



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

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

Planning Commission Staff:

Susan Hartman, Community Development Director
Melanie Elvis, Town Clerk

Planning Commission Members:

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

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

- [1a.](#) Approve Regular Meeting of February 18, 2025 Planning Commission meeting.

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

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

RV Temporary Use Permit Revocation – 6848 Quail Way (PL23-00092), Paradise: Revoke approval of a temporary use permit authorizing occupancy of an RV, authorized under Urgency Ordinance 612 and the Exceptions Committee, relating to interim housing which is in violation of the ordinance standards and temporary use permit conditions.

5. PUBLIC HEARING

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

Fisher Conditional Use Permit Application (PL25-00018): Planning Commission consideration of a request for the reconstruction of a legal nonconforming single-family dwelling that was destroyed in the Camp Fire. The project site is a +/-0.66-acre property zoned Community Commercial (CC) and is located at 5736 Skyway, further identified with Assessor's Parcel No 052-250-098.

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

Heinke Nursery Conditional Use Permit Application (PL24-00087): Planning Commission consideration of a request for the development of a retail nursery and construction of a new metal building. The project site is a +/-0.65-acre property zoned Community Commercial (CC) and is located at 5505 Skyway, further identified with Assessor's Parcel No 052-250-120.

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 – February 18, 2025

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

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

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Kim Morris, Zeb Reynolds (via Teams) and Chair Charles Holman.

PLANNING COMMISSIONERS ABSENT: Carissa Garrard

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Holman**, approved the Regular Meeting Minutes of January 21, 2025, Planning Commission meeting. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

2. COMMUNICATION

- 2a. Community Development Director Susan Hartman provided an overview of recent Town Council actions including the introduction of two ordinances, one for the old PID Corp Yard rezone and the other for the downtown core zoning changes; the adoption of new weed abatement standards, adoption of an ordinance with would join the Town in a JPA with Pioneer Energy and the approval of an emergency declaration for culvert and road repairs at Olympia and Bille Road.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Community Development Manager Anne Vierra provided an overview of the Maran Tentative Parcel Map Application and reminded Commission that if approved, there would be a 10-day appeal period.

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

1. Bill Mannel spoke in favor of the project, however shared concern about the “Remainder “Lot” and its future uses and affects on private roads.

Chair Holman closed the public hearing at 6:28 p.m.

MOTION by Costa, seconded by Morris, approved the Maran Tentative Parcel Map Application (PL24-00122) dividing a 11.81-acre parcel into one

+/-1.85-acre lot of record, already developed with a single-family home, and a +/-9.964-acre remainder lot as conditioned below. The project site is identified as Assessor Parcel No. 052-250-117. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

CONDITIONS TO BE MET PRIOR TO RECORDATION OF FINAL PARCEL MAP

Site Development

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

Others

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

6. OTHER BUSINESS

- 6a. Community Development Director Susan Hartman provided an overview of the Planning Commission Annual Report for calendar year 2024 regarding the present implementation status of the 1994 Paradise General Plan.

MOTION by Morris, seconded by Costa, accepted and referred the Planning Commission Annual Report for calendar year 2024 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan, with an edit to SP-37 to read "The Town adopted a 5' non-combustible zone around 'new' structures, to include landscaping, and IBHS Wildfire Prepared Home standards." Roll call vote was unanimous with Commissioner Garrard absent and not voting.

PLANNING COMMISSION MINUTES

Page 3

- 6b. Community Development Manager Anne Vierra provided an overview of the Planning Commission Annual Report for calendar year 2024 regarding the implementation status of the 1994 Paradise General Plan Housing Element.

MOTION by Morris, seconded by Costa, accepted and referred the Planning Commission Annual Report for calendar year 2024 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan Housing Element. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

- 8a. Future agenda items:

Community Development Director Susan Hartman reviewed items that would come to Commission including a continued public hearing for a Temporary Use Permit RV Revocation on Quail Way.

9. ADJOURNMENT

Chair Holman adjourned the meeting at 6:50 p.m.

Date Approved:

By:

Attest:

Charles Holman, Chair

Melanie Elvis, Town Clerk/Elections Official



Town of Paradise
Planning Commission Agenda Summary **Agenda Item: 4(a)**
Date: March 18, 2025

ORIGINATED BY: Anne Vierra, Community Development Manager

REVIEWED BY: Susan Hartman, Planning Director

SUBJECT: RV Temporary Use Permit Revocation (PL23-00092), 6848 Quail Way, Paradise

COMMISSION ACTION REQUESTED:

1. Revoke approval of a temporary use permit authorizing occupancy of an RV authorized under Urgency Ordinance 612 relating to interim housing which is in violation of the ordinance standards; or,
2. Provide staff with alternative direction.

Background:

Applicant: Terry S & Hilary Johnson
6848 Quail Way
Paradise, CA 95969

Location: 6848 Quail Way, APN 050-060-023

Present Zoning: Rural Residential 1 acre minimum (RR 1)

General Plan Designation: Rural Residential (RR)

Existing Land Use: Vacant parcel

Parcel Size: 2.28 acres

Mr. and Ms. Johnson (6848 Quail Way) were issued a temporary use permit on August 8, 2023, with approval from the Exceptions Committee. The temporary use permit legally sanctioned short term/ temporary residential occupancy of a recreational vehicle for the effective period of the interim housing urgency ordinance.

Prior to the approval of the temporary use permit by the Exceptions Committee, the Johnsons applied for a temporary use permit (PL20-00332) on December 22, 2020. The application did not meet the requirements of defensible space clearance to issue the permit. By council decision, as of October 1, 2021, any temporary use permit with a violation would be voided, this would include any temporary use permits that had not yet been issued. Temporary use permit PL20-00332 was voided, and a code case was opened on April 13, 2023, for an RV on the site without an approved temporary use permit.

On June 7, 2023, Mr. and Ms. Johnson applied for a temporary use permit with the Exceptions Committee. All requirements of the temporary use permit were met except for defensible space compliance. The Exceptions Committee approved the application, and the permit was issued on August 22, 2023, with the condition that the defensible space must meet compliance within 30 days to avoid future revocation. The applicants were actively working to bring the property into compliance at the time of approval and continued to work on compliance by obtaining a residential burn permit on November 7, 2023 and a fuel reduction permit on April 22, 2024.

On 8/26/2024 a code case was opened for defensible space violation and citation one was sent to the owner. On September 9, 2024, a second citation was sent, and on September 17, 2024, a third citation was sent along with a revocation notice for the temporary use permit.

October 8, 2024 the property was declared a public nuisance for overgrown vegetation by the Town Council and authorized for abatement by the Town at the November 12, 2024 Town Council Meeting. This would allow the Town to clear the brush and logs on the property at the property owners expense and bring the property into compliance with defensible space standards.

At the November 19, 2024 Planning Commission Meeting, The Planning Commission extended the public hearing for 180 days asking for a progress update at the March 18, 2025 meeting. Due to the wet season starting, this was to allow additional time for the property owner to bring the property into compliance themselves or through the Town abatement program, whichever happened first.

On November 19, 2024, Town Fire Prevention Inspectors walked the property with the property owners to let them know what needed to be done for defensible space/hazardous fuel management. They explained that the abatement process has started and that they need to make progress, or the Town will abate the property. On December 5, 2024, the property owner applied for a fuel reduction permit. Since they were making progress clearing the property, Town abatement has been postponed.

On March 3, 2025, a Town Fire Prevention inspector called the property owner to inform him that the log pile and remaining brush will still need to be removed to meet compliance.

As of March 7, 2025, the brush has been cleared to meet the 30-foot clearance required around the property lines, but the logs have not been removed to meet compliance and therefore the site is still on the Town's list for Council-mandated abatement.

Analysis:

Paradise Municipal Code Chapter 8.61 (interim housing urgency ordinance) provides that two violations within a twelve month period, or two citations on a single violation, of any requirements set forth in Section 8.61.070 *Standards*, may be cause for revocation of the temporary use permit in accordance with the procedures outlined in PMC Section 17.45.230, violation of terms of the use permit, as well as proceeding with public nuisance abatement set forth in Section 8.61.140, public nuisance abatement procedure.

Section 17.45.230 (Violation of terms of the use permit) of the Paradise Municipal Code details that whenever any alleged violation of the terms of a use permit is brought to the attention of the planning director and after investigation it is determined that a violation does exist, then the permittee shall be sent a written notice to comply within thirty (30) days. The notice shall be sent by certified mail, return receipt requested, and the thirty-day period shall commence with the date of the mailing of the notice. If the permittee does not comply within the thirty-day period, the planning director (or designee) may place the question of revocation of the use permit on the agenda of the next available planning commission and/or planning director meeting. A public hearing shall be required to be conducted by the planning commission or the planning director in order for the town to legally revoke a use permit.

Non-compliance with the ordinances of the Town is a health and safety violation. The noticing sent to the owner followed the standards outlined in the interim housing urgency ordinance as well as the use permit revocation ordinance. Therefore, the scheduling of the revocation hearing is proper and necessary to ensure that hazards created through the lack of defensible space maintenance are mitigated through the forwarding of this active code enforcement case to the Town's legal counsel to begin abatement proceedings once the temporary use permit is

revoked.

