development and is therefore generated as a stand-alone, but related document.

NOISE ELEMENT:

NP-1	(6-33)	Noise level acoustical analysis	Ongoing implementation as needed.
NP-2	(6-33)	Transportation noise levels	Ongoing implementation as needed.
N-3	(6-33)	Exterior noise levels	Ongoing implementation as needed.
N-4	(6-33)	Noise mitigation measures	Ongoing implementation as needed.
N-5	(6-33)	Acoustical analysis standards	Ongoing implementation as needed.
N-6; 7	(6-33)	Paradise Skypark Airport levels	Ongoing implementation as needed.
NP-8	(6-33)	Preserve quiet residential areas	Ongoing directive.
NP-9	(6-33)	Control obtrusive noise	Ongoing implementation via noise regulations of the Paradise Municipal Code.
NP-10	(6-34)	Development near care facilities	Ongoing implementation as needed.
NI-1; 2	(6-34)	Monitor mitigation compliance	Ongoing implementation as needed.
NI-3	(6-34)	Noise insulation standards	Implemented and ongoing.
NI-4; 5	(6-34)	Review and update noise element	Ongoing implementation as required.
NI-6	(6-34)	Improve noise ordinance	Implemented and ongoing.
NI-7	(6-34)	Adopt Airport Land Use Plan	Implemented.

2024 SAFETY ELEMENT (SEPARATE DOCUMENT):

SP-1	(39)	Consider extreme heat days in Development design	Ongoing directive.
SP-2	(39)	Evaluate home hardening methods	No action.
SP-3	(39)	Balance mandates with affordability	Ongoing directive.
SP-4	(39)	Use best available science for hazard mapping	Ongoing directive.

SP-5	(39)	Encourage infill near evac routes	Draft sewer service overlay zoning proposes to increase density in the Sewer Service Area which is along major evacuation routes.
SP-6	(39)	Enforce SRA fire safety standards	Ongoing directive.
SP-7	(39)	Limit building in buffer areas	The Town and PRPD are actively working to identify high priority parcels for wildfire buffers as part of the OPR ICARP grant.
SP-8	(40)	Building assessment for retrofit	Self-identified standing homes in need of retrofit for fire safety were cleared for participation in a FEMA grant funded home hardening program in 2024; construction to begin in 2025.
SP-9	(40)	Develop maps and standards to protect habitat	No action.
SP-10; 11	(40)	Enforce Fire Code and SRA code	The Town is enforcing the current 2022 CA Fire Code and will adopt the new 2025 CA Fire Code in late 2025. The SRA fire codes have not yet been incorporated into the Town's municipal code.
SP-12	(40)	New fire stations w/in 5 min call	Ongoing directive.
SP-13	(40)	Maintain ISO rating of 3 or better	Ongoing directive.
SP-14	(40)	Reduce the impact of pollutants	Ongoing directive.
SP-15	(40)	Flood hazard building impacts	New construction within Special Permit Zones are subject to the Town's updated development standards for building in areas prone to flooding.
SP-16	(40)	No toxic discharge into waterways	Ongoing directive.
SP-17	(40)	Minimize soil erosion on projects	Ongoing implementation as needed.
SP-18; 19	(40-41)	Regional hazardous waste facilities	Ongoing directive.
SP-20	(41)	Local review of hazard facilities	Ongoing directive.
SP-21	(41)	Trans routes for hazardous waste	Ongoing implementation as needed. The Town already has designated truck routes.
SP-22	(41)	Hazardous waste facilities consistent with BC Public Health & state law	Ongoing directive.
	SI-1	(41) Reduce heat impacts	Updated commercial design guidelines call for at least 50% of landscaping to provide shade over parking lots.
SI-2	(41)	Review building standards against fire resistance for add'l mitigations	Ongoing directive. See SP-8 for FEMA retrofit program update.
SI-3	(42)	Incentivize not building in buffers	See SP-7 for an update on mapping the wildfire buffers. No action yet on

