



# Town of Paradise Planning Commission Meeting Agenda 6:00 PM – September 16, 2025

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**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  
Shawn Shingler, Vice Chair  
Kate Anderson, 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 July 15, 2025 Paradise 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                 | C. Close hearing to the public |
| B. Open the hearing to the public | D. Commission discussion       |
| 1. Project applicant              | E. Motion                      |
| 2. Parties for the project        | F. Vote                        |
| 3. Parties against the project    |                                |
| 4. Rebuttals                      |                                |

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

#### 4. CONTINUED PUBLIC HEARING - None

#### 5. PUBLIC HEARING

5a. Item for which a proposed negative declaration document regarding environmental impacts is proposed to be adopted:

**Topolinski RV Park Conditional Use Permit Application (PL25-00036):** Planning Commission consideration of conditional use permit application to allow the establishment of a seven (7) space RV park on property zoned Community Commercial (CC). The project site is a +/-0.77 acre property and is located at 9315 Skyway, further identified with Assessor's Parcel No 066-440-021. (ROLL CALL VOTE)

5b. Item to be determined to be exempt from environmental review under Public Resources Code 21080.85 (statutory exemption):

**Mahoney Capital LP General Plan Amendment and Rezone Application (PL25-00056):** Planning Commission consideration of a request for a General Plan amendment from Town Residential (TR) to Multi-Residence (MR), and a Rezone from Town Residential ½ acre minimum (TR-1/2) to Multiple-Family Residential (MF) on a +/-2.6-acre property located at 8822 Skyway, Paradise CA; AP No. 050-070-019. (ROLL CALL VOTE)

#### 6. OTHER BUSINESS

#### 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:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



# Town of Paradise Planning Commission Meeting Minutes 6:00 PM – July 15, 2025

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

**CALL TO ORDER** by Chair Holman at 6:03 p.m. who led the Pledge of Allegiance to the Flag of the United States.

**PLANNING COMMISSIONERS PRESENT:** Carissa Garrard, Shawn Shingler, Zeb Reynolds (via Teams), and Chair Charles Holman

**PLANNING COMMISSIONERS ABSTENT:** None

### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Reynolds, seconded by Shingler**, approved the Regular Meeting Minutes of June 17, 2025, Planning Commission meeting. Roll call vote was unanimous.

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

- 2a. Town Clerk Melanie Elvis performed an oath of office for newly appointed Commissioner Kate Anderson.

### 3. ROLL CALL

Town Clerk Melanie Elvis took roll call with all seated members.

**PLANNING COMMISSIONERS PRESENT:** Kate Anderson, Carissa Garrard, Shawn Shingler, Zeb Reynolds (via Teams), and Chair Charles Holman

**PLANNING COMMISSIONERS ABSENT:** None

### 4. APPOINTMENT OF PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR THE 2025/26 FISCAL YEAR

- 4a. Town Clerk Melanie Elvis opened nominations for the position of Chair for the 2025/2026 Fiscal Year.

Commissioner Holman nominated himself for Chair.

MOTION by Anderson, seconded by Garrard, closed the nominations. All concurred. Roll call vote to elect Charles Holman to service as Chair for the 2025/2026 Fiscal Year was unanimous.

- 4b. Chair Holman opened the nominations for the position of Vice Chair for the 2024/2025 Fiscal Year.

Shawn Shingler was nominated to serve as Vice Chair:

MOTION by Garrard, seconded by Anderson, closed the nominations. All concurred. Roll call vote to elect Shawn Shingler to service as Vice Chair for the 2025/2026 Fiscal Year was unanimous.

## 5. COMMUNICATION

- 5a. Community Development Director Susan Hartman provided an overview of recent Town Council actions including adopting MOU with BCRCD for prescribed burns, adopting the 2025/2026 FY Budget and providing direction to staff to enact homebuyer protection strategies including permit transparency, final inspection enhancements, providing sub-contractor lists, education and outreach, conducting spontaneous inspections, and drafting a building code amendment to require a 3rd party home inspection.

## 6. PUBLIC COMMUNICATION- None

## 7. CONTINUED PUBLIC HEARINGS – None

## 8. PUBLIC HEARINGS

- 8a. Community Development Director Susan Hartman presented proposed amendments to the Paradise Municipal Code related to laydown yards.

Chair Holman opened the public hearing at 6:27 p.m.

There were no public comments.

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

**MOTION by Anderson, seconded by Holman,** adopted Planning Commission Resolution No. 2025-06 recommending Town Council adoption of proposed text amendments to the Town's zoning regulations contained in Paradise Municipal Code (P-MC) Title 17 (Zoning Ordinance) relating to laydown yards. Roll call vote was unanimous.

## 9. OTHER BUSINESS:

- 9a. Chair Holman was appointed to serve on the Town of Paradise Design Review Committee during FY 2025/2026.
- 9b. Commissioners Anderson and Shingler were appointed to serve on the Town of Paradise Landscape Committee during FY 2025/2026.

## 10. COMMITTEE ACTIVITIES- None

## 11. COMMISSION MEMBERS

- 11a. Community Development Director Susan Hartman reviewed future agenda items including a residential rezone on upper Skyway and Achieve Charter School's expansion project.

**12. ADJOURNMENT**

Chair Holman adjourned the meeting at 6:43 p.m.

Date Approved:

By:

Attest:

\_\_\_\_\_  
Chair Holman, Chair

\_\_\_\_\_  
Melanie Elvis, Town Clerk



**Town of Paradise**  
**Planning Commission Agenda Summary**      **Agenda Item: 5(a)**  
**Date: September 16, 2025**

**ORIGINATED BY:** Amber DePaola, Senior Planner  
**REVIEWED BY:** Susan Hartman, Community Development Director  
**SUBJECT:** Topolinski Conditional Use Permit Application (PL25-00036)

**COMMISSION ACTION REQUESTED:**

1. Conduct duly noticed and published public hearing; and,
2. Certify and adopt the Town of Paradise initial study and negative declaration for the Topolinski conditional use permit; and,
3. Adopt the required findings as provided by staff and approve the proposed Conditional use permit (PL25-00036) subject to the recommended conditions.

**General Information:**

**Applicant:** James Topolinski  
9315 Skyway  
Paradise, CA 95969

**Location:** 9315 Skyway, Paradise CA; 066-440-021

**Requested Action:** Request for approval of a conditional use permit for a 7 space RV park on a parcel totaling +/-0.77 acres.

**Purpose:** To provide additional visitor stay options

**Present Zoning:** "CC" (Community Commercial)

**General Plan Designation:** "TC" (Town Commercial)

**Existing Land Use:** Vacant, permitted for commercial use, issued construction permit for commercial building

**Surrounding Land Use:** North: Vacant Mobile home park outside of Town limits  
East: Vacant commercial zoned parcels  
South: Skyway – a public street  
West: Vacant commercial zone parcels

**Parcel Size:** +/-0.77 acres

**CEQA Determination:** Negative Declaration

**Other:** An appeal of the Planning Commission's decision can be made within

seven (7) days of the decision date.

### **Background:**

The permit applicant, James Topolinski, is requesting approval of a conditional use permit from the Town of Paradise to establish a 7-space RV park, defined as a “campground” in the Paradise Municipal Code (PMC). The property is currently zoned for commercial use, is undeveloped after being burned in the 2018 Camp Fire and has an issued building permit for construction of a 1,000 square foot commercial office building.

As designed, the RV park will be accessed through the existing driveway encroachment, that will require upgrades to be installed to accommodate the new use.

The +/-0.77-acre parcel contains one unpermitted structure to be removed prior to commencement of proposed use and retains the existing septic system. Some components of the septic system may be re-used depending on capacity and evaluation results.

Surrounding land uses include vacant commercial sites in each direction.

### **Environmental Review:**

This project is not exempt from the California Environmental Quality Act (CEQA), and therefore, an Initial Study and Negative Declaration have been prepared. The document identifies necessary requirements and project conditions designed to ensure potential environmental impacts remain at an insignificant level. Thus, if conditioned appropriately, the project should not result in any direct or adverse effects upon the existing environmental setting. The proposed environmental document was made available for local public review and, as of the date of preparation of this staff report, no written comments have been filed with the department office.

### **Analysis:**

The proposed use of land is appropriate for the Community Commercial zoning district due to its compatibility with the existing neighborhood. 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:**

Certify and adopt the initial study and negative declaration, adopt the required findings and conditions of approval as provided by staff and approve the Topolinski RV Park (PL25-00036).

### **Required Findings for Approval:**

- a) Find that the proposed project, **as conditioned**, will not result in any significant adverse effects on the environment, and adopt the negative declaration prepared by staff for the Topolinski RV Park.
- b) Find that, **as conditioned**, approval of Topolinski RV Park 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) 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 conditional 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. Maintain the property in a manner consistent with the Town of Paradise Design Standards and the commercial property maintenance standards found in Paradise Municipal Code (PMC) Section 8.04.010.G.
4. All activities associated with the proposed RV park use shall be conducted in compliance with the Town of Paradise Noise Control Ordinance (PMC Chapter 9.18)
5. The property owner shall be required to establish and maintain solid waste collection services for the project, provided by the franchised solid waste hauler, for the duration of the land use.
6. Secure Town of Paradise design review approval for the restroom/shower building and any new signs prior to the establishment of such signs on the site.
7. The RV park is subject to the Town's Transient Occupancy Tax for stays less than 31-days. The operator shall report and remit all required taxes to the Town's Finance Department in accordance with Paradise Municipal Code Chapter 3.24.

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

### **SITE DEVELOPMENT**

8. Secure the issuance of an encroachment permit from the Town Public Works Department for the upgrade of any driveway encroachments to the Town's private driveway standard in a manner deemed satisfactory to the Town Engineer.
9. Submit a detailed Soil Erosion and Sediment Control Plan to the Town Public Works Department for approval by the Town Engineer PRIOR to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.04.280.
10. The applicant shall comply with Chapter 8.56 "Stormwater Quality" of the Paradise Municipal Code (PMC). This includes compliance with Section 3.2 Discretionary (Plan



Check) Projects Town's Post-Construction Standards Plan (Plan) which states that the applicant shall provide information about the project. The information shall determine the status of the project and applicable requirements under the Plan. The applicant shall fully comply with the Plan.

11. All driveways and culverts to be updated to current standards.
12. Submit three (3) copies of an engineered site plan and grading plan related to the project site's proposed new features (i.e. parking facility, walkways, and culvert installation) to the Public Works Department (engineering division) for approval and pay applicable fees per the current fee schedule. Approval of the detailed site plan by the Town Engineer is required **PRIOR TO COMMENCEMENT** of site work for the project.
13. The unpermitted metal storage building, cargo container and miscellaneous sheds to be removed **PRIOR** to permit issuance from HCD.
14. Deed 40' from center of the Skyway right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing this requirement has been met.

### **SANITATION**

15. Submit two (2) copies of an engineered site plan for the installation of the proposed wastewater disposal system to serve the RV spaces for review and approval **PRIOR** to submittal to HCD for the required septic construction permit. Plans to include a percolation test with a resulting rate of less than thirty (30) minutes per inch. Percolation testing must be supervised by the Town Onsite Sanitary Official.

### **FIRE PROTECTION**

16. The additionally required fire hydrant for this site must be installed and operational **PRIOR** to issuance of construction permit(s) from HCD.