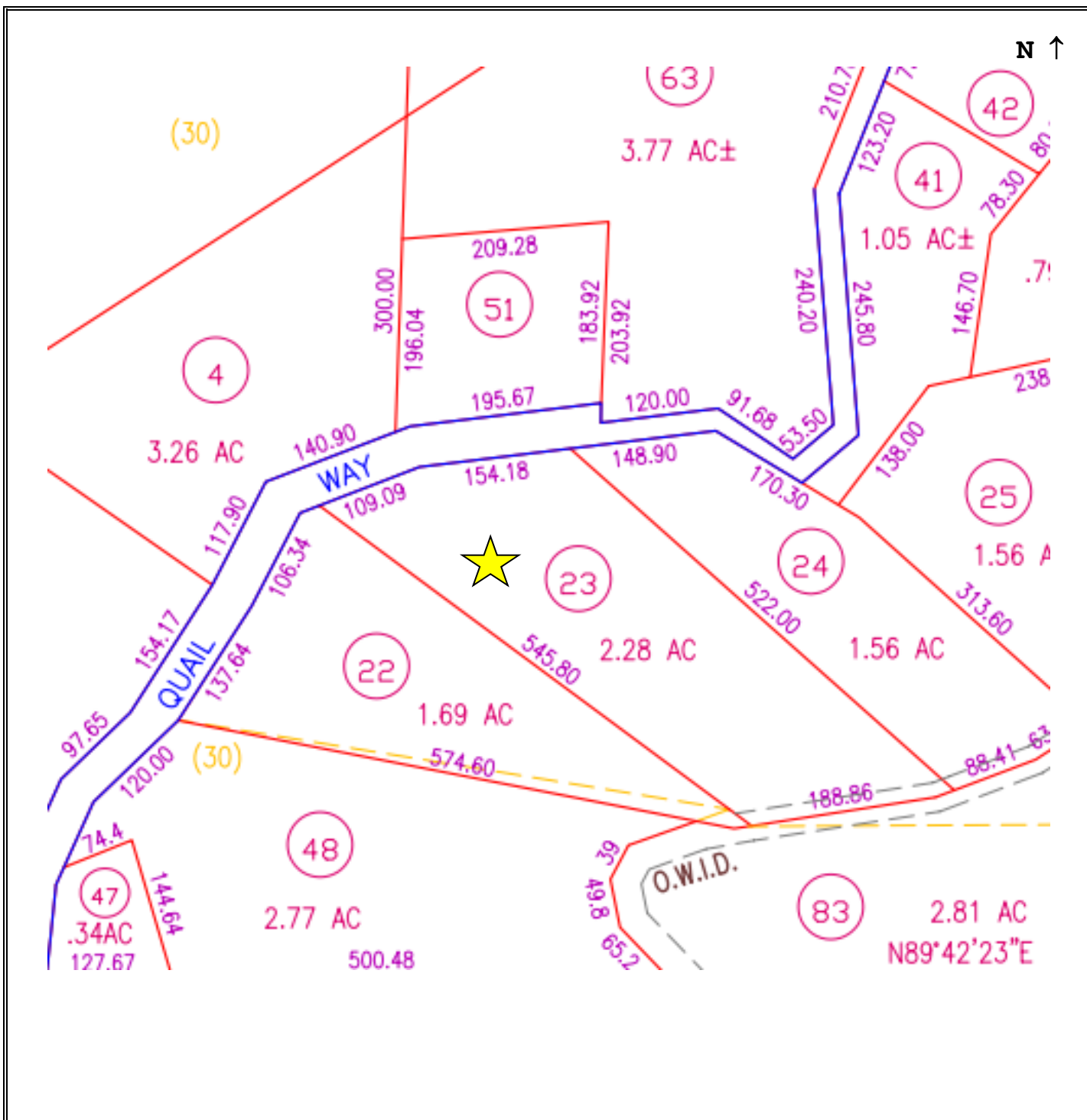
The revocation of a permit through the enforcement of a local ordinance is an activity that is exempt from environmental review through CEQA (California Environmental Quality Act) Categorical Exemption 15321, Class 21 *Enforcement Actions by Regulatory Agencies*.

Financial Impact:

There are no general funds cost associated with the revocation of the temporary use permit. However, if the RV is not voluntarily abated by the landowners, the Town may incur costs for the removal of the RV, through a court ordered warrant, which will then be placed as a lien against the property.

LIST OF ATTACHMENTS FOR PERMIT REVOCATION

1. Vicinity Map
2. CE24-001533 -1
3. CE24-00152-2
4. CE24-001533-3
5. Revocation Notice
6. Issued Temporary Use Permit
7. CEQA Notice of Exemption



| | | |
|--|--------------------------------------|-----------------------|
| APPLICANT: Terry & Hilary Johnson | | 6848 Quail Wy |
| OWNER: Terry & Hilary Johnson | | |
| PROJECT DESCRIPTION: Temporary use of an RV as interim housing | | |
| | | |
| ZONING: Rural Residential 1 (RR 1) | GENERAL PLAN: Rural Residential (RR) | FILE NO. PL23-00092 |
| ASSESSOR PARCEL No. : 060-060-023 | | MEETING DATE:11.19.24 |

TOWN OF PARADISE

ADMINISTRATIVE CITATION

DATE:

08/27/24

CITATION #:

CE24-001533-1-TRFIRE

NAME:

JOHNSON TERRY S & HILARYLEE

ADDRESS:

6848 QUAIL WAY

CITY STATE ZIP:

PARADISE CA 95969

DATE OF VIOLATION:

08/26/24

CASE #:

CE24-001533

APN:

050-060-023-000

LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS:

6848 QUAIL WAY PARADISE CA 95969

VIOLATION(S):

Fire Hazards

TOWN OF PARADISE MUNICIPAL CODE(S):

PMC § 8.04.010 -Declaration of a Public Nuisance

A. Fire hazards: Dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief or fire marshal to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard.

ACTION NECESSARY TO CORRECT VIOLATION(S):

Examples of Compliance Needs: Grasses must be cut and removed to a height of four (4) inches; The majority of the brush shall be removed. Small groups of plants spaced ten (10) ft apart may remain; Felled trees and debris piles (such as brush piles) must be removed; Address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Please review Paradise Municipal Code sections 8.58 for Defensible Space and Hazardous Fuel Management

If you have any questions, please contact Fire Prevention at (530)872-6291 x417

PENALTY AMOUNT (FOR EACH COUNT)

☐

1st Citation \$100.00

☐

2nd Citation \$200.00

☐

3rd and Subsequent Citations \$500.00


(YOU MAY BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)

\$

PENALTY DUE UPON RECEIPT

IMPORTANT INFORMATION: ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION.

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.



Tye Rosenthal, Fire Prevention Inspector

IMPORTANT INFORMATION – READ CAREFULLY

ORDER: You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation. **This is a serious matter which can cost you thousands of dollars in additional fines.**

ADMINISTRATIVE CITATION: Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative and citations may be issued each day the violation exists.** In addition, a Notice To Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.

PAYMENT OF ADMINISTRATIVE PENALTY: Penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. **Failure to pay the fine within thirty (30) calendar days will result in an additional penalty of 100% of the penalty amount, and a priority lien will be recorded against any real property involved.** Payment of the penalty must be made by mail or in person at:

**Town of Paradise, Building Resiliency Center, 6295 Skyway,
Paradise, CA 95969.**

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to “Town of Paradise”. Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.

REQUEST FOR ADMINISTRATIVE HEARING: You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation, you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Code Enforcement Division, 6295 Skyway, Paradise, CA 95969. You will be notified of the date, time and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Code Enforcement Division, 6295 Skyway, Paradise, CA 95969.

ADMINISTRATIVE HEARING/APPEAL FORM

| | |
|-----------------------|---------------|
| 1. Name: | 2. Telephone: |
| 3. Address: | |
| 4. Reason for Appeal: | |
| | |

You must fill out this form completely (if necessary, an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.

TOWN OF PARADISE

ADMINISTRATIVE CITATION

DATE:

09/6/2024

CITATION #:

CE24-001533-2-TRFIRE

NAME:

JOHNSON TERRY S & HILARYLEE

ADDRESS:

6848 QUAIL WAY

CITY STATE ZIP:

PARADISE CA 95969

DATE OF VIOLATION:

09/09/2024

CASE #:

CE24-001533

APN:

050-060-023-000

LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS:

6848 QUAIL WAY PARADISE CA 95969

VIOLATION(S):

Fire Hazards

TOWN OF PARADISE MUNICIPAL CODE(S):

PMC § 8.04.010 -Declaration of a Public Nuisance

A. Fire hazards: Dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief or fire marshal to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard.

ACTION NECESSARY TO CORRECT VIOLATION(S):

Examples of Compliance Needs: Grasses must be cut and removed to a height of four (4) inches; The majority of the brush shall be removed. Small groups of plants spaced ten (10) ft apart may remain; Felled trees and debris piles (such as brush piles) must be removed; Address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Please review Paradise Municipal Code sections 8.58 for Defensible Space and Hazardous Fuel Management

If you have any questions, please contact Fire Prevention at (530)872-6291 x417

PENALTY AMOUNT (FOR EACH COUNT)

☐

1st Citation \$100.00

☒

2nd Citation \$200.00

☐

3rd and Subsequent Citations \$500.00


(YOU MAY BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)

\$200

PENALTY DUE UPON RECEIPT

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FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.



Tye Rosenthal, Fire Prevention Inspector

IMPORTANT INFORMATION – READ CAREFULLY

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| | |
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| 3. Address: | |
| 4. Reason for Appeal: | |
| | |

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TOWN OF PARADISE

ADMINISTRATIVE CITATION

DATE:

9/17/2024

CITATION #:

CE24-001533-3-TRFIRE

NAME:

JOHNSON TERRY S & HILARYLEE

ADDRESS:

6848 QUAIL WAY

CITY STATE ZIP:

PARADISE CA 95969

DATE OF VIOLATION:

9/16/2024

CASE #:

CE24-001533

APN:

050-060-023-000

LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS:

6848 QUAIL WAY PARADISE CA 95969

VIOLATION(S):

Fire Hazards

TOWN OF PARADISE MUNICIPAL CODE(S):

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\$500 PENALTY DUE UPON RECEIPT

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Chris Rainey, Fire Prevention Inspector

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ADMINISTRATIVE HEARING/APPEAL FORM

| | |
|-----------------------|---------------|
| 1. Name: | 2. Telephone: |
| 3. Address: | |
| 4. Reason for Appeal: | |
| | |

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

September 25, 2024

Hilary & Terry Johnson
6848 Quail Wy
Paradise, CA 95969

Notice of Revocation RV Temporary Use Permit

RV Location: 6848 Quail
APN: 050-060-023

Dear Mr & Ms Johnson,

You are receiving this revocation notice due to being out of compliance with the conditions of your RV temporary use permit.

The Town of Paradise Urgency Interim Housing Ordinance No. 612 and 632 state that two violations within a 12-month period, or two citations on a single violation, of any standard listed in the Urgency Ordinance, may be cause for revocation.

Code violations listed on administrative citation CE22-01533 must be corrected within 30 days from the date of this notice.