SI-4	(42)	Update PMC with SRA fire regs	incentives to not build in those areas. Not fully implemented at this time, though the Town has adopted the PRC 4291 standards (defensible space) into the municipal code.
SI-5	(43)	Fire Protection Plans	Not fully implemented at this time, though the Town is requiring emergency vehicle access, addressing, defensible space, & fire safe building construction.
SI-6	(43)	Stormwater management	Stormwater management for new construction is regulated by erosion and sediment control plans and grading permits through the Engineering Division.
SI-7	(43)	Reopen local HHW facility	In the updated solid waste franchise agreement, thresholds for reopening the local HHW facility were included.
SI-8	(43)	Adequate emergency response	New parcel maps, subdivisions, and large commercial/residential developments are reviewed by police and fire to determine adequate resources to support.
SP-23	(44)	Seek funding for efficient HVACs	Ongoing directive.
SP-24	(44)	Policies harmonize w/ climate action	Ongoing directive.
SP-25	(44)	Community capacity inventory	No action.
SP-26	(44)	Enforce Storm Drain Maser Plan	Ongoing directive.
SP-27	(44)	Infrastructure recovery projects	In 2024, the Town continued to complete public road rehabilitation and provided new roadside evacuation zone signs.
SP-28	(44)	Airport safety compatibility	Ongoing implementation as needed.
SP-29	(44)	Public facilities on evac routes	Ongoing directive.
SI-9	(44)	Incentives for alt energy appliances	No action.
SI-10	(44)	Maintain & map community assets	No action.
SI-11	(45)	Improve road infrastructure	The Public Works Dept continues to complete post-fire road rehab projects and CIPs which widen evacuation routes.
SI-12	(45)	ALUC review within airport area	Ongoing directive.
SI-13	(45)	Designate public facilities along evac routes	Ongoing implementation as needed.
SP-30	(46)	Climate change signage	No action.
SP-31	(46)	Hazard risk disclosure to renters	Ongoing directive.

SP-32	(46)	Wildfire risk education	Ongoing directive.
SP-33	(46)	EOC training for staff and public	Ongoing directive. Town staff took part in a full-scale EOC training in June 2024 and tests the emergency sirens on the 15 th of every month for the public to get used to how they operate.
SP-34	(46)	HHW safety education	Ongoing directive, no printed materials prepared yet.
SI-14	(46)	Public trails climate change signage	No action.
SI-15	(46)	Ord. for risk disclosure to renters	No action.
SI-16	(47)	Disseminate info on wildfire risk	Ongoing directive. The Town staff's booths at community events to distribute educational materials about wildfire safety.
SP-35	(47)	Implement the Emergency Op Plan	Ongoing directive.
SP-36	(47)	Prioritize needs of disadvantaged communities during recovery	Ongoing directive.
SP-37	(47)	Post-disaster policies to reduce risk	The Town adopted a 5' non-combustible zone around structures, to include landscaping, and IBHS Wildfire Prepared Home standards.
SP-38	(48)	Adequate access for new bldgs	Ongoing directive.
SP-39	(48)	Enact Master Transportation Plan	Ongoing implementation as opportunities present.
SP-40	(48)	Prohibit bldg. on lots w/o access	Ongoing directive.
SP-41	(48)	Redundant communication system	Ongoing and implemented though CodeRED, warning sirens, press releases, AM 1500 radio, & social media/website posts.
SP-42	(48)	Community disaster event training 2x/yr for cooperators/public	Ongoing directive.
SP-43	(48)	Emergency aircraft landing area	No action.
SI-17	(48)	Support affordable housing funding	The Town secured \$83M in direct CDBG-DR allocations for post-fire affordable housing and currently have over 100 units completed or in construction with another 142 units entitled pending tax credit allocations.
SI-18	(48)	Develop After Action Report	Ongoing and implemented for any incident proclaimed a state of emergency by the governor.
SI-19	(49)	Disaster response infrastructure	The Town's early warning system (sirens) went fully online in 2024 and evacuation route improvements continued though CIP projects funded by CDBG-DR infrastructure grants.