### **CONDITIONS TO BE MET PRIOR TO HCD INSPECTION AND PERMIT TO OPERATE**

17. Provide evidence of completion of the required septic system installation and provide a copy of the final as-built to the Town of Paradise Onsite Wastewater Division.
18. Install addresses for each Lot as required by Title 25 and provide a map with the final Lot layout and space addresses to the Town of Paradise Planning Division.

### **SITE DEVELOPMENT**

19. Required landscape plans for the proposed project shall be designed by a licensed Landscape Architect OR licensed installer to provide for landscaping comprising a minimum of ten percent of the developed area of the site. Landscape Plans shall be

designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO). Site landscaping shall provide screening to neighboring residential properties and be installed or bonded prior to final inspection. Landscaping and any site fencing must meet Paradise Municipal Code (PMC) Section 8.58 "Defensible Space and Hazardous Fuel Management".

20. The trash enclosure shall meet the requirements of the Town of Paradise design standards for the Clark Road and Community Commercial design guidelines, as well as Northern Recycling & Waste Services requirements.

## **SANITATION**

21. Complete any requirements of the HCD regarding the installation of the septic system. Submit a copy of final "as-built" to the Town of Paradise Onsite Wastewater Division.

## **FIRE PROTECTION**

22. Meet all applicable fire code requirements, as determined by the Town Fire Marshal.

## **UTILITIES**

23. Meet any requirements of the Del Oro Water Company for water connections
24. Changes to the approved project and defined project area may require a modification to the Conditional Use Permit. Please consult with the Town Planning Division prior to making changes.

### **Attachments for the Topolinski conditional use permit application**

1. Project site vicinity map
2. Notice sent to surrounding property owners for September 16, 2025, public hearing
3. Mailing list of property owners notified of the September 16, 2025 public hearing
4. Land use review from the Onsite Wastewater Division, November 13, 2024
5. Project submittal and site plans received by the Town on July 7, 2025
6. Summary of agency responses from 1<sup>st</sup> submittal
7. CEQA Initial Study-Negative Declaration



N↑

**APPLICANT:** Daniel Hays for James Topolinski

**OWNER:** James Topolinski

**9315 Skyway**

**PROJECT DESCRIPTION:** Planning Commission consideration of a request for approval of a proposed 7-space RV park on a property zone CC (Community Commercial) and its associated initial study and negative declaration.

**ZONING:** CC (Community Commercial)

**GENERAL PLAN:**  
Town Commercial (TC)

**FILE NO.** PL25-00036

**ASSESSOR PARCEL NOS. :** 066-440-021

**MEETING DATE:** 9/16/2025

## TOWN OF PARADISE

Date: August 7, 2025

### NOTICE OF ENVIRONMENTAL DOCUMENT AVAILABILITY AND PUBLIC HEARING TOWN OF PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on Tuesday, September 16, 2025, at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

**Project title:** Topolinski RV Park (PL25-00036)

**Project location:** 9315 Skyway, Paradise, CA; AP No. 066-440-021

**Description of project:** The project applicant is requesting Town of Paradise approval of a proposed 7-space RV park on a property zoned CC (Community Commercial) and its associated initial study and negative declaration.

**Address where document may be viewed:** Town of Paradise Building Resiliency Center  
Development Services Department  
6295 Skyway, Paradise, CA 95969  
<https://www.townofparadise.com/planning/page/environmental-documents>

**Public review period:** ***Begins:*** August 14, 2025  
***Ends:*** September 15, 2025

The environmental document and project file are available for public inspection at the Development Services Department in the Building Resiliency Center. Any person wishing to respond to the proposed environmental document may file written responses no later than **Monday, September 15, 2025 at 5:00 p.m.** with the Paradise Development Services Department.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For additional information, please contact the Development Services Department at (530) 872-6291, extension 435.

Susan Hartman  
Planning Director

TOPOLINSKI JAMES C  
 066-440-021  
 9315 SKYWAY, PARADISE CA 95969

VRBETA LIVING TRUST  
 C/O VRBETA DRAGUTIN & VICTORIA  
 TRUSTEES  
 066-440-020  
 4469 CLARK RD, PARADISE CA 95969

DECOU CANDACE TRUST  
 066-460-030  
 1108 SALERNO DR, CAMPBELL CA  
 95008

GUY JOSHUA & KAMI  
 066-440-019, 066-440-018  
 13011 CARMEN LN, CHICO CA 95973

BOUTELLE SHAWN CAMERON &  
 GUBA MELISSA MARIE  
 050-390-029  
 1627 GATE LN, PARADISE CA 95969

SUPERIOR CONTRACTORS INC  
 050-013-038  
 PO BOX 622, MAGALIA CA 95954

Paradise Unified School District  
 6696 Clark Road  
 Paradise, CA 95969

STUERKE ANNE G LIVING TRUST  
 066-460-027  
 1606 REVERE CT, PARADISE CA  
 95969

EL DORADO DIVERSIFIED HOLDINGS  
 LLC  
 C/O MORGAN ROBERTL & MORGAN  
 CHRISTOPHER  
 066-430-008

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

WALLACE KIM MARTHA  
 066-460-025  
 143 TIMBER LAKE DR, LAKEVIEW AK  
 72642

PO BOX 1253, ROCKLIN CA 95677  
 ABD EDWIN K REV LIVING TRUST  
 C/O ABD EDWIN K TRUSTEE  
 066-430-007  
 670 KODIAK LN, ARROYO GRANDE  
 CA 93420

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

MAGI CENTER INC  
 066-460-024  
 PO BOX 116, ORLAND CA 95963

SIMMONS SHEILA ETAL REGAN  
 KEVIN P  
 066-430-006  
 PO BOX 9308, CHICO CA 95927

Paradise Irrigation District  
 6332 Clark Road  
 Paradise, CA 95969

SUPERIOR CONTRACTORS INC  
 066-460-019  
 PO BOX 622, MAGALIA CA 95954

HOLLINGSWORTH JASON  
 066-430-003  
 2099 HARTFORD DR UNIT 4, CHICO  
 CA 95928

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

TGAS REAL ESTATE HOLDINGS LLC  
 066-440-024  
 5260 WESTVIEW DR STE 200,  
 FREDERICK MD 21703

GRIGNON ROBERT VERNON  
 066-430-002  
 PO BOX 2072, PARADISE CA 95967

Butte Co. Air Quality Mgmt. Dist.  
 629 Entler Ave Suite 15  
 Chico, CA 95926



Pacific Gas & Electric  
Laird Oelrichs, Land Agent  
310 Salem Street  
Chico, CA 95928

Paradise Recreation & Park  
District  
6626 Skyway  
Paradise, CA 95969

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969





**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

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TOPOLINSKI JAMES C  
9315 SKYWAY  
PARADISE, CA 95969  
707-812-9325 phone 1  
GOLDRUNFUN@GMAIL.COM;  
DANIEL.HAYS888@GMAIL.COM

11/13/2024

## LAND USE REVIEW

Permit Number:  
Property Address:  
AP Number:

OS24-03061  
9315 SKYWAY  
066-440-021-000

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

**This land use review is approved for seven (7) travel trailer sites with hook ups and the precisely approved office with 3 employees with a maximum daily flow not to exceed 745 gallons per day.**

### **(PLANNING ENTITLEMENT REQUIRE PRIOR TO BUILDING/ONSITE SUBMITTAL)**

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

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

Onsite Wastewater Division

[www.townofparadise.com/septic](http://www.townofparadise.com/septic)  
(530) 872-6291 ext 436 or ext 439

cc: TOPOLINSKI JAMES C [Applicant]  
PARADISE, CA95969  
GOLDRUNFUN@GMAIL.COM; DANIEL.HAYS888@GMAIL.COM





## TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

[Project Number (to be filled by town staff): PL\_\_\_\_-\_\_\_\_]

Applicant James Topolinski Email goldrunfun@gmail.com  
 Phone 707.812.9325 Mailing Address 9315 Skyway, Paradise, CA 95969  
 Applicant Interest in Property (Owner, Lessee, other) Owner  
 (If applicant is *not* the property owner, the owner's signature or owner-signed letter of authorization *must* accompany this application)  
 Owner Same Phone Same  
 Owner mailing address Same  
 Property Address 9325 Skyway, Paradise, CA 95969 Parcel Acreage 0.784 Acres  
 Engineer (Name, Address) American Engineering Phone 530.809.1315  
 Engineer Phone \_\_\_\_\_ Email Whyatt@WGilbertEngineering.com  
 AP Number(S) 066-440-021 Zone CC Existing Use Vacant - Structures Lost In Fire  
 Detailed project description (Attach additional sheets if necessary) See Attached

Approximate no. yards cut and fill Less than 50 CY  
 Radial distance to nearest billboard 200 LF +/- Sq. ft. of proposed structure/project 234 SF  
 Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) See Attached  
 Distance to nearest fire hydrant 190 LF - Del Oro Distance from centerline \_\_\_\_\_  
 Days of operation 5 - 6 Hours of operation 8 am to 5 pm Proposed no. of employees 1  
 Residential Density N/A Max. Occupancy 7 RV's Max. height of proposed structure 11'-3"  
 Describe exterior design and finish (attach additional sheets if necessary) See Plans

Method of sewage disposal Septic Tan k & Leachfield

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

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

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

Applicant's Signature [Signature] Date 3.10.2025  
 Property Owner's Signature [Signature] Date 3.10.2025  
 (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.

March 23, 2025

Project: **PARADISE RV CAMPGROUND**  
Project Description

Prepared by: Paradise Development Group

Addendum

It is the intention of the property owner that the office building, currently under construction, will be a multi-tasking structure when completed, i.e. as the offices for JTL General Engineering and as the on-site office for Paradise RV Campground.

In that regard, each intended use of the property, both for office and RV campground, have their own landscape areas, sewage disposal areas and other facilities that meet and/or exceed the Code requirements... and each has its own complying parking—that is ADA compliant.

If you have any other specific questions about this project, its building structures or on/off site improvements, please call Dan at (530) 624-5777.

Best regards,



James Topolinski  
Project Owner/Manager



Dan Hays  
Paradise Development Group

March 9, 2025

Project: **PARADISE RV CAMPGROUND**  
Project Description

Prepared by: Paradise Development Group

Project Description

The property is 0.784 acres (34,151 SF), is zoned Community Commercial (CC)—and is owned by James Topolinski. Prior to the Camp Fire, this property had multiple structures totaling 2876 +/- SF (per Town)—which were used for office and auto body repair purposes.

The owner is currently constructing an approved 1008 square foot office structure on the Skyway frontage portion of his property... and proposes to construct a 7 space RV campground on the rear upper portion—which will include ADA compliant parking and an ADA compliant toilet and shower facilities structure, totaling 246 SF. These facilities will be WUI compliant. The new office and proposed campground structures total 1254 SF—a 56% reduction of building coverage on the property from the pre-Camp Fire uses. The 7 space campground's use of a septic tank and leachfields, together with the existing office's septic tank and leachfields, was approved by the Town's Onsite Wastewater Division, by their letter—dated November 11, 2024.

The 7 space campground use requires 14 parking spaces... 19 are being provided—and 3 spaces are provided for the office structure, currently under construction. Landscaping totaling 3566 SF will be installed... which exceeds the Town's requirement of 10%—and will be installed and inspected under a separate permit.

Campground spaces will be available by the day, week or month, and to date, appear on Google as the only RV campground facilities which would be currently available in the Town of Paradise.