When the violations are corrected, or if you have questions, please contact the Building Resiliency Center by calling 530-872-6291 ext. 110. **Failure to correct the violation(s) in the timeframe given will be cause for another citation to be issued and a revocation hearing to be scheduled which may result in abatement proceedings.**

Sincerely,

Susan Hartman
Planning Director



June 26, 2023

Hilary Johnson
6848 Quail Wy
Paradise, CA 95969

TEMPORARY USE PERMIT NO. PL23-00092

(Permit Expires 4/30/2024)

Dear Ms Johnson:

Pursuant to the provisions of the Town adopted Urgency Ordinance relating to interim housing inside the Camp Fire area, you are hereby granted a temporary use permit legally sanctioning your short-term/temporary occupancy of **one** recreational vehicle (RV) for the effective period of the urgency ordinance on property located at 6848 Quail Wy, Paradise CA 95969 (**AP 050-060-023-000**).

The temporary use permit is granted **based upon and subject to the findings and conditions listed as follows:**

FINDINGS:

- A. The temporary use will not adversely affect the public health, safety or convenience, or create undue traffic hazards or congestion, because it will not itself generate additional vehicle movement beyond that normally associated with a residential land use.
- B. The temporary use will not adversely interfere with the normal conduct of other land uses and activities on the site or in the general vicinity, because it is a temporary residential use which is minor in nature.
- C. The temporary use will be conducted in a manner compatible with the residential land uses in the general vicinity, because it is a permissible although temporary land use.
- D. The project is categorically exempt from environmental review pursuant to Section 15304 (Class 4) of the California Environmental Quality Act Guidelines.



CONDITIONS OF TEMPORARY OCCUPANCY

1. Applicant shall install and address marker on the property.
2. Applicant shall cut the grass, brush, and remove felled trees to create defensible space and reduce fire hazards within **30 days** of temporary use permit issuance.
3. Temporary power pole placement is subject to an electrical permit from the Town's Building Division.
4. No occupancy of the RV is permitted until the electrical panel is inspected and tagged by the Town of Paradise Building Division.
5. The applicant shall establish and retain a 30 feet minimum flammable fuels (vegetation) clearance area around the RV during occupancy. The recreational vehicle (RV) shall be located and placed no closer to the septic tank and the front and other property lines than as depicted upon the Town of Paradise "approved" site plan. **[See attached "approved" site plan.]**
6. If the temporary land use is to be using PID water then applicant must apply for and pay for PID "Interim water service" prior to RV occupancy
7. The applicant shall employ erosion control best management practices to keep disturbed soils from being carried offsite in conjunction with the uses authorized on the site.
8. Property owner(s) shall be required to have the property subject to waste collection services provided by NRWS during the temporary residential occupancy.
9. RV shall be connected to a functioning septic system and operated in a manner that prevents the surfacing of raw sewage.
10. The RV shall at all times be currently registered and licensed in California.
11. *Terminate temporary residential occupancy and disconnect all utility lines providing service to the RV on the property no later than April 30, 2023.*
If a building permit for the construction of a permanent dwelling has been issued, the temporary use permit will be effective for thirty (30) days after the date the certificate of occupancy is issued for the completed residence.
12. The site occupied by the temporary land use shall be left free of debris, litter, or other



evidence of temporary use upon completion or removal of the temporary use.

Failure to uphold and maintain compliance with the conditions of this permit may result in the permit being administratively revoked by the Town of Paradise.

If you wish to appeal the decision of the Planning Director, you must do so within seven (7) days of the decision date by filing your written appeal together with the appeal fee deposit of \$117.38 to the Development Services Department. If no appeal is filed within the time period, your temporary use permit will be deemed approved.

If you have any questions regarding this matter, please do not hesitate to contact me at this office, Monday through Thursday.

Sincerely,

Susan Hartman
Planning Director



REQUIRED SETBACKS:

Minimum Front Yard: 30' CL QUAIL

Minimum Side Yard: 10'

Minimum Rear Yard: 10'

Comments:

RR1

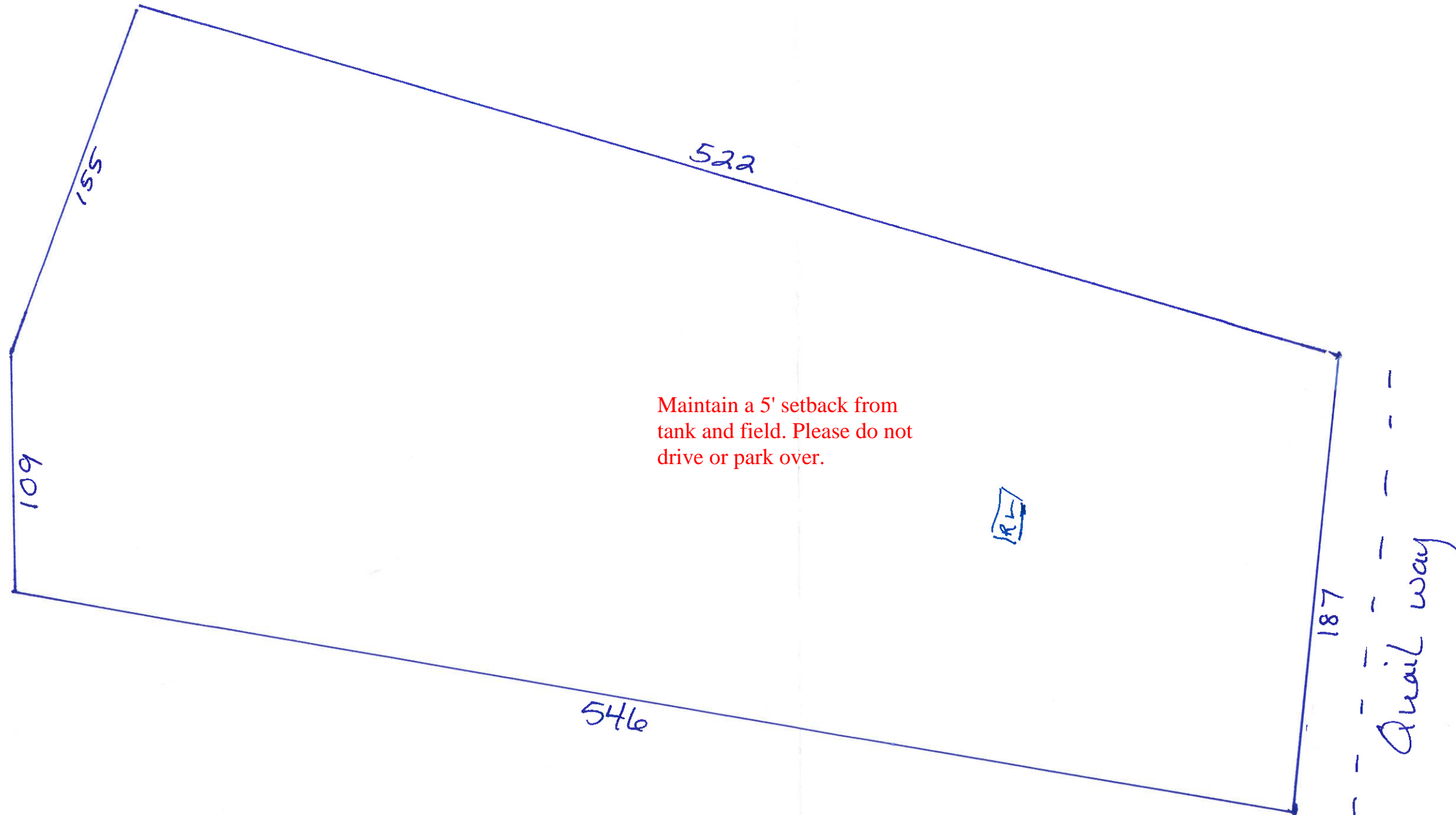
Sign: Anne L. Viera

Date: 06/26/2023

Scale = 1-50'



6848 Quail Way
050-040-023
Hilary Johnson



NOTICE OF EXEMPTION

TO: File – [PL20-00332]; AP No. 050-060-023-000
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: H Johnson RV Temporary Use Permit

PROJECT APPLICANT: Hilary Johnson

PROJECT LOCATION: 6848 Quail, Paradise CA 95969

PROJECT DESCRIPTION: Proposed short term/temporary use of one Recreational Vehicle (RV) while rebuilding a home on property. Site is to be serviced via a temporary power pole, septic system, “interim water service”, etc.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Applicant & Owner: Hilary Johnson

EXEMPT STATUS: ☐ General Rule Exemption (Section 15061)
☐ Ministerial (Section 15268)
☐ Emergency Project (Section 15269)
☒ Categorical Exemption
Section 15304; Class 4

REASON FOR EXEMPTION: Minor alteration to land.

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

SIGNATURE: 

Planning Director

Date: March 2, 2021



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

ORIGINATED BY: Amber DePaola, Senior Planner
REVIEWED BY: Susan Hartman, Community Development Director

SUBJECT: Review of a Conditional Use Permit application to allow rebuilding of a single-family residence in the CC (Community Commercial) zone.

COMMISSION ACTION REQUESTED:

1. Conduct duly noticed public hearing; AND
2. Adopt findings and conditions of approval for the Conditional Use Permit application (PL25-00018) to rebuild a single-family residence that was destroyed in the Camp Fire on a parcel zoned Community Commercial (CC).

General information:

Applicant: Michelle Fisher
5736 Skyway
Paradise, CA 95969

Location: 5736 Skyway, Paradise, CA 95969: APN 052-250-098

Purpose: Rebuild a single-family residence

Present Zoning: "CC" (Community Commercial)

General Plan Designation: "TC" (Town Commercial)

Existing Land Use: Vacant

Surrounding Land Use: *North:* Vacant "CC" zone parcels
West: Skyway (a public road) with vacant "CC" zone parcels further West
South: Single family residences on "CC" zoned parcels
East: Town of Paradise bike path

Parcel Size: +/-0.66 acres

CEQA Determination: Categorically Exempt – CEQA Section 15302, Class 2

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

Background:

The permit applicant, Michelle Fisher, requests approval of a Conditional Use Permit from the Town of Paradise to rebuild a single-family dwelling on a property with a Community Commercial zoning. The property is currently vacant after the previously existing home was destroyed in the 2018 Camp Fire, prior to Ms. Fisher acquiring title in 2024. The previous 786 square foot residence was built in 1949, prior to the Town's incorporation. When the home was originally constructed, no planning entitlement was required. Upon subsequent adoption of the Town's zoning ordinance, single-family residences in the Community Commercial zone were not permitted, making the previously existing residence legal non-conforming. The applicant is proposing to rebuild a 750 square-foot 1-bedroom residence.