SI-20	(49)	Early noticing for constrained areas	Ongoing directive.
SP-44	(49)	Adopt an urban canopy ordinance	No action.
SP-45	(49)	Support acquisition of buffers	See SP-7 update.
SP-46	(49)	Reduce wildfire smoke hazards	No action.
SP-47	(50)	Fuel reduction in forested areas	The Town has supported the Butte County Fire Safe Council in their 10-year fuels management plan within Town limits.
SP-48	(50)	Enforce defensible space program	The Town brought on additional fire prevention inspectors through FEMA HMGP funds which helped to bring the Town to a 96% compliance rate for 2024. Non-compliant properties adjoining standing structures were approved for abatement by the Town.
SP-49	(50)	Help fund veg mgmt. for low income	No action.
SI-21	(50)	Identify and fund wildfire buffers	See SP-7 update.
SI-22	(50)	Private and public defensible space	The Town continues to implement its annual roadside vegetation management program and enforce defensible space requirements.
SI-23	(51)	Enforce state fire code	The Town has adopted the most recent (2022) CA Fire Codes and adopted PRC 4291 in the municipal code.
SP-50	(51)	Encourage low water landscape	Through State grant funds, the Town provides free residential landscape plans on its website that are focused on low water use, drought-tolerant, native, and fire-resistant plant species.
SP-51	(51)	Outreach about climate change	No action.
SP-52	(51)	Promote resiliency of structures	Through FEMA HMGP funds, standing structures have the opportunity to retrofit their structures to more fire-resistant exterior building materials.
SP-53	(51)	Complete full Gen Plan update	Two of the seven Elements have been updated, with the remaining five to begin in 2025.
SP-54	(51)	Infrastructure for extreme weather	Roads, drainage culverts, and utilities are being designed and replaced to support safer evacuation routes.
SI-24	(51)	Checklist for bldg. site adaptation	No action.
SI-25	(51)	Add resiliency to Gen Plan policies	No action.
SP-55	(52)	Support fire resilient forests	No action.
SP-56	(52)	Adopt CA fire code w/ amendments	Implemented and on-going.
SP-57	(52)	Coord. hazard mitigation updates	The Town is currently working with Butte County on the update to the

SP-58	(52)	Oversee climate action strategies	Local Hazard Mitigation Plan. No action.
SP-59	(52)	Report progress of Safety Element	Implemented and on-going, annual implementation reports are prepared by Planning staff for review by the Planning Commission and Town Council before being submitted to the State Office of Land Use and Climate Innovation (LCI).
SP-60	(52)	Support fuel reduction in forests	See SP-47.
SP-61	(52)	Enforce defensible space program	See SP-48.
SP-62	(53)	Ensure maint. of water supplies	Town staff and Paradise Irrigation District staff meet once a month to discuss projects that affect water supply, fire flow, and system maintenance.
SI-26	(53)	Inter-agency preparedness coord.	The Town coordinates with cooperator agencies for EOC exercises, supports defensible space activities by the Butte County Fire Safe Council, and enforcing hazard abatement at a parcel level (see SP-48).
SI-27	(53)	Maintain the LHMP & CWPP	Ongoing directive.
SP-63	(54)	Education to reduce fire risk	Building stakeholders meeting was held in 2024 which focused on the Town's defensible space requirements.
SP-64	(54)	Response plan for high heat days	No action.
SP-65	(54)	Involve all in adaptation planning	Ongoing directive.
SP-66	(54)	Diversify outreach methods	Ongoing directive.
SP-67	(54)	Recognize programs and properties that mitigate against fire	Local firewise communities and a Wildfire Prepared Home have been publicly recognized as a means to inform the public about wildfire mitigations at a property level.
SI-28	(54)	Inclusive education and engagement	Ongoing directive.
SI-29	(55)	Plan fire prevention workshop	No action.
SP-68	(55)	Advocate for resiliency funding	Ongoing directive.
SP-69	(55)	Integrate hazard mitigation in plans	Ongoing directive.
SP-70	(55)	Explore funding for fire resiliency	As part of the grant funded wildfire buffer project with PRPD, long-term funding mechanisms are being explored.
SP-71	(55)	Engage with insurance companies	The Town hosted a meeting with the State Insurance Commissioner and

			Mercury Insurance in November 2024 to discuss fire mitigation measures the Town has taken to promote insurability.
SP-72	(55)	Encourage utility companies to enhance lifeline programs	No action.
SP-73	(56)	Update Federal Advocacy Platform	The 2021 Advocacy Platform was updated in 2023 and is on a 2-year update cycle.
SI-30	(56)	Work regionally for funding and information-sharing	The Town works regionally to prepare the LHMP & CWPP and participates in speaking on panels and roundtables to learn best practices and share fire recovery experiences.
SI-31	(56)	Maintain Federal Advocacy Platform	Town staff and Councilmembers traveled to Washington D.C. in 2024 to advocate for federal support of resiliency projects.

OPEN SPACE/CONSERVATION ELEMENT:

OCEP-1; 2; 3	(6-49)	Scenic highway corridors	Implemented.
OCEP-4	(6-49)	New billboard size and location restrictions	Implemented and ongoing.
OCEP-5; 6	(6-49)	Protecting scenic view corridors	Ongoing implementation as needed.
OCEI-1	(6-50)	Development standards to maintain Integrity of scenic highway	Implemented via Town adoption of scenic highway zoning regulations.
OCEI-2	(6-50)	Utility locations in gateways	Implemented as needed.
OCEI-3	(6-50)	New billboard regulations	Implemented and ongoing.
OCEP-7	(6-51)	Open space as infill tool	Implemented, ongoing directive.
OCEP-8	(6-51)	Trailways with new development	Ongoing and partially implemented as needed; Yellowstone Kelly Heritage Trailway (formerly Paradise Memorial Trailway) extension completed in 2010 indicates progress.
OCEP-9	(6-51)	Public access to Lookout Point	Implemented and ongoing via Butte County.
OCEP-10	(6-51)	Linear park around trailway	Partially implemented/ongoing via Trailway Plan & recent improvements.