The application for construction permits for the campground facilities, will be submitted to Housing and Community Development... as they are state's governing authority throughout California—for all mobile home and RV parks construction and ongoing administration. Water for the facilities will be provided by Del Oro Water Company, Inc.—as water and hydrants for the site are not available from PID.

If you have any other specific questions about this project, its building structures or on/off site improvements, please call Dan at (530) 624-5777.

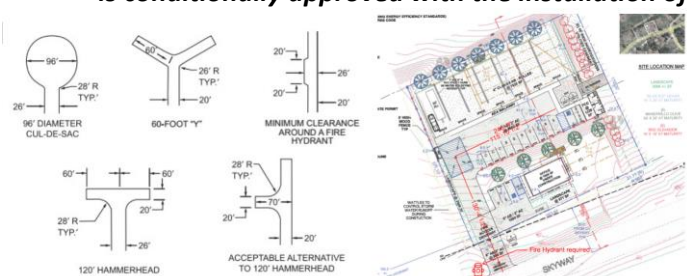
Best regards,

James Topolinski  
Project Owner/Manager

Dan Hays  
Paradise Development Group



## Town of Paradise Department Responses

PL25-00036	Topolinski Conditional Use Permit																																																																	
Commenting Department	Date received	Comment																																																																
Building / Fire	4/15/25	<p><b>The table below refers to the issuance and final of building permit</b> I = Required for Issuance      F = Required for Project Final      na = Not applicable</p> <table><tr><th>I</th><th>F</th><th>na</th><th>BUILDING</th></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>3 sets of construction plans</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Structural calculations (2 sets)</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Title 24 energy calculations (2 sets)</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Truss calculations (2 sets)</td></tr><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Special Permit Zone certification letter (flood zone)</td></tr><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Fire sprinkler system plans (2 sets)</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Hydrant fire flow (@ Station #81)</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Grant deed and legal description</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Development Impact Fees</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>PUSD Impact Fees</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>PRPD Impact Fees</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>PID water service clearance</td></tr><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Butte County Environmental Health clearance</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Construction &amp; Demolition Recycling Plan</td></tr><tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Plans on CD</td></tr></table> <p><b>Conditions prior to issuance</b></p> <ol style="list-style-type: none"><li><b>The fire apparatus access road beyond 150 feet requires a fire department turnaround.</b></li><li><b>The office project required installation of a fire hydrant, this application is conditionally approved with the installation of specified fire hydrant.</b></li></ol> <div></div>	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PID water service clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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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Tony Lindsey, Building Official / Fire Marshal																																																																		

Town of Paradise Building Resiliency Center (BRC)  
6295 Skyway Paradise Ca, 95969



Engineering

4/15/25

**The table below refers to the issuance and final of building permit**

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

I	F	na	ENGINEERING
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	Lot merger application (\$645.46 deposit)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Covenant agreement (deferral of frontage improvements)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dedication of right-of-way
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking within street setback review (\$322.73)

***Matt Thompson, Town Development Engineer***

Reviewed by Matt Thompson, P.E.

Email: MThompson@TownofParadise.com

1. No retaining walls without a separate building permit or written confirmation from the Building Division that one is not required.
2. If grading is anticipated beyond 10-ft from the foundation, apply for a grading permit.
3. Locate and protect all survey monuments. Show on plans. Add note to protect monuments.
4. No grading or other earth disturbing work without a valid and issued building permit or grading permit, and an approved Erosion and Sediment Control Plan implemented and in place.
5. Provide a Butte County Standard S-18B driveway approach with a throat width of 25-ft.
6. Provide turn templates demonstrating that large trailers towed by large vehicles can maneuver into all spaces when all others are occupied.
7. No backing onto or off of the site to Skyway.
8. Ensure site distance triangle at entrance.
9. No driveway or other work in the right of way without an approved encroachment permit.
10. Revise plan to show limits of cuts and fills in relation to the structure, property lines, and percolation zones.
11. Ensure that these notes (or equivalent) are on the plans:
  - 11.1. Limit of grading work with this permit is limited to 10 feet beyond the building envelope.
  - 11.2. Positive drainage away from the structure per CBC requirements (5% away on landscape for 10' and 2% away on hardscape for 5'), including on uphill side.





		<p>11.3. Site drainage shall not be modified significantly from existing conditions.</p> <p>11.4. Top/toe of any graded slope shall be at least 2 feet from property line.</p> <p>11.5. Applicant shall ensure graded slopes do not exceed 2:1.</p> <p>12. Provide compaction reports to the Building Official</p> <p>13. <b>Special Permit Zone conditions need not be applied.</b></p> <p>14. Erosion and Sediment Control Plan required.</p> <p>15. Provide impermeable surface amounts and apply post construction standards as necessary.</p>
Onsite / Wastewater		<p><b>Conditions prior to issuance</b></p> <p><i>"A review with the onsite division will be required for the proposed wastewater system. HCD will be the permitting agency."</i></p> <p><b>Bob Larson, Town Onsite Official</b></p>
Police department	4/2/25	<p>No comments. Agency has the capacity to serve the project.</p> <p><b>Eric R. Reinbold – Chief of Police</b></p>
Del Oro Water Company	4/3/25	<p><i>"I am going to need to see a detailed set of plans for water connections and any fire hydrants. This is all within our Magalia District boundaries."</i></p> <p><b>Jim Roberts, Del Oro Water Company</b></p>
NRWS	4/3/25	<p><i>"Depending what services, the property owner decides to subscribe for off street solid waste collection, a detailed enclosure plan must be submitted with turn-around area."</i></p> <p><i>"I am not sure how this will work related to solid waste collection with the slope of the property and where they will designate the container location. It could be tight area considering additional parking outside the RV pads. Should the applicant have any questions, please have them contact us by email."</i></p> <p><b>Doug Speicher, General Manager</b></p>

**TOWN OF PARADISE  
NEGATIVE DECLARATION REGARDING ENVIRONMENTAL EFFECT**

**1. Description of Project:**

Conditional Use Permit (PL25-00036) proposing the creation of a 7-space RV park with accessory improvements on a +/-0.77-acre property.

**2. Name and Address of Project Applicant:**

James Topolinski  
9315 Skyway  
Paradise, CA 95969


**3. The Initial Study for this Project was Prepared on:** August 4, 2025

4. NOTICE IS HEREBY GIVEN that the Planning Director of the Town of Paradise has reviewed the project described above pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code) and determined that it will not have a significant effect on the environment. An Environmental Impact Report will not be required.

5. A copy of the Planning Director's determination regarding the environmental effect of this project is available for public inspection at the Town of Paradise Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA. Copies thereof will be provided to any person upon payment of the established fee.

6. Any person wishing to respond to this negative declaration may file written responses no later than September 15, 2025 with the Paradise Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969, (530) 872-6291(Ext. 411). The Planning Director or the Planning Commission will review such comments and will either uphold the issuance of a negative declaration or require an environmental impact report to be prepared.

7. If no protest is lodged, the negative declaration may be formally adopted at the conclusion of the review period. Any negative declaration subject to state clearinghouse review shall not be formally adopted until such review has been completed.

By:   
\_\_\_\_\_  
Susan Hartman, Planning Director

Date: August 7, 2025

**INITIAL STUDY**  
**FOR**  
**TOPOLINSKI RV PARK (PL25-00036) CONDITIONAL USE PERMIT APPLICATION**  
**FOR**  
**JAMES TOPOLINSKI**



**PROJECT DESCRIPTION AND  
ENVIRONMENTAL SETTING FOR THE  
TOPOLINSKI CONDITIONAL USE PERMIT APPLICATION (PL25-00036)**

**PROJECT DESCRIPTION**

The project proponent is seeking Town of Paradise approval for a conditional use permit application to develop a 7-space RV park on a +/-0.77-acre property that currently has a commercial structure under construction through an issued building permit. The project site is zoned Community Commercial (CC).

**ENVIRONMENTAL SETTING**

**Location**

The subject parcel, identified with assessor's parcel number 066-440-021, is located at 9315 Skyway, Paradise California, in Butte County. The project site is in the northwest area of the Town. The site is located to the west of Skyway and abuts the town boundary. It is located within Section 36, Township 23 N, Range 3E, Mount Diablo Base & Meridian.

**Land Use and Access**

The subject property was severely damaged in the 2018 Camp Fire, resulting in the loss of a commercial building. The property has remained vacant since the time of the fire, though a permitted commercial office building is currently in construction. The parcel is accessed from Skyway via a private driveway encroachment.

The subject parcel is located in a commercial neighborhood and abuts 1 residentially zoned parcel to the northwest that was previously developed with a mobile home park, 2 abutting parcels to the northeast and 1 abutting parcel to the southwest that share the Community Commercial (CC) zoning. The southeastern property line borders Skyway, a public street.

**Vegetation, Topography and Soils**

The subject parcel is relatively flat but has a sloped entry with an elevation from 2,314 at the street and 2,326 feet at the middle of the property, then sloping down towards the northwest at the back northerly section of the property. Prior to the 2018 Camp Fire, the property and surrounding area had land cover containing a mix of shrub land, deciduous forest, and evergreen forest. The project site was substantially burned in the 2018 Camp Fire.

Soils underlying the project site are characterized as “AVD 0-30%” (Aiken Very Deep – zero to thirty percent slope). AVD soil generally exceeds five feet in depth and is considered to be excellent for the treatment of wastewater.

**Public Services**

Services and facilities available or potentially available to the project site include, but are not limited to the following listing:

<b>Access:</b>	Skyway
<b>Communications:</b>	AT&T Telephone /Comcast Cable Services
<b>Electricity:</b>	Pacific Gas and Electric Company
<b>Public Safety:</b>	Town of Paradise
<b>Recreation:</b>	Paradise Recreation and Park District
<b>Schools:</b>	Paradise Unified School District
<b>Sewage Disposal:</b>	Individual wastewater treatment/disposal systems
<b>Water Supply:</b>	Del Oro Water Company

**PROJECT DETAILS**

The Topolinski RV park project proposes the creation of 7 RV spaces with hook-ups along the rear portion of the parcel. The proposed spaces would be located at the rear of the property, with an accessory structure serving as the shower & restroom facilities, and a trash enclosure structure both which are proposed along the northerly portion of the property.

The subject parcel previously supported a 2,875 square foot commercial warehouse which was destroyed in the 2018 Camp Fire.

A new wastewater disposal system for the RV improvements that will be located under the proposed RV spaces at the rear of the property. The existing septic system serves the commercial office building being built in the front of the property.