The +/-0.66-acre parcel contains no permanent structures but retains the septic infrastructure from the 1-bedroom home lost in the 2018 Camp Fire. Code Enforcement has been processing two violations on this property since January 2025, one for unpermitted RVs and another for unpermitted grading.

The project site is in the Community Commercial zoning district, abbreviated as "CC" and access to the site is provided by Skyway, a public street. Surrounding land uses include several parcels sharing the Community Commercial (CC) zoning. The property is bordered by commercial properties, with an existing residence to the south and vacant commercial land to the north that previously held the La Posada Restaurant and Catina. The property is bordered by Skyway to the west and the Yellowstone Kelly Heritage Trail to the east. Across the Skyway are additional properties sharing the Community Commercial (CC) zoning and are currently vacant.

Analysis:

The proposed development is considered a single-family land use, which is not permitted in the Community Commercial zoning district. The single-family residence is only able to be re-established through Planning Commission approval of a Conditional Use Permit application.

The project has received favorable responses from the commenting agencies and is proposed in a location that appears to be reasonable for a single-family dwelling due to it having been used residentially in the past and it being adjacent to multiple single-family residences to the south.

Environmental Review:

This project can be found exempt from the California Environmental Quality Act under Section 15302, Class 2, *Replacement or Reconstruction*. This project consists of the rebuilding of a single-family dwelling. This reconstruction is like for like, meaning no substantial changes to the use are proposed.

Recommendation:

Adopt the required findings for approval as provided by staff and approve the Conditional Use Permit application (PL25-00018) to allow the construction of the proposed single-family residence.

Required Findings for Approval:

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) of the CEQA guidelines.

- b. Find that 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.
- c. Find that, **as conditioned**, approval of the Conditional Use Permit can be found to be consistent with Title 17 of the Paradise Municipal Code and the goals and land use policies of the current 1994 Paradise General Plan because project approval would authorize development that is in balance with the existing, and historically, residential neighborhood.

GENERAL CONDITIONS

- 1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
- 2. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
- 3. Development on the property shall comply with the site development regulations outlined in Paradise Municipal Code (PMC) Section 17.20.400.

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

Construction codes

- 4. Complete the requirements of the Town Building Official & Fire Marshal regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
- 5. Meet the requirements of PMC Section 8.58.060 including the use of noncombustible materials within 5 feet of the proposed structure.

Grading and Drainage

- 6. If disturbing more than 50 cubic yards of soil outside of the building footprint, secure a grading permit and meet the requirements of the Engineering Division.
- 7. Submit Erosion and Sediment control plan for review by the Engineering Division.

Site Development

- 8. Submit a site plan to the Engineering Division for approval **prior to** building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).
- 9. All structures related to the residential development of this parcel shall abide by a minimum 5-foot setback from both rear and side property lines.

10. Prior to the issuance of a building permit authorizing the establishment of a residence within 140 feet of the centerline of Skyway, the project developer shall submit an assessment of potential noise impacts prepared by a qualified individual in accordance with the acoustic analysis policies within the General Plan Noise Element.

Sanitation

11. Apply for, and secure, an Onsite Wastewater Division building clearance for the building sewer connection to the existing septic system with a site plan detailing how the connection will be made showing slope, pipe specifications and location of a two-way cleanout.

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

Utilities

12. Meet the requirements of the Paradise Irrigation District (PID) regarding any required testing, water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated February 20, 2025, and on file with the Town Development Services Department.
13. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

Site Development:

14. Approved numbers or addresses shall be placed on the building above the doorway, or in such a position as to be visible from the street or road fronting the property.
15. All flammable vegetation shall be removed to the standards listed in Paradise Municipal Code Chapter 8.58 *Defensible Space and Hazardous Fuel Management* at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.

Sanitation

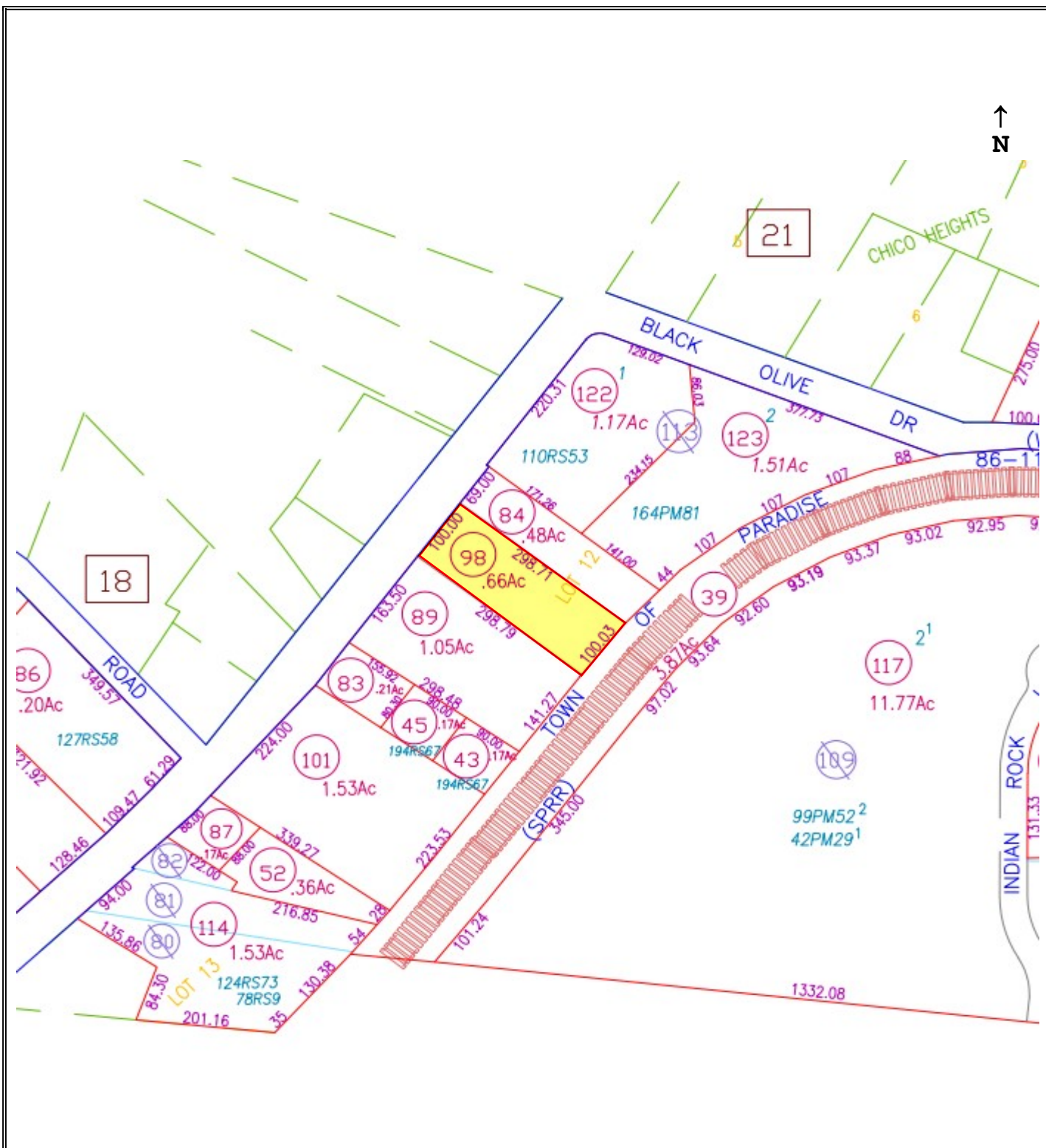
16. Connect to the existing septic system in a manner deemed satisfactory to the Town Onsite Sanitary Official.

Fire Protection

17. Complete the requirements of the Fire Marshal regarding design plans submittal and installation of an automatic fire sprinkler system for the residence.

**LIST OF ATTACHMENTS FOR
FISHER CONDITIONAL USE PERMIT APPLICATION (PL25-00018)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for March 18, 2025, public hearing
3. Mailing list of property owners notified of the March 18, 2025, public hearing
4. Summary of development review comments received
5. Notice of Exemption document for the Conditional Use Permit project
6. Conditional use permit application
7. Project floor plan and site plan



APPLICANT: Michelle Fisher

5736 Skyway

OWNER: Michelle Fisher

PROJECT DESCRIPTION: Conditional use permit to rebuild a single-family residence at 5736 Skyway. The property has a community commercial (CC) zoning which does not support single-family residential land use without a use permit.

ZONING: CC

GENERAL PLAN: TC

FILE NO. PL25-00018

ASSESSOR PARCEL NOS. 052-250-098

MEETING DATE: 3/18/25

NOTICE OF PUBLIC HEARING PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on **Tuesday, March 18, 2025, at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

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

Fisher Conditional Use Permit Application (PL25-00018): Planning Commission consideration of a request for the reconstruction of a legal nonconforming single-family dwelling that was destroyed in the Camp Fire. The project site is a .66-acre property zoned Community Commercial (CC) and is located at 5736 Skyway, further identified with Assessor's Parcel No 052-250-098

The project files are available for public inspection at the Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town of Paradise Planning Director at, or prior to, the public hearing. For further information please contact the Community Development Department at (530) 872-6291, extension 435.