OCEP-11	(6-51)	Work with PRPD for park locations	Implemented and ongoing.
OCEP-12	(6-51)	Work to acquire open space	Ongoing directive and merits implementation due to 2018 Camp Fire circumstances. A joint grant application between TOP and PRPD was awarded by the State Office of Planning & Research (OPR) in 2024 to fund the planning of implementation of wildfire buffers along the periphery of Town.
OCEI-4;	(6-51)	Work with PRPD to develop open space specific plan	The PRPD adopted a revised and updated 15-year District Master Plan during 2010 that will assist in implementation of this directive.
OCEI-5	(6-51)	Park facilities consistent with GP	Implemented and ongoing.
OCEI-6	(6-51)	Expansion of Sphere of Influence	Not implemented due to lack of necessity.
OCEI-7	(6-51)	Open space east of Neal Rd	Partially implemented as an ongoing directive.
OCEP-13	(6-52)	Protect large trees	Ongoing directive and implemented as opportunities afforded.
OCEP-14; 15	(6-52)	Maintenance of natural habitat	Partially implemented and ongoing.
OCEP-16	(6-52)	Protect area fisheries	Partially implemented and ongoing.
OCEP-17	(6-52)	Protect deer herd migration routes	Ongoing directive.
OCEP-18; 19	(6-53)	Protect view sheds	Ongoing and partially implemented.
OCEP-20; 21	(6-53)	Protect neighboring views	Ongoing and partially implemented.
OCEP-22	(6-53)	Underground utilities encouraged	Partially implemented and ongoing. The Town established two new underground utility districts in 2016. During 2019 PG&E agreed to and commenced undergrounding some of its electrical transmission lines along the Skyway and within the Town. During 2024, PG&E continued to install multiple miles of underground utilities.
OCEP-23	(6-53)	Preserve groundwater quality	Implemented and ongoing.
OCEP-24; 25	(6-53)	Protect town's water resources	Implemented and ongoing.
OCEP-26	(6-53)	Keep natural riparian vegetation	Partially implemented and ongoing via case-by-case analysis.
OCEP-27	(6-53)	Land uses near sensitive lands	Implemented and ongoing.
OCEP-28	(6-53)	Control grading in subdivisions	Implemented and ongoing.
OCEP-29	(6-53)	Golf course operation encouraged	Ongoing directive.
OCEP-30	(6-53)	Grey water usage ordinance	Implemented and ongoing. The Town adopted grey water use regulations

OCEP-31	(6-53)	Retention of agricultural lands	in 2014.
OCEP-32;33	(6-53, 54)	Identify ag and timber lands	Ongoing partial implementation.
OCEP-34; 35	(6-54)	Support programs to recycle	Implemented.
OCEP-36	(6-54)	Archaeologically sensitive lands	Implemented/ongoing via execution of a solid waste franchise agreement with NRWS.
OCEI-8	(6-54)	Develop standards for stream and drainage way protection	Implemented and ongoing.
OCEI-9	(6-54)	Low density on sensitive land	Implemented and ongoing.
OCEI-10	(6-54)	Regulations for creek discharges	Implemented and ongoing via RWQCB and the Town's Wastewater Management District.
OCEI-11	(6-54)	Seek grants for reforestation	Partially implemented and ongoing as opportunity affords itself.
OCEI-12	(6-54)	Mitigation for tree removal	Largely implemented via tree ordinance regulations.
OCEI-13	(6-54)	Encourage Arbor Day	Ongoing directive.
OCEI-14	(6-54)	Preserve natural wildlife areas	Implemented and ongoing.
OCEI-15	(6-54)	Undergrounding utilities	Partially implemented and ongoing. See OCEP 22.
OCEI-16	(6-54)	Acquire conservation easements	Not implemented; lack of funding.
OCEI-17	(6-54)	Establish Williamson Act program	Not implemented; lack of local opportunities.
OCEI-18	(6-55)	Compliance with CEQA archaeological impacts	Implemented and ongoing directive.
OCEI-19; 20	(6-55)	Use of qualified archaeologists	Implemented and ongoing.
OCEI-21; 22; 23; 24	(6-55)	Implement recycling programs	Implemented and ongoing. See OCEP-34; 35 and SP-18; 19 comments
OCEI-25	(6-55)	Eliminate leaf burning	Progress toward implementation has been achieved; the post-fire reopening of the green waste yard has helped reduce the need to burn.
OCEI-26	(6-55)	Support water conservation	Partial implementation and ongoing. See note for LUP-6 and LUP-18.
OCEI-27	(6-55)	PRPD impact mitigation program	Implemented and ongoing.
OCEP-37	(6-56)	Cogeneration possibilities	Not implemented due to a history of limited opportunities and constraints predating the 2018 Camp Fire.
OCEP-38	(6-56)	Support recycling	Required by State law; implemented and ongoing.
OCEP-39	(6-56)	Siting of multi-family housing	Ongoing directive. In 2024, the Planning Commission approved a 10-unit