# TOWN OF PARADISE

## ENVIRONMENTAL CHECKLIST FORM

### I. BACKGROUND

1. **Name of Proponents:** James Topolinski
2. **Address and phone number of proponents:** 9315 Skyway, Paradise, CA 95969
3. **Date of checklist:** August 7, 2025
4. **Zoning and general plan designation:** Zoning: Community Commercial (CC) General Plan designation: Town Commercial (TC)
5. **Name of proposal, if applicable:** Topolinski RV Park

### II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	1.	<b>LAND USE AND PLANNING.</b> Would the proposal:					
	a.	Conflict with general plan designation or zoning?	1, 8			X	
	b.	Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	1, 8			X	
	c.	Be incompatible with existing land use in the vicinity?	9				X
	d.	Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	8				X
	e.	Disrupt or divide the physical arrangement of an established community (including a low-	9				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		income or minority community)?					
2.		<b>POPULATION AND HOUSING.</b> Would the proposal:					
	a.	Cumulatively exceed official regional or local population projections?	1, 8			X	
	b.	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	1, 8			X	
	c.	Displace existing housing, especially affordable housing?	1, 8				X
3.		<b>GEOLOGIC PROBLEMS.</b> Would the proposal result in or expose people to potential impacts involving:					
	a.	Fault rupture?	11, 12			X	
	b.	Seismic ground shaking	11, 12			X	
	c.	Seismic ground failure, including liquefaction?	11, 12			X	
	d.	Seiche, Tsunami or volcanic hazard?	13				X
	e.	Landslides or mudflows?	11			X	
	f.	Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	10			X	
	g.	Subsidence of the land?	12, 28			X	
	h.	Expansive soils?	7			X	
	i.	Unique geologic or physical features?	1				X
4.		<b>WATER.</b> Would the proposal result in:					
	a.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	3, 10			X	
	b.	Exposure of people or property to water related hazards such as flooding?	3, 10			X	
	c.	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	3, 10				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		d. Changes in the amount of surface water in any water body?	3, 10				X
		e. Changes in currents, or the course or direction of water movements?	3, 10				X
		f. Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	3, 10, 14			X	
		g. Altered direction or rate of flow of groundwater?	3, 10, 14			X	
		h. Impacts to groundwater quality?	3, 10, 14			X	
		i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	3, 10, 14			X	
5.		<b>AIR QUALITY.</b> Would the proposal:					
		a. Violate any air quality standard or contribute to an existing or projected air quality violation?	15, 16, 27			X	
		b. Expose sensitive receptors to pollutants?	9			X	
		c. Alter air movement, moisture, or temperature, or cause any change in climate?	10				X
		d. Create objectionable odors?	10			X	
6.		<b>TRANSPORTATION/CIRCULATION.</b> Would the proposal result in:					
		a. Increased vehicle trips or traffic congestion?	9, 27			X	
		b. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	10				X
		c. Inadequate emergency access or access to nearby uses?	17			X	
		d. Insufficient parking capacity onsite and offsite?	8, 10				X
		e. Hazards or barriers for pedestrians or bicyclists	10				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		f. Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	10				X
		g. Rail, waterborne or air traffic impacts?	9, 10				X
7.		<b>BIOLOGICAL RESOURCES.</b> Would the proposal result in impacts to:					
	a.	Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals and birds)?	6			X	
	b.	Locally designated species (e.g. heritage trees)?	1			X	
	c.	Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	1			X	
	d.	Wetland habitat (e.g. marsh, riparian and vernal pool)?	7, 9, 17				X
	e.	Wildlife dispersal or migration corridors?	1, 6			X	
8.		<b>ENERGY AND MINERAL RESOURCES.</b> Would the proposal:					
	a.	Conflict with adopted energy conservation plans?	1				X
	b.	Use nonrenewable resources in a wasteful and inefficient manner?	1, 10			X	
	c.	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	1, 18, 19				X
9.		<b>HAZARDS.</b> Would the proposal involve:					
	a.	A risk of accidental explosion or release of hazardous substances (including, but not limited to; oil, pesticides, chemicals or radiation)?	10			X	
	b.	Possible interference with an emergency response plan or emergency evacuation plan?	11, 21				X
	c.	The creation of any health hazard or potential health hazard?	10			X	
	d.	Exposure of people to existing sources of	10			X	

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		potential health hazards?					
	e.	Increased fire hazard in areas with flammable brush, grass or trees?	10, 17, 20			X	
10.	<b>NOISE.</b> Would the proposal result in:						
	a.	Increases in existing noise levels?	10, 22			X	
	b.	Exposure of people to severe noise levels?	10, 22			X	
11.	<b>PUBLIC SERVICES.</b> Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:						
	a.	Fire protection?	4, 9, 10			X	
	b.	Police protection?	9, 10			X	
	c.	Schools?	1, 9, 10			X	
	d.	Maintenance of public facilities, including roads?	1, 9, 10			X	
	e.	Other governmental services?	9, 10			X	
12.	<b>UTILITIES AND SERVICE SYSTEMS.</b> Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:						
	a.	Power or natural gas?	9, 10			X	
	b.	Communications systems?	9, 10			X	
	c.	Local or regional water treatment or distribution facilities?	17			X	
	d.	Sewer or septic tanks?	10, 17			X	
	e.	Storm water drainage?	3, 9, 10			X	
	f.	Solid waste disposal?	10			X	
	g.	Local or regional water supplies?	4, 17			X	
13.	<b>AESTHETICS.</b> Would the proposal:						
	a.	Affect a scenic vista or scenic highway?	1, 23, 24				X
	b.	Have a demonstrable negative aesthetic effect?	9, 10			X	
	c.	Create light or glare?	8, 10			X	

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	14.	<b>CULTURAL RESOURCES.</b> Would the proposal:					
	a.	Disturb paleontological resources?	10			X	
	b.	Disturb archaeological resources?	2, 10			X	
	c.	Affect historical resources?	25				X
	d.	Have the potential to cause a physical change which would affect unique ethnic cultural values?	9, 10				X
	e.	Restrict existing religious or sacred uses within the potential impact area?	9, 10				X
	15.	<b>RECREATION.</b> Would the proposal:					
	a.	Increase the demand for neighborhood or regional parks or other recreational facilities?	10			X	
	b.	Effect existing recreational opportunities?	10			X	
	16.	<b>WILDFIRE.</b> If located in or near state responsibility areas or lands classified as a very high fire hazard severity zones, Would the project:					
	a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	17, 21				X
	b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	10, 17			X	
	c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	10, 17			X	
	d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	10, 17			X	
	17.	<b>Greenhouse Gas Emissions.</b> Would the project:					



			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		a. Generate greenhouse gas emissions, either directly, or indirectly, that may have a significant impact on the environment?	10, 16, 19			X	
		b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	10, 16, 19			X	
18	<b>AGRICULTURE AND FORESTRY RESOURCES.</b> <b>Would the project:</b>						
		a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use	26				X
		b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	10				X
		c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	1, 9				X
		d. Result in the loss of forest land or conversion of forest land to non-forest use?	9				X
		e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	9, 10				X
19.	<b>MANDATORY FINDINGS OF SIGNIFICANCE.</b>						
		a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major				X	

				SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
			periods of California history or prehistory?					
		b.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				X	
		c.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connect with the effects of past projects, the effects of other current projects, and the effects of probable future projects).				X	
		d.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

### III. DISCUSSION OF ENVIRONMENTAL EVALUATION

1. **General Evaluation:** Potential environmental impacts associated with the proposed project have been identified upon the preceding environmental review checklist form. It has been determined that the proposed project will not result in a significant adverse effect on the environment because the project will be subject to existing permitting requirements.

- a. **Item 1 – Land Use and Planning:**

**A, B: Less than significant impact.** The subject parcel is located in a Community Commercial (CC) Zone, which has an underlying general plan designation of Town Commercial (TC). If approved, the proposed parcel development would result in the establishment of 7 RV park spaces with restrooms/shower facilities that are adjacent to a previously approved office building currently under construction. This development of the subject parcel is not deemed significant, because the proposed land use and parcel size is compatible with surrounding land uses and parcel sizes, and the project is consistent with the Paradise General Plan land use designation and zoning for the site. Therefore, impacts related to land use and planning are expected to be less than significant and no mitigation measures appear to be necessary.

The project would not conflict with any local environmental plans or policies

and is in line with the requirements of the Town's general plan and zoning code. No conflict with the general plan designation, zoning or land use plans, policies, or regulations would occur as a result of the project. Impacts would be less than significant.

**C: No impact.** The surrounding land uses, while currently vacant are commercial in nature. The development of a parcel with Community Commercial zoning would not allow for any land uses incompatible with the area. The subject parcel is in a commercial area and would allow for accessory uses, matching the surrounding area. The proposed development would have no impact.

**D: No impact.** No farms or agricultural producers exist within the area surrounding the project area. The proposed development would not limit the use of the parcel for crop production, nor would it have any effect on the soils on the project site. There would be no impact from the proposed project.

**E: No Impact.** The proposed project would not create any physical barriers or other impediments that could affect the surrounding community. No aspect of the proposed project will physically divide the community and therefore, the project would have no impact.

**b. Item 2 – Population and Housing**

**A, B: Less than significant Impact.** The Town of Paradise lost much of its housing in the 2018 Camp Fire, which also resulted in a substantial reduction in the population of the Town. Any increase in population that could result from the project could only begin to replenish population levels to a fraction of their previous levels. Unplanned growth would not occur as a result of the project. No regional or local population projections would be exceeded due to the development of the project, especially in light of its transient nature. Impacts would be less than significant.

**C: No impact.** No housing would be demolished, and no residents or other people would be displaced as a result of the project. No replacement housing would be required. There would be no impact.

**c. Item 3 – Geologic Problems**

**A, B, C: Less than significant impact.** The project is located in an area with the possibility of strong seismic ground shaking, as is much of California. The 2024 Butte County Local Hazard Mitigation Plan lists the Town's vulnerability to earthquakes as high, but outlines those occurrences are unlikely. The project is not located in an area within any identified earthquake fault zone. The Plan lists the potential of future earthquake and

liquefaction as “occasional/unlikely” and lists the area as having a generally low potential for liquefaction (See figure 1). However, commercial construction on the site, being built to the current California Building Code, would not be at a high risk from seismic activity. The likelihood of any effects from fault rupture, seismic ground shaking, seismic ground failure, and liquefaction are low. Impacts would be less than significant.

**D. No impact.** The project is not located near the ocean or any body of water substantial enough to be subject to seiche risks. The USGS indicates that the project is not located within a volcanic hazard zone. The project would not be at risk from volcanic hazards. There would be no impact.

**E. Less than significant impact.** The project is not located in an area identified as a landslide zone by the California Department of Conservation. The 2024 Butte County Local Hazard Mitigation Plan identifies the Town as having an unlikely future occurrence for landslides. No portion of the proposed development would increase the risk of landslides. The impact of the proposed project would be less than significant.

**F. Less than significant impact.** No effects from the development of 7 RV spaces and a facilities structure would permanently impact soils or topography. However, the development could result in short-term impacts to soils. Long term soil erosion and loss of topsoil are not expected from the construction of the development, however, soil erosion and loss of topsoil can potentially result during the short-term construction activities required to establish new property uses. The Town’s required Erosion and Sediment Control Plan would keep ensure that development would not cause soil erosion and impacts to topsoil. The impact of the project would be less than significant.

**G. Less than significant impact.** Soil subsidence is the gradual settling or sudden sinking of the earth’s surface due to the subsurface movement of earth materials. Subsidence is most typically caused by groundwater pumping and often occurs in areas with large scale agricultural production. The project is not located in an area identified by the United States Geological Survey as having soil subsidence. The proposed development would utilize water provided by the Del Oro Water Company and would not be reliant upon groundwater from the site. Impacts from the proposed project would be less than significant.

**H. Less than significant impact.** The project area has not been assessed for the presence of expansive soils. However, the site is located in an area identified as having well-drained and well-structured soils as determined through the comprehensive, town-wide soils survey conducted in 1992. The proposed structures would be built to current California Building Code, which includes provisions to safeguard against structural failure. The project would result in a less than significant impact.

**I: No impact.** No locally recognized unique geological or physical features are located on the project site. There would be no impact from the project.