Susan Hartman
Planning Director



052-250-123-000
Heximer Oliver P & Raquel Living Trust
C/O Heximer Oliver P & Raquel
17509 Marilla St
Northridge Ca 91325

052-250-122-000
Estep Ashley E Revocable Trust C/O
Estep Ashley E Trustee
331 Wall St
Chico Ca 95928

052-250-117-000
Maran Trust C/O Maran John J & Grace
M Trustees
5640 Indian Rock Ln
Paradise Ca 95969

052-250-101-000
Johnson Family Trust C/O Johnson
Learoy W Trustee
1500 Loftly View Dr
Paradise Ca 95969

052-250-098-000
Fisher Michelle Lea
23610 Gyle Rd
Gerber Ca 96035

052-250-089-000
Gonzalez Leonardo Etal Gonzales Felix
R
5700 Skyway
Paradise Ca 95969

052-250-084-000
Pollak Lana
1323 Boucher St
Chico Ca 95928

052-250-083-000
Maxwell Bandi Living Trust C/O Maxwell
Bandi Trustee
20 Constitution Dr Ste A
Chico Ca 95973

052-250-045-000
Stier Jeffrey & Lambert Teresa
508 Town Ln
Paradise Ca 95969

052-250-043-000
Stier Kenneth Edward Trust C/O Stier
Kenneth E Trustee
P O Box 3081
Wrightwood Ca 92397

052-182-094-000
Olson Gary & Stacey
5295 S Libby Rd
Paradise Ca 95969

052-182-093-000
Ernst Gregory
1374 Mccullough Dr
Paradise Ca 95969

052-182-092-000
Udovich Skyway Trust Estate
--

052-182-091-000
Woodcox Family Trust C/O Woodcox
Eugene & Pamela Trustees
30 Lakoda Ct
Chico Ca 95973

052-182-090-000
Mahoney Capital Lp
22551 San Vicente Ave
San Jose Ca 95120

052-182-087-000
Williams William D Living Trust C/O
Williams William D Trustee
12315 Macs Rd
Redding Ca 96003

052-182-086-000
Mahoney Capital Lp
22551 San Vicente Ave
San Jose Ca 95120

052-182-085-000
Billings David L & Bowen-Billings
Deborah J
31600 Ne Schaad View Dr
Newburg Or 97132

052-250-098-000
Fisher Michelle Lea
23610 Gyle Rd
Gerber Ca 96035

052-182-086-000
Mahoney Capital Lp
22551 San Vicente Ave
San Jose Ca 95120

Fisher



Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Fisher

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

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

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

Butte County Planning
Courier

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

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

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

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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



Town of Paradise Department Responses

| PL25-00018 Fisher SFR Conditional Use Permit | | |
|--|---------------|---|
| Commenting Department | Date received | Comment |
| Building | | <p>The official site plan for permits must incorporate gradient lines, finish floor elevation, and detailed drainage information.</p> <p>Must meet all Building codes and regulations</p> <p>Tony Lindsey, Building Official</p> |
| Engineering | | <p>Must meet Town Engineering requirements</p> <p>Matt Thompson, Development Engineer</p> |
| Fire | | <p>Must meet all Fire codes and regulations</p> <p>Tony Lindsey, Fire Marshal</p> |
| Onsite / Wastewater | | <p>There are 2 septic systems on this parcel. The evaluation received for 5736 is in fact the system for 5728 which was the house closest to Skyway. The second system (rear system) has not been evaluated, nor do we have installation records for it. The submitted site plan shows the proposed residence sitting back further on the parcel than the original 1-bedroom home and more than likely could not feed to the 1-bedroom septic system.</p> <p>A more detailed site plan is required for permits.</p> <p>Bob Larson, Town Onsite Official</p> |
| Police department | | <p>PPD has the capacity to serve this project</p> <p>Eric R. Reinbold – Chief of Police</p> |
| Paradise Irrigation District | | <p>The parcel is currently served through a 1" metered service connection. At the time of this response the water quality advisory has not been lifted as the service lateral has not been sampled. Prior to issuance of the Final for the building permit, this service will either be sampled or replaced. The main serving the lateral has been tested and found to be potable.</p> <p>Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner.</p> <p>Please note that any septic system or leach field components must maintain a minimum distance of 25-feet from and PID facilities.</p> <p>Blaine Allen, PID District Engineer.</p> |
| NRWS | | <p>NRWS has the ability to serve this proposed development</p> <p>Doug Speicher, NRWS General Manager</p> |

NOTICE OF EXEMPTION

TO: File – [PL25-00018]; AP No. 052-250-098-000
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Fisher SFR Conditional Use Permit

PROJECT APPLICANT: Michelle Fisher

PROJECT LOCATION: 5736 Skyway, Paradise CA 95969

PROJECT DESCRIPTION: Proposed reconstruction of a single-family residence within the Community Commercial zoning designation that was destroyed in the 2018 Camp Fire.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Applicant & Owner: Michelle Fisher

EXEMPT STATUS: ☐ General Rule Exemption (Section 15061)
☐ Ministerial (Section 15268)
☐ Emergency Project (Section 15269)
☒ Categorical Exemption
Section 15303; Class 3

REASON FOR EXEMPTION: Replacement or reconstruction

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

SIGNATURE: 

Planning Director

Date: March 10, 2025



TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

[Project Number (to be filled by town staff): PL 25-000181]

Applicant Michelle Fisher Email michellethomasmt703@gmail.com
 Phone 530.567.0807 Mailing Address 5736 Skyway Paradise CA 95969

Applicant Interest in Property (Owner, Lessee, other) _____
 (If applicant is *not* the property owner, the owner's signature or owner-signed letter of authorization *must* accompany this application)

Owner Michelle Fisher Phone 530.567.0807

Owner mailing address 5736 Skyway Paradise CA 95969

Property Address 5736 Skyway Paradise CA 95969 Parcel Acreage _____

Engineer (Name, Address) _____ Phone _____

Engineer Phone _____ Email _____

AP Number(S) 052250098 Zone _____ Existing Use _____

Detailed project description (Attach additional sheets if necessary) _____

Rebuilding a house

_____ Approximate no. yards cut and fill _____

Radial distance to nearest billboard _____ Sq. ft. of proposed structure/project _____

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) _____

Distance to nearest fire hydrant _____ Distance from centerline _____

Days of operation _____ Hours of operation _____ Proposed no. of employees _____

Residential Density _____ Max. Occupancy _____ Max. height of proposed structure _____

Describe exterior design and finish (attach additional sheets if necessary) _____

Method of sewage disposal _____

Is the proposed project site considered sensitive for archaeological resources? Yes _____ No _____ (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 2/9/2025

Property Owner's Signature [Signature] Date 2/9/2025

(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.

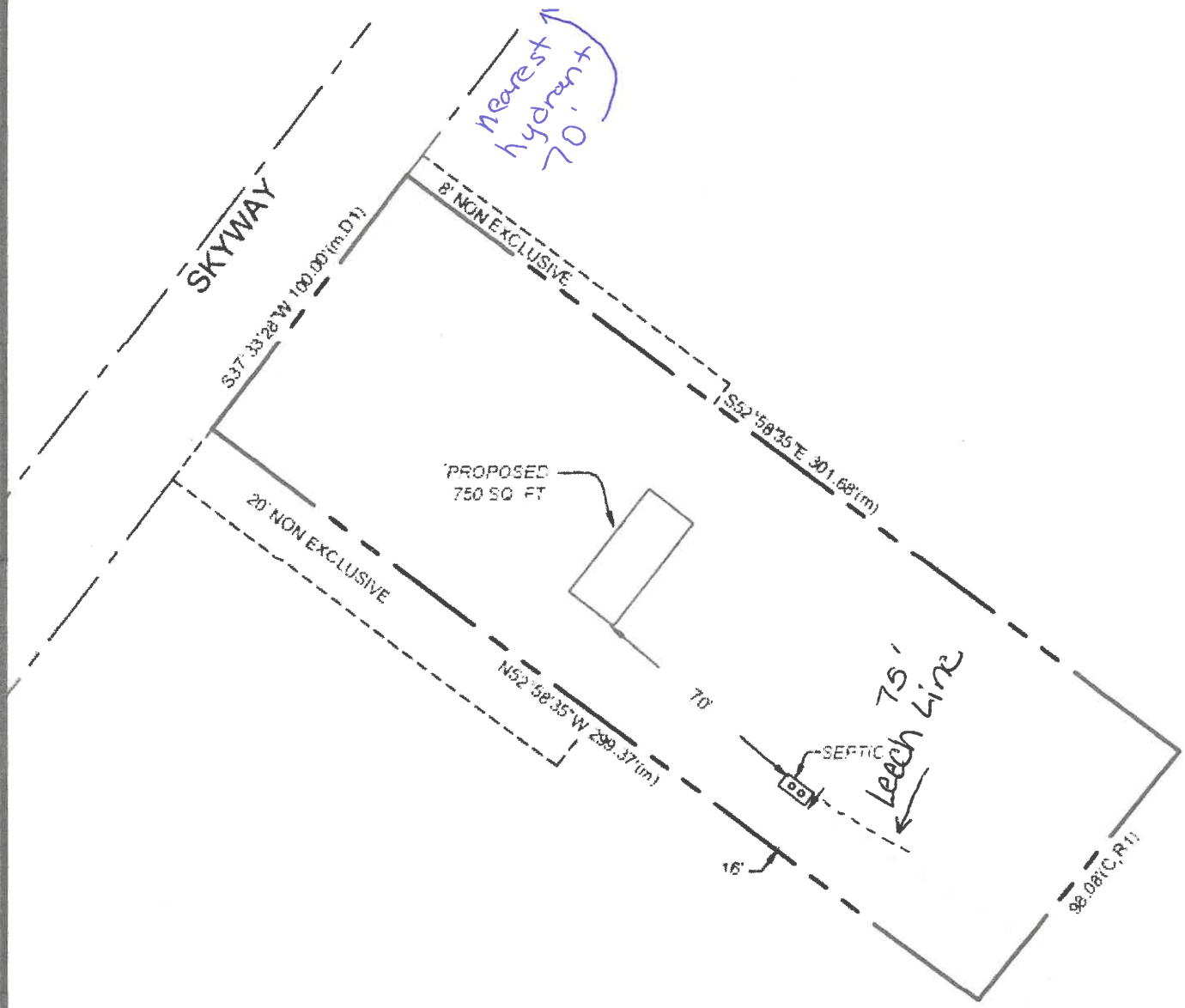
Town of Paradise Building Resiliency Center (BRC)
 6295 Skyway Paradise Ca, 95969

5736 SKYWAY



1"=50'

- — — — — INDICATES EXISTING SUBJECT PROPERTY LINE.
- — — — — INDICATES ADJACENT PROPERTY LINES
- — — — — INDICATES CENTERLINE FOR ROAD.
- — — — — INDICATES EASEMENT LINE





Town of Paradise
Planning Commission Agenda Summary **Agenda Item: 5(b)**
Date: March 18, 2025

ORIGINATED BY: Amber DePaola, Senior Planner
REVIEWED BY: Susan Hartman, Community Development Director

SUBJECT: Approval of a Conditional Use Permit proposing a retail plant nursery with associated horticultural necessities and community educational events. The project includes an 1800 sf replacement structure that includes a sales office.