multi-family housing development near shopping areas and on a main arterial with access to the local bus system.

OCEP-40	(6-56)	Commercial sign design	Implemented by Town-wide Design Standards adopted in 2010 and updated in 2022.
OCEP-41	(6-57)	Landscape plan standards	Implemented and ongoing. Landscaping was incorporated into the updated Design Standards for the Downtown and Community Commercial corridors in 2022.
OCEP-42	(6-57)	Pedestrian and bicycle consideration in new subdivisions	Ongoing and partially implemented on a case-by-case basis.
OCEP-43	(6-57)	Bike lanes on collector streets	Implemented as opportunities arise.
OCEI-28	(6-57)	Energy conservation partnership	Partially implemented and ongoing.
OCEI-29	(6-57)	Energy conservation ordinance	Functionally implemented through adoption of 2022 Green Building Standards.
OCEI-30	(6-57)	Energy conservation in zoning	Ongoing directive.

EDUCATION AND SOCIAL SERVICES ELEMENT:

SOCIAL SERVICES ELEMENT - (Education and Schools)

ESP-1-7	(6-59)	School siting requirements	Ongoing directives; implemented as opportunities arise.
ESP-8	(6-60)	PUSD review of rezone	Ongoing directive.
ESP-9; 10	(6-60)	PUSD considerations for density	Implemented and ongoing.
ESI-1	(6-60)	PUSD to review GP amendments	Implemented and ongoing.
ESI-2	(6-60)	Notify PUSD of Fed or State develop.	Ongoing directives implemented as opportunities arise.
ESI-3; 4	(6-61)	Ongoing review of school sites	Ongoing directives implemented as opportunities arise.
ESI-5	(6-61)	Findings for school capacities	Not implemented.
ESI-6	(6-61)	PUSD impact mitigation program	Not implemented; prohibited by California State law.

SOCIAL SERVICES ELEMENT - (Senior Services):

ESP-11-13	(6-62)	Needs of the aging and elderly	Partially implemented and ongoing.
ESP-14-16	(6-62)	Help improve senior facilities/svcs	Partially implemented and ongoing.
ESI-7	(6-62)	Work with senior groups	Partially implemented and ongoing but no formally established liaison.
ESI-8; 9	(6-62)	Add Community Services land uses	Implemented.
ESI-10	(6-62)	Alternative means to improve svcs	Partially implemented via federally funded Town housing programs.

SOCIAL SERVICES ELEMENT - (Child Day Care):

ESP-17-19	(6-63)	Large family daycare requirements	Implemented.
ESI-11	(6-63)	Streamline large family daycares	Implemented. Updated large family daycare ordinance in 2021 to comply with current state law requiring they be treated the same as small family daycares (permitted-by-right).

SOCIAL SERVICES ELEMENT - (The Arts)

ESP-20	(6-64)	Encourage art and retail crafts	Partially implemented and ongoing as opportunities are afforded.
ESP-21	(6-64)	Dramatic theater facility siting	Implemented and ongoing.
ESP-22	(6-64)	Add arts program opportunities	Implementation ongoing.
ESP-23	(6-64)	Local arts education program	Partially implemented and ongoing.
ESI-12	(6-64)	Ongoing support of the arts	Partially implemented, but no formally established liaison.
ESI-13	(6-64)	Feasibility of art related incentives	Not being implemented by local government efforts but via private sector (Paradise Ridge Chamber, etc.).
ESI-14	(6-64)	Display local art within Town Hall	Partially implemented and ongoing. No art, through the Paradise Art Center, has been displayed post-fire or during COVID due to restricted access to the building.
ESP-24	(6-65)	Education on value of library	Limited implementation effort.
ESP-25	(6-65)	Assist in funding library programs	Not implemented. Such opportunities have yet to materialize.
ESP-26	(6-65)	Support offerings of local library	Limited implementation effort.