Figure E-17 Town of Paradise – Earthquake Liquefaction Potential Areas

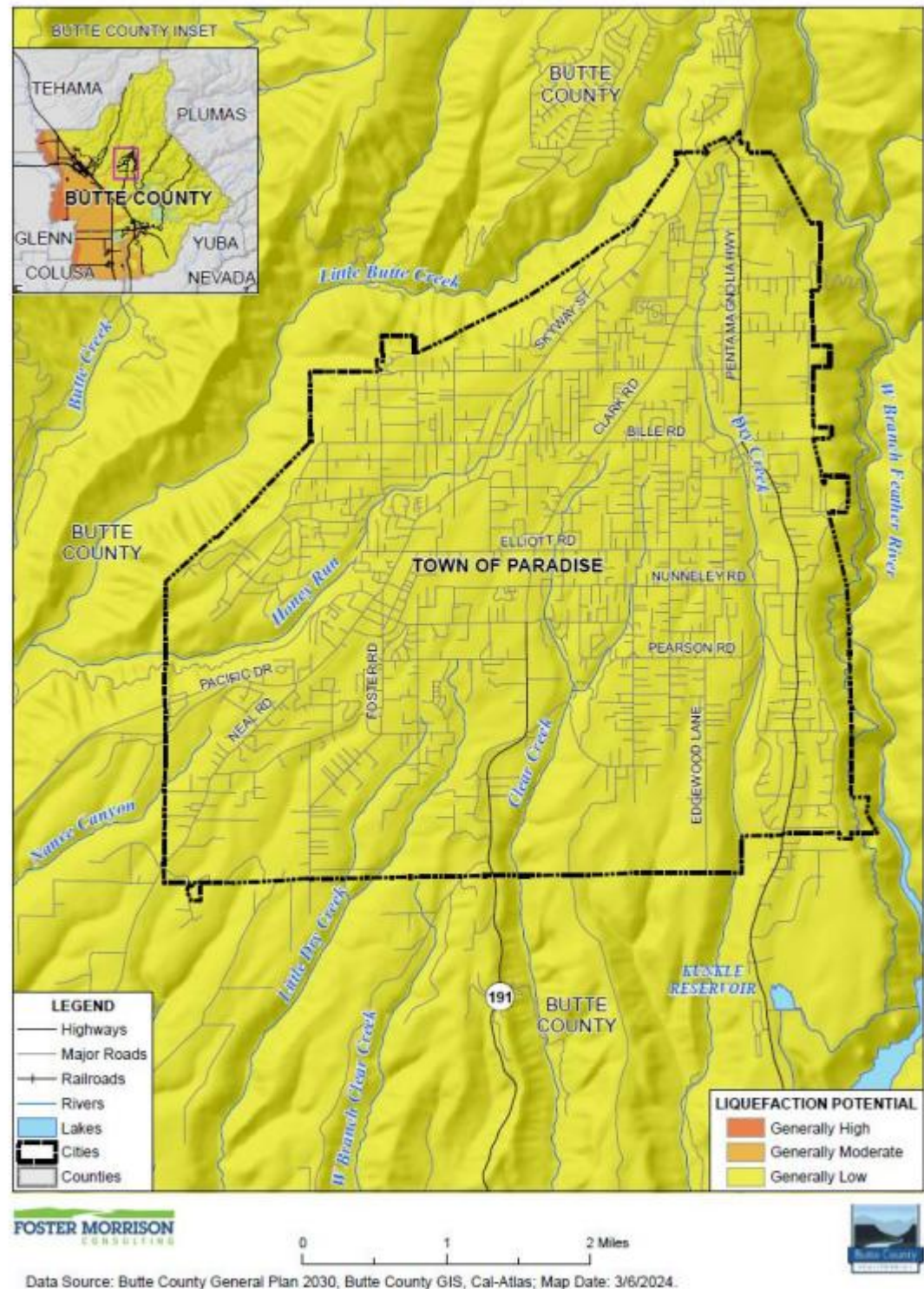


Figure 1: Liquefaction Potential

**d. Item 4 – Water**

**A, B: Less than significant impact.** The proposed project would have no impact to any water features or ability to affect surface runoff. However, like all development, the related construction has potential to affect surface runoff. Construction activities upon the parcel could create the potential for increased erosion. In addition, the creation of impervious surfaces through compaction and overcovering (parking facilities developed, structures erected, etc.) of soil may alter drainage patterns, reduce absorption rates and increase the volume of storm water drainage from the site. However, these impacts are expected to be minor and are typical of all construction. The inclusion of standard best management practices, required of all construction, would further reduce the risk of construction related runoff. Impacts from the project would be less than significant.

**C, D, E: No impact.** No ponds, creeks, or other surface water is present within the project area or any adjacent property. There would be no risk of impacts to surface water and be no impact from the proposed project.

**F, G, H, I: Less than significant impact.** The project is located on a parcel which allows impervious areas to a maximum of 80% of lot coverage, to maintain a minimum 20% pervious area on the site. While underground septic system construction would take place as part of the proposed project, groundwater in the area would not be reduced, have its flow altered, be interrupted, or be otherwise impacted as there is no known groundwater table within four (4) feet from the bottom of the proposed leach lines. No wells are proposed to provide water for the project. The project would not result in decreased groundwater availability for public water supplies. Potential contaminants from wastewater systems are controlled by adherence to the Town of Paradise's Local Area Management Program, as approved by the Central Valley Water Board in 2016 and for this development, the State of California Housing and Community Development Department (HCD) standards. No project components would have the possibility of introducing contaminants to groundwater, meaning there would not be a risk of contamination. There would be a less than significant impact from the proposed project.

**e. Item 5 – Air Quality**

**A: Less than significant impact.** The project location is subject to the requirements of the Northern Sacramento Valley Planning Area 2024 Triennial Air Quality Attainment Plan and the Butte County Air Quality Management District (BCAQMD). A project would be considered to conflict with the goals of the Plan if it were to result in or induce growth in population, employment, land use, or regional vehicle miles travelled (VMT)

that is inconsistent with the growth projections of the plan. The proposed project, being development with potential low visitor usage, would not result in any foreseeable significant population growth. The proposed project would not create a substantial increase in employment given the limited potential development that could result from the project. Finally, substantial VMTs are not expected because of the project. The Butte County Association of Government's screening criteria for VMTs and "non-residential trip rates" or "Person Trip Generation" OR Person trip generation identifies low VMT Traffic Analysis Zones (TAZ), including the project area, where VMT's are 15% or more below the regional VMT per resident. Due to the project's location in a TAZ, VMTs are considered less than significant. Considering these factors, impacts from the proposed project would be less than significant.

**B: Less than significant impact.** No parks, playgrounds, schools, hospitals, day care centers, nursing homes, or other similar sensitive receptors are in close proximity to the project area. No sensitive receptors such as those listed would be affected. The proposed project site is in a commercially zoned area. The project may cause short-term impacts to air quality typical of construction projects, including dust and vehicle emissions from vehicle use, heavy equipment, and grading. These impacts are short-term in nature and are typical of construction. Accordingly, impacts from the proposed project would be less than significant.

**C: No impact.** The project would not create any structures or features that could potentially alter air movement, moisture, temperature, or create any change in climate. There would be no impact from the proposed project.

**D: Less than significant impact.** The proposed development of the parcel would not create any issues related to odors. The eventual construction activities for development would create some odors typical of construction, such as exhaust from vehicles. However, these would be temporary and would have no long-term effect. Impacts would be less than significant.

**f. Item 6 – Transportation / Circulation**

**A: Less than significant impact.** The proposed development would have no impact on traffic. However, because the Town of Paradise and the area of Skyway lost such a substantial portion of its population, traffic impacts from the proposed project would not exceed the amount of traffic the road and surrounding roads supported before the fire. Further, the project is in an area defined by the Butte County Association of Governments as a low VMT Traffic Analysis Zone, where VMT's are 15% or more below the regional home-based VMT per resident. Projects located in a low VMT TAZ, are



considered to have a less than significant impact to VMTs. Impacts from the project would be less than significant.

**B: No impact.** The project proposes no changes to any public or private road. The project would not create any hazardous design features such as sharp curves, dangerous intersections, or similar features. No incompatible use is proposed as part of the project. No impact would occur as a result of the project.

**C: Less than significant impact.** The project site is served by the Paradise Fire and Police departments. No portion of the project would affect the ability of emergency services to access and serve the property or reduce their ability to serve other properties in town. The Town Fire Marshal reviewed the project proposal and expressed no access concerns related to fire services. The project would not result in inadequate emergency access. The impact of the project would be less than significant.

**D: No impact.** At over a 1/2-acre, the development proposes ample space to allow parking for each visitor at any given time. There would be no impact.

**E, F: No impact.** Circulation is governed by the Town of Paradise General Plan's circulation element, Town code regarding streets and public places, and Town code regarding vehicles and traffic. The project would not conflict with any provision of the general plan or any other governing document. No pedestrian, public transit, or bicycle facilities are in or near the project area. The proposed project would not conflict with any applicable plans and no impacts would result. No project components would create hazards or barriers to pedestrians or bicyclists. There would be no impact from the proposed project.

**G: No impact.** No railway, airport land use zone, or navigable waters are located in or near the project area. There would be no impact to rail, waterborne, or air traffic.

g. **Item 7 – Biological Resource**

**A: Less than significant impact.** The U.S. Fish and Wildlife Service BIOS map viewer indicates that the Paradise East USGS quad, containing the subject parcel, has the potential to contain Federal and State endangered and threatened species. The species potentially present in the Paradise East USGS Quad are listed in the figure below.

Scientific Name	Common Name	Status – State	Status – Federal
<b>Rana boylei</b>	<b>foothill yellow-legged frog (amphibian)</b>	<b>Threatened</b>	<b>Threatened</b>
<b>Haliaeetus leucocephalus</b>	<b>bald eagle (Bird)</b>	<b>Endangered</b>	<b>Delisted</b>

*Figure 2: Endangered and Threatened Species within the Paradise East Quadrangle*

No surface water is present within the project location, meaning there is likely no suitable habitat for the foothill yellow-legged frog. Although native trees and areas of understory vegetation on the site provide shelter and food sources for a variety of localized bird, rodent and other animal populations, it is not anticipated that proposed development, or the future use, will significantly displace animal populations. The area of natural habitat on the site is relatively small and partially diminished due to the 2018 Camp Fire. Therefore, a less than significant impact to local animal populations are anticipated.

**B, C: Less than significant impact.** The Town of Paradise General Plan outlines several goals and policies related to the preservation of trees or other natural communities, none of which conflict with the proposed development. The Town of Paradise does not recognize heritage trees or any other locally designated special natural communities on the project site. While the development would have minimal impact on trees, the potential construction allowed could result in the removal of trees. A tree removal permit is required for the removal of any healthy tree with a diameter at breast height of 10 inches or greater. The project would not conflict with any other local policy or ordinance protecting biological resources. Impacts from the proposed project would be less than significant.

**D: No impact.** No surface water, wetlands, marshes, vernal pools, riparian habitat, or similar features are present on the project site. There would be no impact.

**E: Less than significant impact.** The project is not located in an area identified as being within the area of any migratory deer herd, as outlined in the Town's General Plan. The project would not create any physical barriers that would impede the movement of wildlife. The proposed structures and lot development outlined in the conditional use permit application do not cover a substantial enough area to impede the movement of wildlife. A less than significant impact from the project is expected.

#### **h. Item 8 – Energy and Mineral Resources**

**A: No impact.** The Town of Paradise has no published energy conservation plans. The proposed development that would result from the Project would be built to current California Building Code, including all energy use standards. No conflict with regional or State energy plans are expected. There would be no impact from the proposed project.