COMMISSION ACTION REQUESTED:

1. Conduct duly noticed public hearing; AND
2. Adopt findings and conditions of approval for the Conditional Use Permit application (PL24-00087) to establish a retail plant nursery land use.

General information:

Applicant: Terran Heinke
5365 Clark Road
Paradise, CA 95969

Location: 5505 Skyway, Paradise, CA 95969 APN 052-250-120

Purpose: To establish a retail landscape nursery

Present Zoning: "CC" (Community Commercial)

General Plan Designation: "TC" (Town Commercial)

Existing Land Use: Vacant with temporary vending of plants and produce

Surrounding Land Use: *North:* Paradise Town Hall
East: Skyway
South: Vacant commercial properties
West: Both developed and vacant Residential properties

Parcel Size: +/-0.65 acres

CEQA Determination: Categorically Exempt – CEQA Section 15303, Class 3

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

Background:

The property owner, Terran Heinke, is requesting approval of a conditional use permit from the Town of Paradise to allow a retail plant nursery. The +/-0.65-acre project site is in the southwestern portion of the Paradise community.

The subject property previously housed an RV sales and service use consisting of a sales office and shop/storage building, and many recreational vehicles parked across the site. Currently, the parcel is vacant of permanent structures since the Camp Fire.

The proposed project site improvements at 5505 Skyway would include a new 1800-square-foot commercial building with an open sales area and designated office space. Access to the project site is from Skyway, a public arterial street, that has a northbound turn lane already in place.

The proposed business would offer a range of trees, shrubs and related horticultural items for sale. Additionally, the nursery would hold educational workshops and participate in community engagement opportunities both on and off site that would include both farmers markets and small craft fairs. Currently the site operates as a farmers' market under restricted days/times through an issued vending license but would expand services, under this use permit, to 7 days a week.

The proposed use will be required to construct fencing at the property lines and maintain landscaping for visual screening. Project landscaping must meet Paradise Municipal Code (PMC) Chapter 8.58 by not installing any combustible materials within 5 feet of the structure.

Environmental Review:

This project can be found exempt from the California Environmental Quality Act under Section 15303, Class 3, as a small commercial business not exceeding 2,500 square feet.

Analysis:

The proposed plant nursery and horticultural sales use is defined as "Warehouse (general) and Retail Sales". Typical general warehousing uses include building materials centers, lumberyards, tool and equipment rental services, and other uses where sales and distribution activities are conducted partially or entirely in the open. This use is potentially permitted in the Community Commercial (CC) zoning district with approval of a Conditional Use Permit, pursuant to Section 17.20 of the Paradise Municipal Code (PMC). The applicant applied for this permit on August 29, 2024.

After reviewing the materials and circumstances associated with this application request, it is staff's position that the requested conditional use permit application is reasonable, and that the establishment of the proposed warehouse (general) land use is vital to the rebuild of the Town of Paradise and the site is appropriate for such a use. Therefore, staff recommends Planning Commission approval of the Heinke Nursery Conditional Use Permit application, based upon and subject to the following recommended findings and conditions of project approval.

Recommendation:

Adopt the required findings for approval as provided by staff and approve the Heinke Nursery Conditional Use Permit application (PL24-00087) to allow the establishment of a general warehousing land use to include an office and outdoor landscape and site improvement materials subject to the following conditions:

Required Findings for Approval:

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3) of the CEQA guidelines.
- b. Find that, **as conditioned**, is consistent with Title 17 of the Paradise Municipal Code (PMC) Town Commercial General Plan designation as shown on the Paradise General Plan land use map and is consistent with the development goals, objectives and policies of all applicable General Plan elements.
- c. Find that, **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. Specifically at the rear of the property where residential properties may be affected, it is required to have motion sensor installed only.
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 warehousing sales 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 property provided by the franchised solid waste hauler, for the duration of the land use. A trash enclosure under separate permit is required.
6. Secure Town of Paradise design review approval for any new business sign prior to the establishment of such signs on the site.
7. Meet all guidelines of the Clark Road and Community Commercial Area Design Guidelines and follow the Design Review Committee's requirements for approval of the new structure(s).

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING 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. Any gates will need to be placed back away from the edge of the right of way. Vehicles must not obstruct the right of way.
12. Submit 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.

SANITATION

13. Barricade both existing septic tanks from vehicle traffic and stockpiling in a manner deemed satisfactory to the Town Onsite Sanitary Official.
14. Secure Onsite Wastewater Division Land Use Review approval for the converted use of the existing septic system and secure any necessary construction permit to upgrade and improve the wastewater disposal system serving the project.

CONSTRUCTION

15. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements. Use of a temporary commercial job trailer will require application and issuance of a temporary use permit in addition to a building permit.
16. Pay any applicable development impact fees, including Paradise Unified School District Fees, prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND OCCUPANCY

SITE DEVELOPMENT

17. 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). Plan APPROVAL is required PRIOR to 4-way inspection. Site

landscaping shall provide screening to neighboring properties and be installed or bonded prior to final building inspection. Landscaping and any site fencing must meet Paradise Municipal Code (PMC) Section 8.58 "Defensible Space and Hazardous Fuel Management".

18. The required 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 the Northern Recycling & Waste Services requirements.
19. Meet all requirements of the Engineering Division in accordance with written project review comments dated September 30, 2024; constructing all necessary site, drainage, access, and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.
20. All flammable vegetation shall be removed to the standards listed in Paradise Municipal Code Chapter 8.58 *Defensible Space and Hazardous Fuel Management* at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.

SANITATION

21. Complete the requirements of the Town Onsite Sanitary Official regarding the connection of the new building to the existing septic system and any necessary septic system upgrades.

FIRE PROTECTION

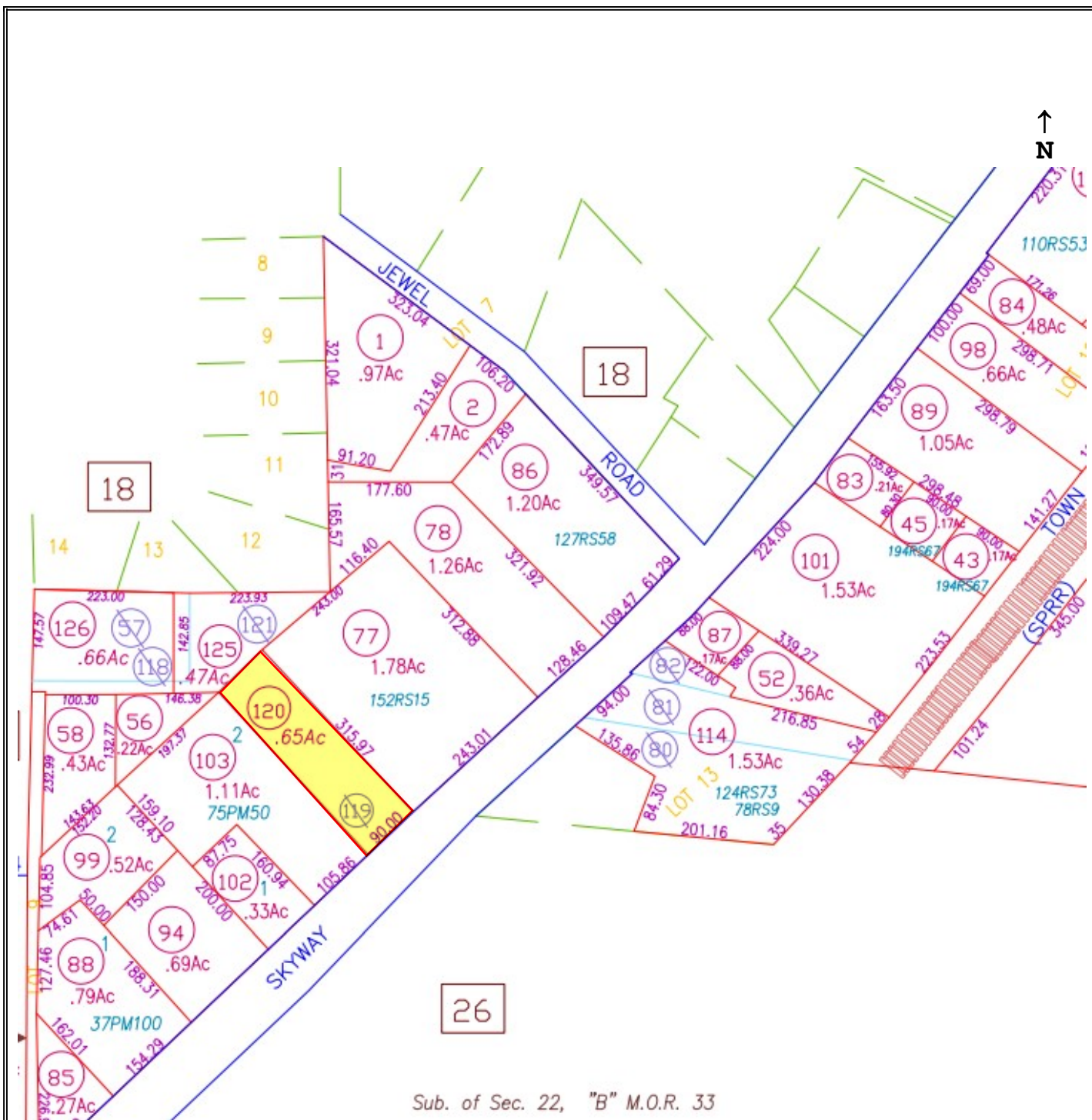
22. Meet all applicable project fire code requirements, as determined by the Town Fire Marshal.
23. A Knox emergency access key box is required at the main building entrance doorway with the specific mounting location approved by the Town Fire Marshal.

UTILITIES

24. Meet any requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding the Heinke Nursery Use Permit Application, received by the Planning Department February 5, 2024, and on file with the Town Development Services Department.