SOCIAL SERVICES ELEMENT - (Library Services)

ESI-15	(6-65)	TOP and library liaison	Limited implementation effort.
ESI-16	(6-65)	Consolidate library with TOP	Not implemented. No advocacy nor demand for implementation currently exists.

SOCIAL SERVICES ELEMENT - (Activities for Teenagers):

ESP-27; 28	(6-66)	Facilities available for teens	Implemented and ongoing. PRPD programs/activities contribute greatly as does the newly reopened Boys & Girls Club in 2022.
ESP-29	(6-66)	Solicit teen input	Limited implementation as opportunities are afforded.
ESI-17; 18	(6-66)	Develop avenues for teen input	Implemented as the opportunity arises.
ESI-19	(6-66)	Teens on citizen committees	Limited opportunities for implementation.

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Town of Paradise

Planning Commission Agenda Summary

Agenda Item: 6(b)

Date: February 18, 2025

ORIGINATED BY: Anne Vierra, Community Development Manager
REVIEWED BY: Susan Hartman, Community Development/ Planning Director
SUBJECT: Planning Commission Discussion of the Draft Annual Housing Element Progress Report for Calendar Year 2024

COMMISSION ACTION REQUESTED:

1. Adopt a motion to forward the annual Housing Element implementation status report to the Town Council; or,
2. Direct staff to make any changes desired by a majority of Planning Commissioners.

Background:

Government Code Section 65400 requires each local jurisdiction to prepare an annual report on the status and progress in implementing its General Plan Housing Element using forms and definitions adopted by the California State Department of Housing and Community Development (HCD). The annual progress report must be submitted to HCD and the Governor's Office of Land Use and Climate Innovation (LCI), formally known as the Office of Planning and Research (OPR).

Section 65400 further states that the annual Housing Element progress report "shall be at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments." In order to provide an opportunity for members of the public to provide this input, staff desires to provide the progress report for Town Council consideration during their regularly scheduled March 11, 2025 meeting, thereby facilitating submittal to HCD and LCI by the April 1st deadline.

The attached annual Housing Element progress report reveals that, of a total of three hundred seventy-eight (378) new dwelling units issued, the majority of permits applied for were for above-moderate income dwelling units. This annual report reflects the second year of the 2022-2030 Housing Element. Remaining units needed for the 2022-2030 planning period are 4,476 Above Moderate, 849 Moderate, and 370 Very Low-income levels. The Town has already met the allocation of Low-income housing units.

Since the adoption of the updated Housing Element on June 14, 2022 (Resolution 2022-39), staff continues to pursue opportunities to further the implementation of housing program objectives in addition to those programs where implementation involves ongoing directives to promote affordable housing through various means. The report contains a detailed enumeration of each program and its implementation status as of December 31, 2024.

Jurisdiction	Paradise	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/15/2022 - 06/15/2030

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
		1	Projection Period	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 12/31/2021-06/14/2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	383	-	-	-	-	-	-	-	-	-	-	13	370	
	Non-Deed Restricted		3	1	7	2	-	-	-	-	-	-			
Low	Deed Restricted	374	-	-	-	-	-	-	-	-	-	-	416	-	
	Non-Deed Restricted		65	44	116	191	-	-	-	-	-	-			
Moderate	Deed Restricted	1,319	-	-	-	-	-	-	-	-	-	-	470	849	
	Non-Deed Restricted		82	127	218	43	-	-	-	-	-	-			
Above Moderate		5,103	200	130	155	142	-	-	-	-	-	-	627	4,476	
Total RHNA		7,179													
Total Units			350	302	496	378	-	-	-	-	-	-	1,526	5,695	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5											6	7	
		Extremely low-Income Need		2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		192		-	4	-	-	-	-	-	-	-	4	188	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Paradise	
Reporting Year	2024	(Jan. 1 - Dec. 31)
<small>D_1_Name</small>	<small>D_2_Objective</small>	<small>D_3_Time</small>