**B: Less than significant impact.** The project is expected to incur no larger energy expense than is typical of similar commercial buildings during construction. The proposed project would be required to be constructed in accordance with current Town adopted California Building Code energy-efficiency standards and CALGreen building design features. No wasteful expenditure of energy is expected because of the project. Impacts would be less than significant.

**C: No impact.** The proposed project location is not within or within proximity to any State identified Surface Mining and Reclamation Act study areas or any existing mines. The Town of Paradise does not identify any locally important mineral resources sites in its general plan or any other policy document. No impact would result from the proposed project.

#### **i. Item 9 – Hazards**

**A, C, D: Less than significant impact.** The project's short-term construction would include the transport and use of potentially hazardous materials including concrete and solvents. The use of these materials is typical of construction projects and does not indicate a high risk of hazards to the public or environment. The Project would not interfere with any emergency response or evacuation plan or create any health hazards. Impacts from the project would be less than significant.

**B: No impact.** The subject parcel is located within the area of the Butte County Local Hazard Mitigation Plan and the Town of Paradise & Upper Ridge Wildfire Evacuation Plan. The project would not create any structures or other impediments that would affect the execution of the Wildfire Evacuation Plan or any other emergency response actions. The project would have no impact to emergency response or evacuation.

**E: Less than significant impact.** The subject parcel is designated by CAL FIRE as a being within a very high fire hazard severity zone, as is entire Town. The Town of Paradise, through local ordinance, is also designated as a very high fire hazard severity zone. The proposed development would have no effect on increased fire risk. However, the construction of the project could pose some minor risk. New construction in the Town is required to maintain 5' defensible

space around all structures, reducing the risk of fire reaching buildings. Additionally, all properties in the Town of Paradise are required to continuously maintain properties for fire clearance. The Town Fire Marshal reviewed the project materials and raised no concerns about the risk of fire related to the project. The impact would be less than significant.

**j. Item 10 – Noise**

**A, B: Less than significant impact.** The short-term construction activities required to construct the project would cause a temporary increase in ambient noise levels on the project site. Construction activities would be subject to the restrictions of the Town Noise Ordinance and would not cause a significant impact. Long term increases to ambient noise levels would not occur as a result of the project. Impacts from the project related to noise would be less than significant.

**k. Item 11 – Public Services**

**A: Less than significant impact.** The proposed project would not create a need for new government services or facilities. The Town has the capacity to provide services such as fire protection, police protection, schools, parks, and other services, for a larger population than currently resides in Paradise. The project would not conflict with any Town of Paradise General Plan goals, policies, or programs related to public services. Fire protection services are provided by the Paradise Fire Department through a contract with CAL FIRE. Fire flow requirements are the responsibility of the Paradise Fire Department with the cooperation of the Paradise Irrigation District and Del Oro Water Company. Information provided by the Fire Department and Del Oro indicate that fire flows in the vicinity are sufficient to serve the needs of the project. The project would result in a less than significant impact to fire protection services.

**B: Less than significant impact.** The proposed development would not cause any impact to police service capacity. The Town has capacity to provide police services to a much larger population than currently resides in Paradise due to the Camp Fire. The project, being a relatively small development, would not cause an increased demand for police services. Impacts to police protection from the project would be less than significant.

**C: Less than significant impact.** No foreseeable impact on school services would result from the proposed development as the occupants are transient in nature. Additionally, impact fees paid to the Paradise Unified School District would be required for any new commercial building construction over 400 square feet. Impacts to school services from the proposed project would be less than significant.

**D, E: Less than significant impact.** The proposed development would have no additional effect on public facilities, roads, or other government services than the previous development. During the construction phase, it may result in a minor increase in government service use and road maintenance. Additionally, the Town public infrastructure and government services, including roads, have the capacity to serve a much larger population than currently resides in Paradise. The project site is located within the Town of Paradise and is currently served by the Paradise Fire Department and Paradise Police Department. No new facilities, increases to service area, or other impacts to town services would be required to accommodate the proposed project. Impacts of the project would be less than significant.

#### **I. Item 12 – Utilities and Service Systems**

**A, B: Less than significant impact.** The proposed development of the subject parcel would have little effect on area wide power demand or communication services. Power demand for the project would increase to accommodate the RV hook-ups and restroom facilities. No excessive power demand would be created by the project. The proposed development would have electrical and natural gas established through Pacific Gas & Electric. Infrastructure including underground electric lines, natural gas, phone, and internet lines would need to be reconnected and/or extended to bring power, natural gas, and communication to the proposed development. Impacts from these installations would be limited to the Project area and would not require the installation of new infrastructure elsewhere. Impacts from the project would be less than significant.

**C: Less than significant impact.** No new construction of water treatment facilities would be required to accommodate the proposed development. A new water meter and service connection may need to be installed at the proposed RV spaces at the rear of the parcel if required by the water company. The Del Oro Water Company indicated that it has the capacity to serve the proposed water requirements of the project. Impacts of the proposed project would be less than significant.

**D: Less than significant impact.** The mode of sewage disposal for the proposed development would be provided by an on-site wastewater treatment system. Staff members of the Town of Paradise Onsite Wastewater Division have carefully evaluated the project design along with the environmental characteristics of the project area and the characteristics of the project site. Onsite Wastewater Division staff has determined that the project, as tentatively designed, displays compliance with the requirements of the Town of Paradise sewage disposal ordinance for the proposed development. If approved, the project will be conditioned in a manner that is consistent with the requirements

of Town sewage disposal regulations. Therefore, no significant adverse effect regarding sewage disposal is foreseen and no mitigation measures appear to be necessary. Impacts of the proposed project would be less than significant.

**E: Less than significant impact.** The proposed development would not create substantial new impervious surface areas to those that existed prior to the Camp Fire. The proposed development of the RV spaces could create minor impacts to pervious areas and storm water drainage. Runoff from new impervious surfaces is not expected to be substantial enough to cause damage or impacts to the property or adjacent areas. The proposed project would be required to comply with the Town's post-construction standards, ensuring that post-construction runoff rates would not exceed those of the project site's pre-construction conditions. Impacts from the project would be less than significant.

**F: Less than significant impact.** No significant impact would be caused by the development. However, solid waste would be generated during the construction process and consistently once the new use is established. Solid waste service would also be required to serve the development. CALGreen standards require at least 65% of nonhazardous construction and demolition waste to be recycled and/or salvaged. These State recycling standards ensure that short-term construction waste would amount to a less than significant impact. No aspect of the long-term use of the development is expected to generate an unusual or excessive quantity of solid waste. Impacts would be less than significant.

**G: Less than significant impact.** No impact would be caused by the proposed development itself. However, water use would increase from the previous use prior to the Camp Fire. The proposed development has been reviewed by the Del Oro Water Company who has confirmed that the project would have sufficient water supplies to serve its use. Impacts of the project would be less than significant.

#### **m. Item 13 – Aesthetics**

**A: No impact.** There are no State Scenic Highways or eligible State Scenic Highways in the Town of Paradise according to the California Department of Transportation. While the Town of Paradise General Plan identifies Pentz Road as a scenic highway within the Town, it does not cross or bisect the project site. The nearest Caltrans Vista Point is the Butte County Vista Point on Highway 70. No impacts to State recognized or eligible scenic highways would occur as a result of the proposed project. The proposed project would have no impact on any recognized local or State scenic vista or scenic highway.

**B: Less than significant impact.** The Town of Paradise General Plan recognizes several Scenic Corridors and Gateway areas. However, the nearest is Pentz Road which is located +/- 205 feet Northeast of the project area. Additionally, the Town of Paradise imposes design aesthetics on all commercial development. The proposed development of the parcel is not expected to cause a negative effect to the aesthetics of the community or have any different effect than other commercial development on other parcels in Town. Impacts to the visual quality of the proposed project site would be less than significant.

**C: Less than significant impact.** The proposed development would have no significant effect on light or glare. The proposed development would result in a minor increase in nighttime light visible on the property. The Town of Paradise requires that all exterior lighting be designed, established, and maintained to reflect away from nearby and adjoining residences within 200 feet. The proposed project would not create new sources of light atypical of other commercial construction. The proposed project would have a less than significant impact.

**n. Item 14 – Cultural Resources**

**A, B: Less than significant impact.** The proposed development itself would have no significant impact on archaeological or paleontological resources.

The subject parcel is not located within a high archaeological sensitivity area as defined in the Town's General Plan. No excessive or atypical amount of ground disturbing work is proposed as part of the project, nor would it be expected of typical commercial construction. Finally, the subject area was previously developed with a commercial building, and a building permit for its replacement is currently issued, reducing the likelihood of undiscovered archaeological or paleontological resources being discovered on the site. Impacts of the project would be less than significant.

**C: No impact.** No Historic Resources, historical landmarks, or historic points of interest listed by the California Office of Historic Preservation are in the project area. The Town of Paradise does not maintain a list of local historic resources. No historical resources would be affected by the proposed project. No impact to historical resources would result from the project.

**D, E: No impact.** No locally identified religious or otherwise sacred uses or artifacts are known to be present on the project area. The project area, being a previously developed parcel, is not known to have any specific cultural use or ethnic cultural value. There would be no impact from the proposed project.

**o. Item 15 – Recreation**

**A, B: Less than significant impact.** While the proposed project would not create the potential for new housing that would result in an increase in local population levels, RVer's may visit local parks. However, the Town's recreational facilities are designed for a much larger population so impacts would be less than significant.

**p. Item 16 – Wildfire**

**A: No impact.** The Town of Paradise is subject to the evacuation measures outlined in the Town of Paradise Evacuation Traffic Control Plan. No portion of the project would impair access or escape from the property or along Skyway. The project proposal has been reviewed by the Town Fire Official who determined that ingress and egress would be suitable for emergency vehicles. No impact to the Paradise emergency evacuation plan would occur as a result of the project.

**B: Less than significant impact.** Prevailing winds in the Town of Paradise, known as the Jarbo Gap winds, come primarily from the Feather River Canyon area northeast of the Town and blow southwest. Fire risk is high throughout the Town of Paradise, especially during the summer and fall seasons.

The proposed development would not have any impact that could affect the risk of fire. The subject parcel does not have any significant slopes or other geographical features that would exacerbate the risk of fire. All development is subject to the town's regulations including defensible space requirements and modern building methodologies. The Town Fire Marshal reviewed the project application and expressed no concern regarding fire risk. The project would have a less than significant impact.

**C, D: Less than significant impact.** Any new utility connections to the property would be undergrounded, significantly reducing the risk of fire. Construction on the parcel would not pose a risk of fire higher than any other typical commercial construction. No additional infrastructure such as new power lines, roads, fuel breaks, emergency water sources, or other similar utilities would be required to support the project.

The project site does not contain any surface water. Slopes are relatively gentle on the project area, but the entrance has an approximately 25% slope, meaning



slopes would not be likely to increase the risk of exacerbating fire or of creating dangerous post-fire conditions through slope instability, landslides, or runoff. The Town Fire official reviewed the project application materials and did not indicate any concern that the project might increase the risk of fire. Impacts of the project would be less than significant.

**q. Item 17 – Greenhouse Gases**

**A, B: Less than significant impact.** The development of the subject property would have a less than significant impact on gas emissions. While the proposed development has the potential to result in greenhouse gas emissions from the power used to operate RV appliances, the main sources of greenhouse gases for development projects are the combustion of fossil fuels from construction equipment or vehicles traveling to the development during operation.