List of attachments for PL24-00087 – Heinke Nursery Conditional Use Permit

1. Project site vicinity map
2. Notice sent to property owners for the March 18, 2025, public hearing
3. Mailing list of property owners notified of the March 18, 2025, public hearing
4. Comments received from reviewing departments/agencies
5. Notice of Exemption for the Heinke Nursery Conditional Use Permit project
6. Conditional Use Permit application submitted by John “Terran” Heinke
7. Proposed site plan and building elevations



APPLICANT: John T Heinke

OWNER: John T Heinke

5505 Skyway

PROJECT DESCRIPTION: Conditional use permit to construct a new metal building for a retail nursery at 5505 Skyway. The property has a community commercial (CC) zoning which does not support this land use without a use permit.

ZONING: CC

GENERAL PLAN: TC

FILE NO. PL24-00087

ASSESSOR PARCEL NOS. 052-250-120

MEETING DATE: 3/18/25

NOTICE OF PUBLIC HEARING PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on **Tuesday, March 18, 2025, at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

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

Heinke Nursery Conditional Use Permit Application (PL24-00087): Planning Commission consideration of a request for the development of a retail nursery and construction of a new metal building. The project site is a .65-acre property zoned Community Commercial (CC) and is located at 5505 Skyway, further identified with Assessor's Parcel No 052-250-120

The project files are available for public inspection at the Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town of Paradise Planning Director at, or prior to, the public hearing. For further information please contact the Community Development Department at (530) 872-6291, extension 435.

Susan Hartman
Planning Director



052-250-125-000
Heinke John T
5365 Clark Rd
Paradise Ca 95969

052-250-120-000
Heinke John T
5365 Clark Rd
Paradise Ca 95969

052-250-126-000
Conley Glenn D Iii & Cheryl
5576 Vista Way
Paradise Ca 95969

051-220-097-000
Larson Tiffany & Robert A
495 Boaz Ln
Paradise Ca 95969

051-220-098-000
Campbell Shelton & Bonnie Rev Living
Trust C/O Campbell Bonnie Trustee
490 Boaz Ln
Paradise Ca 95969

052-260-140-000
Castaldo John & Jacklyn Rev Bypass
Trust C/O Castaldo John Trustee
6 Williamsburg Ln
Chico Ca 95926

052-260-139-000
Bean Robert L Family Trust C/O Bean
Robert Trustee
5049 Russell Dr
Paradise Ca 95969

052-260-093-000
Paradise Community Council Inc
P O Box 1853
Paradise Ca 95967

052-260-080-000
Castaldo John & Jacklyn Rev Bypass
Trust C/O Castaldo John Trustee
6 Williamsburg Ln
Chico Ca 95926

052-250-114-000
Castaldo John & Jacklyn Rev Bypass
Trust C/O Castaldo John Trustee
6 Williamsburg Ln
Chico Ca 95926

052-250-103-000
Kopka Brian M & Anna
6250 Hartnell Ct
Magalia Ca 95954

052-250-102-000
Jacobson Kenneth A
10981 Singer Ave
Los Molinos Ca 96055

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

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

052-250-078-000
Garcia Martin Rivera
5571 Skyway
Paradise Ca 95969

052-182-098-000
Balzer Sandra
5594 Little Grand Canyon Dr
Paradise Ca 95969

052-250-058-000
Gonzalez Jose Fernando
714 San Antonio Dr
Chico Ca 95973

052-250-056-000
Amick Scott & Tubbs Jenna
5568 Vista Way
Paradise Ca 95969

052-250-002-000
Menesini Family Trust Menesini Andrew
Trustee
2627 Pillsbury Rd
Chico Ca 95973

052-250-001-000
Nelson Colin Living Trust & Goble
Melissa C/O Nelson Colin Trustee
5624 Little Grand Canyon
Paradise Ca 95969

052-182-102-000
Canterbury Steve & Rebecca
5595 Little Grand Canyon Dr
Paradise Ca 95969

052-182-101-000
Mcsweeney Dennis A & Patricia L Rev
Living Trust C/O Mcsweeney Dennis A
& Patricia L Trustees
1259 Daylily Ln
Chico Ca 95926

052-182-100-000
Anderson George R & Tiffany L
5575 Little Grand Canyon Dr
Paradise Ca 95969

052-182-099-000
Regalia Gerald L Living Trust C/O
Regalia Gerald Trustee
5584 Little Grand Canyon Dr
Paradise Ca 95969

052-182-098-000
Balzer Sandra
5594 Little Grand Canyon Dr
Paradise Ca 95969

Heinke

Heinke

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

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

Butte County Planning
Courier

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

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

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

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

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

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



Town of Paradise Department Responses

| PL24-00087 | Heinke Nursery Conditional Use Permit | |
|-------------------------------------|--|---|
| Commenting Department | Date received | Comment |
| Building | | <i>Must meet all Building codes, and regulations</i> Tony Lindsey, Building Official |
| Engineering | | <i>No Dry-weather run-off from site, must meet all Engineering codes and regulation</i> Matt Thompson, Development Engineer |
| Fire | | <i>Must meet all Fire codes and regulations</i> Tony Lindsey, Fire Marshal |
| Onsite / Wastewater | | <i>Applicant applied for an Onsite land use review on 2/27/2024. On 3/11/2024, a letter was emailed to the applicant stating the engineered wastewater calculations are required. As of this date, the applicant has not responded.</i> Bob Larson, Town Onsite Official |
| Police department | | <i>PPD has the capacity to serve this project</i> Eric R. Reinbold – Chief of Police |
| Paradise Irrigation District | | <i>The parcel was previously served through a ¾" metered service connection prior to the 2018 Camp Fire. This service line has not been replaced and will need to be in order to be cleared as a potable connection. The owner has filed the necessary paperwork with PID to get a new service line, we have just been waiting to avoid cutting the new pavement until we absolutely have to</i> <i>Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner.</i> Blaine Allen, PID District Engineer. |
| NRWS | | <i>NRWS has the ability to serve this proposed development</i> Doug Speicher, NRWS General Manager |

NOTICE OF EXEMPTION

TO: File – [PL24-00087]; AP No. 052-250-120-000
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Heinke Nursery Conditional Use Permit

PROJECT APPLICANT: John “Terran” Heinke

PROJECT LOCATION: 5505 Skyway, Paradise CA 95969

PROJECT DESCRIPTION: Proposed reconstruction of a commercial building within the Community Commercial zoning designation that was destroyed in the 2018 Camp Fire.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Applicant & Owner: John “Terran” Heinke

EXEMPT STATUS:

- ☐ General Rule Exemption (Section 15061)
- ☐ Ministerial (Section 15268)
- ☐ Emergency Project (Section 15269)
- ☒ Categorical Exemption
Section 15303; Class 3

REASON FOR EXEMPTION: Construction of a small structure

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

SIGNATURE: 

Planning Director

Date: March 10, 2025

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

Applicant Terran Heinke Phone (530) 781-3340

Applicant's Mailing Address 5365 Clark RD, Paradise CA 95969

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

Applicant's 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's Name (Same as above) Phone _____

Owner's Mailing Address _____

Property Address 5505 Skyway, Paradise CA 95969 Parcel Size .65 acre

Engineer (Name, Address) (None)

Engineer Phone _____ Fax _____ Email _____

AP Number(s) 052-250-120 Zone CC Existing Use Empty Lot

Detailed project description: (attach additional sheets if necessary) Plant / Flower Nursery

Purpose of project: Privately owned Plant / Flower Nursery

Radial distance to the nearest billboard NONE LOCATED ON PROPERTY

Sq. ft. of proposed structure/project TBD Approx. no. yards of cut/fill NONE

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

Distance to nearest fire hydrant 74ft Distance from centerline 50ft.

Days/hours of operation: Days 7 Hours 9-5 Proposed no. of employees 0

Residential Density commercial lot Max. occupancy TBD Max. height of proposed structure/project TBD

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): TBD, STRUCTURE TO BE APPROVED BY Planning Department at a future date

Method of sewage disposal? on site septic with 100 ft drain field

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

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

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

Applicant's Signature [Signature] Date 8-29-24

Property Owner Signature [Signature] Date 8-29-24
(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.

PARADISE IRRIGATION DISTRICT

3/4"

RESIDENTIAL FIRE FLOW TEST RECORD

A. OWNER INFORMATION

NAME: John Heinke PHONE: 530. 781. 3340 DATE: 3/15/24
MAILING ADDRESS: heinkesfamilyfarm@gmail.com PHONE:
PID ACCOUNT #: 04-02100-03

B. SYSTEM DESIGNER/OWNER REPRESENTATIVE INFORMATION

COMPANY NAME: PHONE:
COMPANY ADDRESS: PHONE:
REPRESENTATIVES NAME: LICENSE CLASSIFICATION AND #:
TITLE:

C. CONSTRUCTION INFORMATION

PROJECT ADDRESS: 5505 Skyway AP #
TYPE OF CONSTRUCTION:(CIRCLE ONE) NEW REMODEL T.O.P. BUILDING PERMIT NUMBER:

PLEASE DO NOT WRITE BELOW THIS LINE (FOR DISTRICT USE ONLY)

D. WATER SUPPLY AND SERVICE INFORMATION

PID MAIN SIZE 10" MATERIAL TYPE STL PID SERVICE SIZE HDPE 1" MATERIAL TYPE HDPE
DISTANCE OF FLOW TEST FROM FIRE SUPPRESSION SYSTEM METER LOCATION: (IN FEET)
COMMENTS:

NOTE: For the purpose of this test procedure PID will not take flow measurements through a water meter. The determination for sizing of the meter and backflow device shall be performed by others

E. FIRE FLOW TEST INFORMATION

TEST LOCATION:(ADDRESS AND GENERAL LOCATION OF TEST AND DISTANCE FROM SOURCE IN FT.)