D_4_Status

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HI-1 Reduce Infrastructure constraints to development	Continue to reduce infrastructure constraints to new development.	Annually an ongoing to 2030	A grant application for \$182M to construct the sewer was submitted to the State Water Board Division of Financial Assistance (DFA) on June 1, 2023 and found out in 2024 that the Town was not chosen for funding. Town staff is working to secure alternate funding for a treatment facility. 10,700 septic system installation maps were scanned and made available to the public to review and download online.
Affordable Housing Resources	Continue to promote affordable housing by working with and assisting developers who are interested in producing affordable housing and by providing staff support.	Housing stakeholders group held by July 2022. Affordable housing brochure prepared by December 2022.	The Housing Division convened a Housing Advisory Committee which includes affordable housing developers that meets once a month to discuss housing projects, housing constraints, housing market analysis, and potential partnerships with Town funding programs.
Affordable Housing incentives	Provide incentives through project processing and development regulations to promote extremely low, very low, and low income households.	Identify incentives and prepare brochure by December 2022.	The Town has identified parking reductions and density bonuses as potential incentives for affordable housing projects, in addition to the incentives applied to rebuild permits including waivers of development impact fees to the Town.
Density Bonus, SSA Overlay, and other opportunities for increased density	Revise the density bonus ordinance (Chapter 17.44) to be consistent with Government Code Sections 65915 and 65917 and identify incentives for affordable housing development	PMC revision by 8/22. Affordable housing incentives by 2/23. Density bonus brochure by 6/23. Identify areas for tiny home villages by 12/23. Rezoning SSA parcels by 01/25.	Awarded HCD REAP 2.0 funds were used to secure a consultant to draft the Sewer Service Overlay Zone with increased density. Project work began in November 2023 and is expected to be completed by mid-2025.
Publicly Owned Land Inventory	Continue to maintain an inventory of publicly owned land in the Town and its sphere of influence for potential housing sites.	updated bi-annually	ongoing
Housing Authority	Support the Housing Authority's continued implementation of the conventional Public Housing Rental Program and the Housing Choice Voucher	ongoing	ongoing

Small lot consolidation and development	Continue to encourage consolidation of small multi family parcels as well as as small, commercially designated parcels appropriate for residential use.	Small lot owners contacted by June 2023	In progress- The Town is working on a redevelopment plan for the downtown that includes many small lots and is being modified to allow more uses including types of housing. Community Outreach including a public workshop and an online survey for public input.
Promote Second Units	Continue to encourage development of affordable second units.	Prepare an ADU handbook, publicize 2nd unit program online, explore partnerships with prefabricated ADU manufacturers by 12/22.	Through the Dept of Conservation Wildfire Resiliency & Planning Grant, the Town secured 4 ADU plans which have been preapproved resulting in lower permitting fees and had an ADU handbook created both digitally and hard copy. The ADU mastered plan program was promoted to the public at the Town's monthly Building Stakeholders Meeting in October 2023
Address Discrimination	Continue to provide filing information and direct residents with discrimination complaints to the CA Dept of Fair Employment and Housing and/or the US Dept of Housing and Urban Development	ongoing	No housing discrimination complaints were received or referred to the CA Dept of Fair Employment and Housing and/or HUD for 2024.
Annual Report	Provide an annual report to the Town Council and Planning Commission that describes 1. implementation of Housing Element to date, 2. the amount an type of housing activity and 3. an updated summary of the Town's housing needs.	ongoing	ongoing
Housing Rehabilitation and Improvement	Continue to provide housing rehabilitation and repair opportunities for extremely low income, very low income, low income, elderly, disabled, developmentally disabled and special needs households.	Update housing conditions survey by 12/23, Update housing brochure no less than annually by December of each year.	13 OOR loans from CalHome, 19 FTHB loans from CalHome. Closed out 26 OOR projects in 2023 funded with CalHome, but many of those loans were funded in 2021 and 2022. Housing Brochure updated for 2023-2024
Condominium and Mobile Home Conversions	Revise Chapter 16.10 of the municipal code to address both condominium and mobile home park conversions.	Municipal Code Revisions by June 2024	Not yet implemented
Enforce Housing Codes	Provide a safe and decent living environment through enforcement of housing codes.	Ongoing	ongoing
Fire Resiliency	Increase wildfire resiliency through identified actions.	Safety Element Adoption by 7/23. Meetings with insurance companies by 10/23. Meeting on wildfire risk reduction buffers by 1/24. Community engagement plan on a wild fire risk reductions by 8/24.	The Safety Element was approved by the Board of Forestry in January 2024. Continued to meet with the Paradise Recreation & Parks District and other stakeholders to identify the highest priority parcels for Wildfire Risk Reduction Buffers and held two community engagement meetings in 2024.