The Topolinski conditional use permit for a 7-space RV park would be done pursuant to zoning regulations in effect for the site at the time of development. The project does not include new uses that would generate significant greenhouse gas emissions. The Town of Paradise does not have a Greenhouse Gas Reduction Plan. The project does not conflict with any state plans or policies of regulations regarding greenhouse gas emissions. While it is acknowledged that small increases in greenhouse gas emissions associated with development of the site would occur, due to the small size of the site and in consideration of the land uses that are permitted and potentially permitted pursuant to the zoning assigned to the site, this increase would not rise to significant levels and no mitigation measures are deemed to be necessary. Impacts from the project would be less than significant.

**r. Item 18 - Agriculture and Forestry Resources**

**A, B, E: No Impact.** The subject parcel is not located in an area with any State designated Prime Farmland, Unique Farmland, or Farmland of Statewide importance. The subject parcel and surrounding area do not have agricultural zoning designations and would not cause any conversion of existing farmland. The project proposal does not include any components that would cause changes to the existing environment that could result in the conversion of farmland. There would be no impact from the proposed project.

**C, D: No Impact.** The Town of Paradise contains no land holding a zoning or general plan designation for timberland or timber production. The subject parcel and surrounding area are commercially zoned and have historically been used for commercial and residential development. No rezoning of recognized timberland would be required. No conversion of forest land would occur as a result of the proposed project. There would be no impact from the proposed project.

**s. Item 19 – Mandatory Findings of Significance**

**A, B: Less than significant impact.** As outlined in the above environmental checklist, the project would not cause impacts with potential to degrade the quality of the environment, threaten habitat, reduce wildlife population levels, or threaten plant communities. The project is also unlikely to negatively affect historical or archaeological resources, with the exception of the potential for previously undiscovered historical resources that could be uncovered during future construction. The above checklist demonstrates that the project would have limited overall impact with no impacts rising to the level of significance. Impacts would be less than significant.

**C, D: Less than significant impact.** The project would be consistent with Town zoning regulations and the Town general plan. No similar projects or developments exist in the surrounding area. As outlined in the above checklist, the project would not cause adverse impacts to traffic, aesthetic resources, safety, noise, or other areas of consideration. The project would not contribute to a larger cumulative impact and would not cause adverse impacts to humans. The impact would be less than significant.

**IV. DETERMINATION.**

On the basis of this initial evaluation:

- |    |                                                                                                                                                                                                                                                                                             |                          |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1. | I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.                                                                                                                                         | X                        |
| 2. | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this document shall be added to the project. <b>A NEGATIVE DECLARATION WILL BE PREPARED.</b> | <input type="checkbox"/> |
| 3. | I find the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.                                                                                                                                                 | <input type="checkbox"/> |

4. I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless ." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐
5. I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or pursuant to that earlier EIR, Including revisions or mitigation measures that are imposed upon the proposed project. ☐



Date 8/4/2025

Susan Hartman  
Planning Director for Town of Paradise

## V. REFERENCES

1. Town of Paradise 1994 General Plan, Volumes I-III, Town of Paradise Community Development Department and Quad Consultants, October 1994
2. Town of Paradise inventory map of archaeologically sensitive areas 1987, CSUC Anthropology Department
3. Master storm drainage study and facilities plan, Paradise, California, 1980, McCain Associates
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6. The California natural diversity database BIOS web map, state Department of

Fish and Wildlife. Web link: [BIOS viewer 5.96.99 \(ca.gov\)](#)

7. "Soils of Paradise and Their Ability to Treat Domestic Wastewater," Wert and Associates, 1992
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13. California's Exposure to Volcanic Hazards. United States Geological Survey. December 2019. Web link: <https://pubs.usgs.gov/sir/2018/5159/sir20185159ver1.1.pdf>
14. Town of Paradise Local Area Management Program. Town of Paradise, 2016
15. Northern Sacramento Valley Planning Area 2024 Triennial Air Quality Attainment Plan. Sacramento Valley Air Quality Engineering and Enforcement Professional, 2024. Web Link: <https://www.bcaqmd.org/files/b5098e617/2024+Final+Ozone+Attainment+Plan.pdf>
16. CEQA Air Quality Handbook. Butte County Air Quality Management District, 2024. Web Link: <https://bcaqmdca.specialdistrict.org/files/583f235c2/CEQA-Handbook-2024-Update-Final.pdf>
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26. California Important Farmland Finder. California Department of Conservation, 2022. Web Link: <https://maps.conservation.ca.gov/DLRP/CIFF/>
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**Town of Paradise**  
**Planning Commission Agenda Summary**      **Agenda Item: 5(b)**  
**Date: September 16, 2025**

**ORIGINATED BY:** Amber DePaola, Senior Planner  
**REVIEWED BY:** Susan Hartman, Community Development Director  
**SUBJECT:** Mahoney Capital LP - General Plan Amendment and Rezone (PL25-00056)

**COMMISSION ACTION REQUESTED:**

1. Conduct duly noticed public hearing; AND
2. Adopt the Town of Paradise findings for the General Plan Amendment and Rezone application (PL25-0056); AND
3. Adopt Planning Commission Resolution No. 2025-07 (Recommending approval of the General Plan Amendment and Rezone to the Paradise Town Council)

**General Information:**

**Applicant:** Mahoney Capital LP  
220 S. Cole Road  
Boise, ID, 83709

**Location:** 8822 Skyway, Paradise CA; 050-070-019

**Requested Action:** Request for recommendation of approval for a General Plan Amendment (TR to MF) and Rezone (TR-1/2 to MF) to the Paradise Town Council to allow for multi-family housing development on a parcel totaling +/-2.6 acres.

**Purpose:** To allow multi-family development

**Present Zoning:** "TR-1/2 "(Town Residential ½ acre density)

**General Plan Designation:** "TR" (Town Residential)

**Existing Land Use:** Vacant (since the 2018 Camp Fire)

**Surrounding Land Use:** North: Vacant parcels zoned TR 1/2  
East: Town of Paradise Yellowstone Kelly Heritage Trail  
South: Single-family homes  
West: Skyway, a public street

**Parcel Size:** +/-2.6 acres

**CEQA Determination:** Statutory exemption under Public Resources Code Section 21080.85

Other: An appeal of the Planning Commission's decision can be made within five (5) days of the decision date.

**Background:**

The permit applicant, Mahoney Capital, is requesting approval of a General Plan amendment and rezone from the Town of Paradise to provide a multi-family development consisting of six duplexes with two (2) bedrooms per unit. The property is currently zoned for residential use and is undeveloped after being burned in the 2018 Camp Fire. Previously, the site contained two single-family dwellings with one of those being demolished in 2015.

As proposed, the multi-family development will be accessed from Skyway through a new driveway encroachment connecting to a new interior asphalt paved roadway built to the Town's A-2A private road standard which will terminate into a hammerhead turn-around allowing adequate emergency response access. The existing septic system will be abandoned and replaced with a single 8,000 gallon septic tank and community sand filter as part of the project.

The multi-family development project includes a walking loop at the rear of the property, within the dense canopy of surviving trees, that will connect to a man gate allowing direct access to the adjacent public trailway.

Surrounding land uses include four (4) abutting residential sites to the south, vacant residential property to the north, and the Yellowstone Kelly Heritage Trail along the southeast property line.

**Environmental Review:**

This project can be found exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080.85 where it has been determined that the rezoning implements a schedule of actions contained within an approved General Plan Housing Element. Implementation Measure HI-24 of the Town's Housing Element calls for rezoning within the Sewer Service Area, which is where this project is located.

**Analysis:**

The proposed use of land is appropriate for the multi-family zoning district due to its compatibility with the existing neighborhood which includes medium density single-family homes and a mobile home park to the south as well as the vacant parcel to the north which was previously developed with multi-family. 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 recommend approval of the Mahoney Capital LP General Plan Amendment and Rezone (PL25-00056) to allow the establishment of a multi-family housing project.

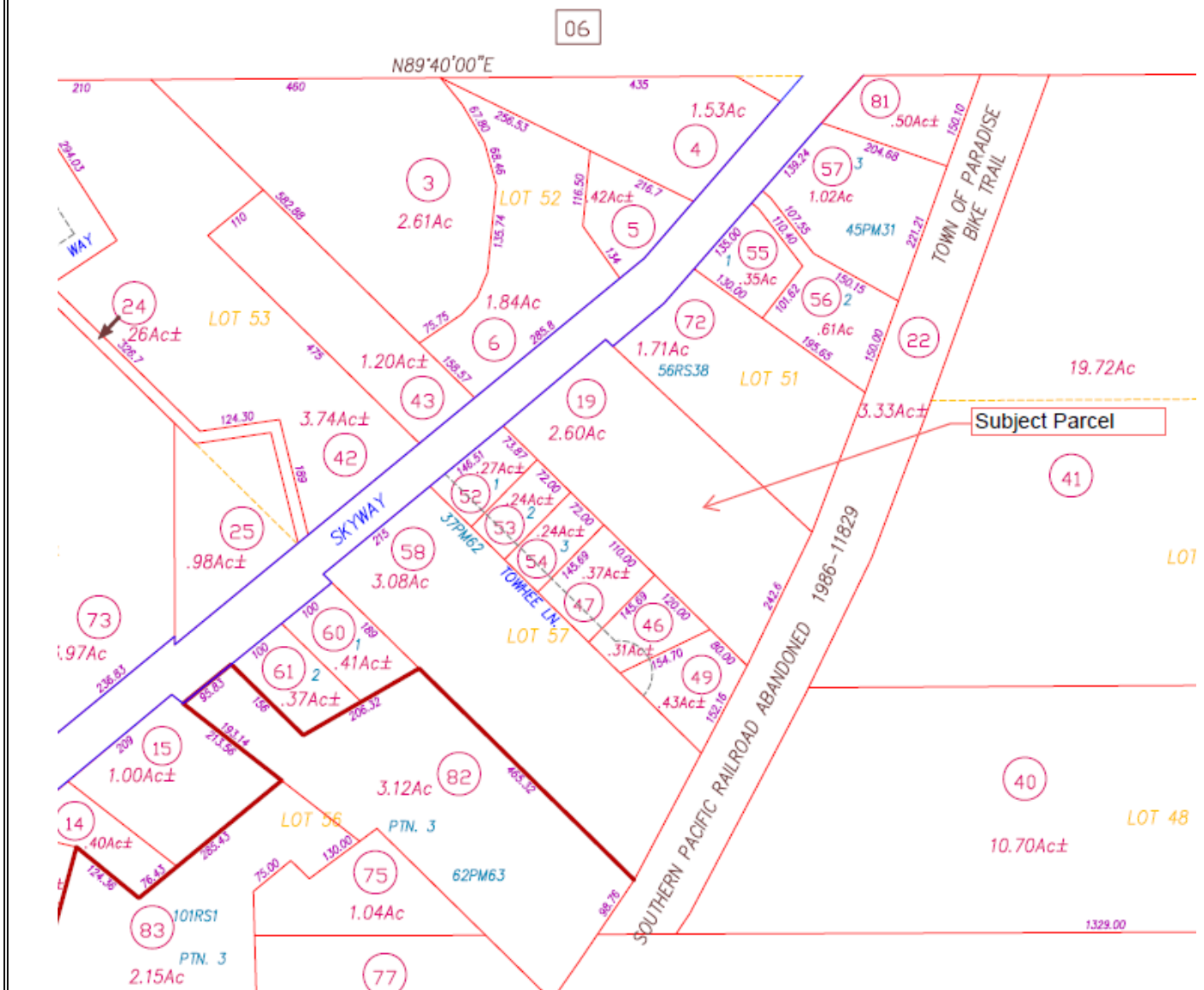
**Required Findings for Recommended Approval:**

- a) Find that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) under statutory exemption of Public Resources Code Section 21080.85.
- b) Find that the proposed project, is consistent with Title 17 of the Paradise Municipal Code (PMC) Multiple-Family zoning and the Paradise General Plan land use map and is also consistent in development goals, objectives and policies of all applicable General Plan elements.
- c) Find that the project 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.

**Attachments for the Mahoney Capital LP General Plan Amendment  
and Rezone application**

- 1. Project site vicinity map
- 2. Notice sent to surrounding property owners for September 16, 2025, public hearing
- 3. Mailing list of property owners notified of the September 16, 2025 public hearing
- 4. General Plan Amendment/Rezone application submitted by Hailing & Associates, dated May 1, 2025
- 5. Town of Paradise Resolution No.2025-07 (A Resolution of the Paradise Planning Commission recommending Town Council adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of specific property within the Town of Paradise)





N↑

**APPLICANT:** Mahoney Capital LP

**OWNER:** Mahoney Capital LP

**8822 Skyway**

**PROJECT DESCRIPTION:** Planning Commission consideration of a request for a General Plan amendment and rezone from Town Residential 1/2-acre minimum zoning to Multi-Family zoning to accommodate a 12-unit development on a +/-2.6-acre property.

**ZONING:** TR 1/2 to MF

**GENERAL PLAN:** Town Residential to Multi-Residential

**FILE NO.** PL25-00056

**ASSESSOR PARCEL NOS. :** 050-070-019

**MEETING DATE:** 9/16/2025

**TOWN OF PARADISE PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Tuesday, September 16, 2025 at 6:00 p.m.** in the Town Hall Council Chambers, located at 5555 Skyway, Paradise, CA, regarding the following project:

- a. Item determined to be exempt from environmental review under statutory exemption of Public Resources Code Section 21080.66

**Mahoney Capital LP General Plan Amendment and Rezone Application (PL25-00056):**

Planning Commission consideration of a request for a General Plan amendment from Town Residential (TR) to Multi-Residence (MR), and a Rezone from Town Residential-1/2 (TR-1/2) to Multi-Family (MF) of a +/-2.6-acre property and is located at 8822 Skyway, Paradise, CA; AP No. 050-070-019.

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 Town Planning Director at, or prior to, the public hearing. For further information please contact the Planning Division at (530) 872-6291 x435.

SUSAN HARTMAN  
Planning Director

WILLIAMS FAMILY BYPASS TRUST ETAL

050-070-072-000

10104 CORRIE COURT, TRUCKEE CA  
96161

CARRUTHERS JAMES D &amp; MACHAEL L

050-070-043-000

7825 14TH ST SE, LAKE STEVENS WA  
98258

SUSAN HARTMAN

FIRST ASSEMBLY OF GOD OF PARADISE  
DBA RIDGE LIFELINE CHURCH

050-070-058-000

PO BOX 307, PARADISE CA 95967

NEWPORT FEDERAL

050-070-042-000

4425 JAMBOREE STE 250, NEWPORT  
BEACH CA 92660PARADISE RIDGE CHAMBER OF  
COMMERCE6161 CLARK RD SUITE 1  
PARADISE, CA 95969WILLIAMS FAMILY BYPASS TRUST ETAL  
050-070-056-00010104 CORRIE COURT, TRUCKEE CA  
96161

PARADISE RECREATION &amp; PARK DIST

050-070-041-000

6626 SKYWAY

PARADISE, CA 95969

BUTTE ENVIRONMENTAL COUNCIL

313 WALNUT ST. STE. 140  
CHICO, CA 95928WILLIAMS FAMILY BYPASS TRUST ETAL  
050-070-055-00010104 CORRIE COURT, TRUCKEE CA  
96161

STATE OF CALIFORNINA

050-070-040-000

1464 FOREST SERVICE ROAD  
PARADISE, CA 95969

PARADISE IRRIGATION DISTRICT

6332 CLARK ROAD  
PARADISE, CA 95969

NELSON JEROME C &amp; JOANNE LEE

050-070-054-000

PO BOX 2905, PARADISE CA 95967

MAHONEY CAPITAL LP

050-070-019-000

22551 SAN VICENTE AVE, SAN JOSE CA  
95120

PARADISE BOARD OF REALTORS

6161 CLARK RD. SUITE 2  
PARADISE, CA 95969GASERO LINDA SUE ESTATE  
BROWN JOHNNY RICHARD JR

050-070-053-000

1405 TOWHEE LN, PARADISE CA 95969

SHIELDS MARK &amp; LORINE

050-070-006-000

1143 ALMOND VISTA CT, CHICO CA  
95926BUTTE COUNTY AIR QUALITY MGMT.  
DISTRICT629 ENTLER AVE SUITE 15  
CHICO, CA 95926PAGE BEA TRUST C/O PAGE BEATRICE C  
TRUSTEE

050-070-052-000

PO BOX 2292, PARADISE CA 95967

LUONG CAN D &amp; CAO HANH T

050-070-005-000

85 S 5TH ST #427, SAN JOSE CA 95168

PACIFIC GAS & ELECTRIC LAIRD  
OELRICHS, LAND AGENT310 SALEM STREET  
CHICO, CA 95928

LYONS PATRICIA A ETAL LYONS LINDA M

050-070-049-000

P O BOX 7212, CHICO CA 95927

JESSEN DAVID K &amp; KATRINA E

050-070-004-000

PO BOX 101, DURHAM CA 95938

PARADISE CEMETERY DISTRICT

980 ELLIOTT ROAD  
PARADISE, CA 95969BRODERICK JAMES L ETAL SIMON  
FRANCES J

050-070-047-000

1413 TOWHEE LN, PARADISE CA 95969

DYKES JOHN HENRY

050-070-003-000

8 FRED A CT, CHICO CA 95928

BUTTE COUNTY PLANNING

MANIC INVESTMENTS LLC

050-070-046-000

PO BOX 68, PARADISE CA 95967

PARADISE UNIFIED SCHOOL DISTRICT

6696 CLARK ROAD

PARADISE, CA 95969

## DEPARTMENT USE ONLY:

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

Project No. \_\_\_\_\_

**TOWN OF PARADISE**  
**APPLICATION FOR GENERAL PLAN AMENDMENT/REZONING**  
**(Including TEXT ONLY Amendments)**

Applicant's Name \_\_\_\_\_ Phone 408-666-0690Applicant's Mailing Address 220 S. Cole Road, Boise, ID 83709Applicant's email jason@odevco.net Fax \_\_\_\_\_Applicant's Interest in Property (Owner, Lessee\*, Other\*) Owner

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

Owner's Name Mahoney Capital Phone 408-666-0690Owner's Mailing Address 220 S. Cole Road, Boise, ID 83709Property Address 8822 Skyway, Paradise, CA 95969Engineer (Name, Address) Haling & Associates, 2540 Zanella Way, STE 40, Chico, CA 95928Engineer's Phone 530-342-6958 Fax \_\_\_\_\_ email greg@haling-associates.comAP Number(s) 050-070-019-000 Zone TR 1/2 Existing Use Town Residential (Vacant)

Check all that apply:

1. ☒ General Plan Amendment A. Map Change  
 2. ☒ Rezoning B. Text Change

(For MAP changes, complete entire application. For TEXT ONLY changes, attach a separate sheet detailing the requested change and your reason for the change.)

Present General Plan Designation T-R Present Zoning TR 1/2Requested General Plan Designation M-R Requested Zoning MF

Location, dimensions and size of area(s) to be amended/rezoned: The 050-070-019-000 parcel. 2.6 acres and approximately 220 ft by 500 ft. The property is bounded by Skyway to the north, vacant land to the east, Paradise Memorial Trailway to the south and Towhee Lane to the west.

Is this application a part of a related development project (e.g., use permit, land division, etc.)? Yes. Proposed  
development of site with six (6) duplex houses (total of 12 dwelling units).

Applicant's reasons for amendment/rezoning:(attach additional sheets if necessary) This amendment and rezoning is proposed in order to allow for the construction of six (6) duplex houses on the property (total of 12 dwelling units).

This amendment and rezoning is necessary to change the current designation from Town residential (TR) single-family to (MF) multi-family residential.

FOR GENERAL PLAN MAP AMENDMENT: Provide details of how the amendment would be of environmental, social and economic benefit to the Town? This ammendment will allow for the development of this property to provide quality, affordable, and asthetic housing to the Paradise community. The property will be developed in such a manner to preserve as many existing trees as possible.

In addition, the proposed developed density for the site is 4.6 EDU/acre, which is similar to the adjacent single family home parcels (Towhee Ln.) and the nearby multi-family home property (8764 Skyway).

Attach additional sheet(s) if necessary.

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 5/23/25

Property Owner Signature \_\_\_\_\_ Date 5/23/25  
 (If applicable)

J:\CDD\Planning\forms\counter handouts\gpa-rezone (4/18)

**TOWN OF PARADISE  
PLANNING COMMISSION**

**RESOLUTION NO. 2025-07**

**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  
(MAHONEY CAPITAL LP; PL25-00056)**

**WHEREAS**, the Paradise Planning Commission has conducted a public hearing, pursuant to the California Planning and Zoning Law, concerning a proposed amendment to the Paradise General Plan and a property rezone; and

**WHEREAS**, said public hearing also included review of potential environmental impacts, pursuant to the California Environmental Quality Act; and

**WHEREAS**, Sections 65353, 65354 and 65854 of the California Government Code require the Planning Commission to conduct a public hearing and notify the Town Council in writing of its recommendation; and

**WHEREAS**, the Planning Commission has considered the analysis and recommendation of the Community Development Department (Planning Division) as has considered the comments made at a public hearing conducted by the Planning Commission on September 16, 2025; and

**WHEREAS**, the Planning Commission has determined that an amendment to the Paradise General Plan Land Use Map for a Multi-Family Residential (MR) land use designation and its related zone change to a Multiple-Family Residential (MF) zoning district affecting a +/- 2.6-acre parcel located at 8822 Skyway and further identified as 050-070-019, as proposed, is in the public interest as it furthers actions contained within the Town's approved General Plan Housing Element.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**Section 1.** The Planning Commission of the Town of Paradise hereby finds:

- a. That the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code 21080.85.
- b. That the General Plan Land Use designation and zoning district requested to be assigned to the project property via the General Plan Amendment/Rezone project application (PL25-00056) is appropriate and reasonable because it would assign a Multi-Family Residential (MR) general plan designation and Multiple-Family Residential (MF) zoning to the property situated at a location and with characteristics that satisfy the 1994 Paradise General Plan policies that are applicable to multi-family developments.

**Section 2.** The Planning Commission of the Town of Paradise hereby recommends to the Town Council approval of the project application for an amendment to the Paradise General Plan Land Use Map and its related zone change known as the Mahoney Capital LP (PL25-00056) application for property identified as AP No. 050-070-019, as described.

**PASSED AND ADOPTED** by the Planning Commission of the Town of Paradise on this 16<sup>th</sup> day of September 2025, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Charles Holman, Chair

ATTEST:

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Melanie Elvis, Town Clerk