Transitional/ Supportive Housing	Revise the zoning ordinance to allow transitional housing and supportive housing by-right in zones where multifamily and mixed uses are permitted.	Amend Zoning Ordinance by June 2024	Not yet implemented
Housing for Persons with Disabilities	Continue to ensure that new housing for persons with disabilities and home improvements intended to provide accessibility for projects for persons with disabilities are reasonably accommodated.	Brochure prepared by March 2023, after the 2022 building code adoption.	Not yet implemented
Special Needs Housing	Provide incentives, such as a density bonus, expedited processing, relaxation of development standards etc to encourage development of housing for persons with special needs.	outreach program within a year of adopting housing element, Prepare brochure by June 2023. Review Zoning ordinance by Dec 2022	Not yet implemented
Residential Care facilities	The Town will amend the zoning regulations to include provisions to allow residential care facilities of any size only subject to those restrictions that apply to residential uses in the same zone to make it easier to locate these types of facilities.	Amend Zoning Ordinance by June 2024	Not yet implemented
Energy conservation and efficiency	Promote energy efficiency and conservation in residential development.	Review every 2 years and revise codes as necessary	2022 Title 24 energy codes adopted November 2022.
Utilize ADUs to provide affordable housing in higher opportunity areas	Use of the Town's mastered ADU plans would require they affirmatively market the ADU to populations with disproportionate housing needs.	ongoing	16 ADUs Entitled and 11 ADUs constructed in 2024
Non enforcement of private CC&Rs	Continue to disallow the governmental enforcement of private Covenants, Conditions, and Restrictions given their potential to cause areas of affluence and exclusion.	ongoing	ongoing

Affirmatively Market Affordable Developments	Require affordable housing developments be affirmatively marketed to households with disproportionate housing needs.	Ongoing, Marketing plans are submitted at time of building inspection.	Started publishing CDBG public notices in Spanish as well as English. Submitted extensive requests and public comments to HCD (which was accepted and changes were adopted to the 2024 CalHome guidelines) which allow us to assist homeowners who lost homes in now closed mobile home parks to rebuild on other properties because requiring residents to rebuild in the exact same footprint as their lost home has a disparate impact on low-income residents Other changes CalHome adopted because of our suggestions: allowing people with manufactured homes replace with stick when more feasible (like with the volunteer builds), raising the value limit of the rebuilds we assist to 150% of median because rebuilds now require solar
Monitoring of Fair Housing issues	The Town will gather and assess fair housing issues by reporting indicators in the annual progress reports.	Annual reporting by April 1 mid cycle evaluation in December 2026 with action on any necessary adjustments by December 31, 2026	Not yet implemented
Facilitate Diverse Housing Types in the Sewer service area	Utilize zoning tools to facilitate the construction of diverse housing types and a mix of uses within the sewer service area.	June 2024 for mixed use incentives and January 2025 for rezoning parcels within the sewer overlay zone	In progress- The Town is working on a redevelopment plan for the downtown that includes many small lots and is being modified to allow more uses including types of housing. Community Outreach including a live survey and an online survey was conducted 8/13/2024 for public input.
Utilize an Equity lens in upcoming planning activities	Utilize an equity lens in the upcoming General Plan update as well as the ongoing implementation of the Long-Term Community Recovery Plan.	Ongoing between 2023 - 2025 during the general plan update	General Plan Update of final five Elements has not started yet
Fund Minor Home Repairs	Continue to fund minor home repairs for income eligible households through the owner occupied rehab program.	Conduct publicity campaign for the program once annually in addition to hosting information on Town website	Multiple social media posts were run on the Town's Facebook page for the OOR program and it was presented at a Building Stakeholders Meeting.
Targeted Accessibility Upgrades	Target Accessibility upgrades in area with greatest need. Implement the Transportation Master Plan to prioritize intersection improvements where ADA upgrades are needed.	During public road repaving project from August 2022 through 2025	ongoing - in progress - 33 of 44 designated intersections have been completed as of Jan 2024 with ADA certification expected in 2025
Enhanced Home Hardening Programs	Through partnerships with the Paradise Ridge and Butte County Fire Safe Councils explore home hardening programs that allow policy holders to lower their insurance rates.	Meeting on Wildfire Risk Reduction Buffers by Jan 2023. Community engagement plan on wildfire risk reduction buffers by Aug 2023.	FEMA HMGP, Home Hardening program was funded in 2024 and scheduled to start in 2025. The Town reached 96% compliance for defensible space and council approved 396 properties for weed abatement in 2024.