5505 Skyway
Location: 5498 Skyway (hydrant)
Distance: 15ft

TEST DATE/TIME:

3/28/24
9:30 am

METHOD OF TESTING: (CHECK ONE) ☐ VOLUME/TIME : FLOW (GPM) = 449 (GPM x SEC) / DURATION (SEC) ☐ OTHER - DESCRIBE IN COMMENTS, BELOW

| | STATIC PRESSURE IN P.S.I. | DURATION OF FLOW IN SECONDS | FLOW RATE IN GPM |
|---------|---------------------------|-----------------------------|------------------|
| TEST #1 | 78.2 | 6.28 | 71.49 |
| TEST #2 | 78.2 | 6.28 | 71.49 |
| TEST #3 | 78.2 | 6.12 | 73.36 |

F. COMMENTS:

Avg: 72.11

G. TEST VERIFICATION (By signing below you are indicating that you agree with the content written in this form)

P.I.D. REPRESENTATIVE OWNER REPRESENTATIVE
NAME: Kurtis Brey NAME:
TITLE: DSO TITLE:
SIGNATURE: KB DATE: SIGNATURE: DATE:

MEMORANDUM

TO: Property File, Terran Heinke

FROM: Nick Bateman, Associate Planner

SUBJECT: Preliminary development review for a potential nursery on a .65-acre property zoned Community Commercial (CC) and located at 5505 Skyway; APN 052-250-120

DATE: February 27, 2024

- The project site is currently zoned Community Commercial (CC) with a portion of the property holding a Town residential zoning with a 1/3 acre minimum (TR 1/3) . The proposed nursery would be considered a Warehouse (general) land use and would require a conditional use permit to be approved before the use of the property as proposed. The commercial nursery can only be permitted on the CC zoned portions of the property.
- A land use review through the onsite (Septic) department is required prior to project submittal to ensure that the property can support the wastewater needs of the proposed project.
- Community Commercial zoning regulations assigned the following requirements for the project site:
 - **Front yard setback:** 50 feet from the center of public road
 - **Side and rear setbacks:** 0 feet from property line
 - **Maximum height:** 35 feet above grade
 - **Maximum building coverage of proposed lots:** 50%
 - **Maximum impervious coverage of proposed lots:** 80%

Processing Details & Environmental Review

- Staff reviews the conditional use permit application for completeness within 30 days from submittal date. If applications are incomplete, applicants will be advised how to make the application complete.
- Complete applications will then be reviewed in the context of the California Environmental Quality Act (CEQA). The project as it is currently proposed would qualify for an exemption and would not incur additional expenses or review time associated with CEQA. Changes to the project proposal may cause the project to no longer qualify for an exemption.
- Projects that are deemed complete will be scheduled for action at a public hearing of the planning commission. Owners of property within 300 feet of the site will be notified of the hearing.
- Any decision regarding the project can be appealed to the Town Council within 7 days of the

Site Plan: "A Taste of Paradise" plant and tree nursery

Contact: Terran Heinke, (530)781-3340

Location: 5505 Skyway, Paradise, California

APN # 052-250-120-000

California Nursery License #B3605.001

California Sellers Permit #214749216-00001

Introduction: The nursery is envisioned as a cornerstone of the community, providing healthy and therapeutic resources that include a diverse selection of vegetables, fruit, plants and tree species but also serving as a hub for education, sustainability, and community engagement. Located at 5505 Skyway in Paradise, California, the nursery is committed to promoting environmental stewardship, honoring the town's rich agricultural history, and supporting the ongoing recovery efforts following the devastating wildfires.



Features and Programs:

1. Parking Area and Facilities:

- The existing paved parking area will be maintained and designated parking spots for customers will be clearly marked.
- Handicap parking spaces are already present near the entrance for accessibility.
- Ingress and egress from Skyway to the property is already in place.
- ADA compliant bathroom will be in place while the property is under construction and a permanent bathroom can be approved and constructed.
- The property has two onsite wastewater disposal systems, each containing their own independent septic tank and absorption field. Tank A) consists of a 1500 gallon septic tank and 100 ft absorption field. Tank B) consists of a 1000 gallon septic tank and 75 ft absorption field.
- A shaded area for checkout will be in place until a permanent building can be approved and constructed.
- The nursery will not be open during inclement weather until a permanent structure is in place.

2. Irrigation System and Environmental Considerations:

- Drip irrigation will be implemented throughout the nursery to deliver water directly to plants' pots, minimizing water usage.
- Lot is already flat and level, no grading is needed
- Proper waste management systems (trash service) will be in place to handle any organic or non-organic waste generated on-site.
- An existing drainage pathway roughly bisects the property, from east to west. Clean water



from the east is allowed to traverse the property as it has historically. Any water contaminated with oil or pollutants from adjoining properties shall be contained on the originating property.


3.Product Offerings and Grant Collaboration:

- The nursery will offer pre-packaged soil tailored to suit the specific needs of the local environment and vegetation.
- Trees and plants with low water requirements will be prominently featured for sale, aligning with the guidelines outlined in the Town of Paradise residential landscape plans.



- Signage promoting the Town of Paradise's residential landscape plans funded through the wildfire resiliency and recovery planning grant from the State Department of Conservation in partnership with the Strategic Growth Council and the Governor's Office of Planning and Research. The nursery will incorporate recommended practices and plant selections into its offerings and educational programming.
- By aligning with established guidelines and best practices, the nursery seeks to support the community's recovery efforts while promoting sustainable landscape solutions.
- A products available at the nursery would include: herbs, vegetables, annuals, perennials, native plants, roses, fruit trees, shrubs, shade trees, sod, indoor plants, pond plants, mosquito fish (provided by the Butte County mosquito and vector control district), and pre-packaged soil.

4.Educational Workshops and Community Engagement:

- The nursery would be able to host educational workshops focusing on topics such as composting, water conservation, and maximizing landscape success in Paradise and surrounding area.
 - These workshops will aim to empower residents with practical knowledge and skills to create resilient and sustainable landscapes.
 - The nursery will actively engage with the local community to raise awareness about Paradise's rich agricultural history and its significance in the region.
 - Collaborations with local historical societies or agricultural organizations may be established to facilitate educational initiatives and cultural exchanges.
- 
- A group of approximately 15 people, mostly young adults, are gathered outdoors in a garden-like setting. They are sitting on large, cut logs arranged in a circle, facing each other. The participants are dressed in casual summer clothing. In the background, there are trees, a fence, and a building. The scene suggests a community workshop or educational session.



5.Future Community Events Venue: Farmers Markets and Small Craft Fairs

•In addition to its primary function as a plant and tree nursery, the nursery envisions its space as a potential venue for future community events such as farmers markets and small craft fairs. Embracing the entrepreneurial spirit of small businesses and celebrating the unique charm of Paradise as a small town, these events would offer residents and visitors alike the opportunity to experience the local culture, craftsmanship, and agricultural bounty. The spacious grounds of the nursery, with its well-maintained aesthetically pleasing landscaping and parking, provide an ideal setting for hosting farmers markets and small craft fairs. The central location of the nursery along Skyway makes it easily accessible to residents from across Paradise and surrounding areas, fostering community engagement and economic vitality.



•Farmers Markets: A farmers market at the nursery would showcase the region's agricultural diversity, featuring fresh produce, artisan goods, and locally sourced products. By providing a platform for local farmers and producers to connect directly with consumers, the market would support small-scale agriculture and promote sustainable food systems. Residents and visitors would have the opportunity to purchase high-quality, locally grown produce while fostering a sense of community and camaraderie.

•Small Craft Fairs: Small craft fairs held at the nursery would highlight the creativity and craftsmanship of local artisans, makers, and entrepreneurs. From handcrafted goods and artwork to unique gifts and home decor, the fair would offer a curated selection of products that reflect the distinctive character of Paradise. Visitors can browse booths, interact with artisans, and purchase one-of-a-kind items, contributing to the local economy and celebrating the town's vibrant creative community.



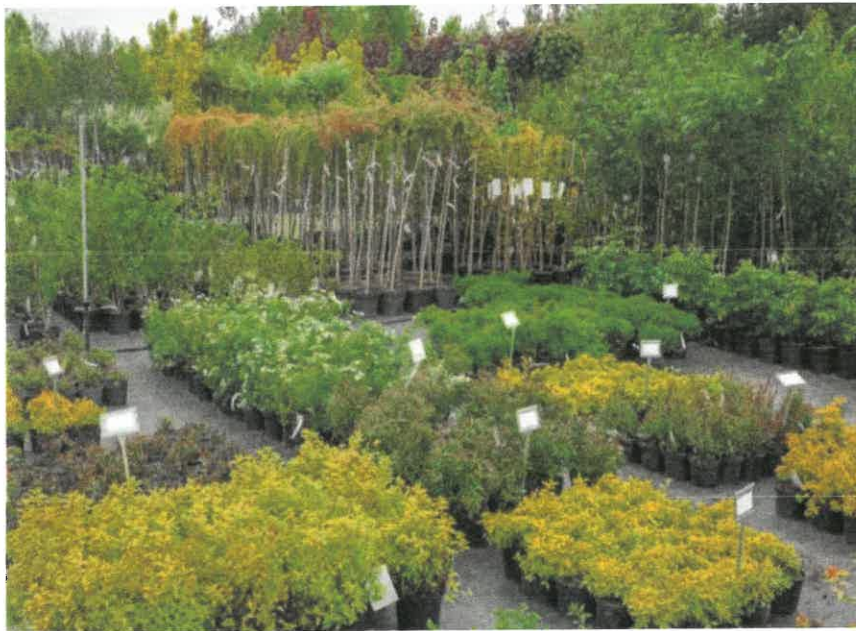
The nursery envisions promoting entrepreneurship and uniqueness by hosting farmers markets and small craft fairs, the nursery aims to promote entrepreneurship, innovation, and creativity within the community. These events provide a platform for aspiring entrepreneurs to showcase their talents, launch new ventures, and connect with potential customers. Moreover, they celebrate the uniqueness of Paradise as a

small town with a rich cultural heritage and a strong sense of community spirit, ensuring its continued prosperity and vitality.

6.Security and Landscaping:

- The property is already fully fenced to ensure security and prevent unauthorized access.
- The nursery will feature aesthetically pleasing landscaping elements.
- Indigenous plants may be incorporated to promote biodiversity and support local ecosystems.

Conclusion: The nursery's holistic approach, encompassing retail operations, educational workshops, community engagement, and environmental stewardship, reflects its commitment to serving as a catalyst for promoting good health and positive change in the Paradise community. By providing access to sustainable landscaping solutions, fostering a culture of environmental awareness, and honoring the town's agricultural heritage, the nursery aims to contribute to the community's recovery and resilience efforts, ensuring a vibrant and sustainable future for Paradise, California.



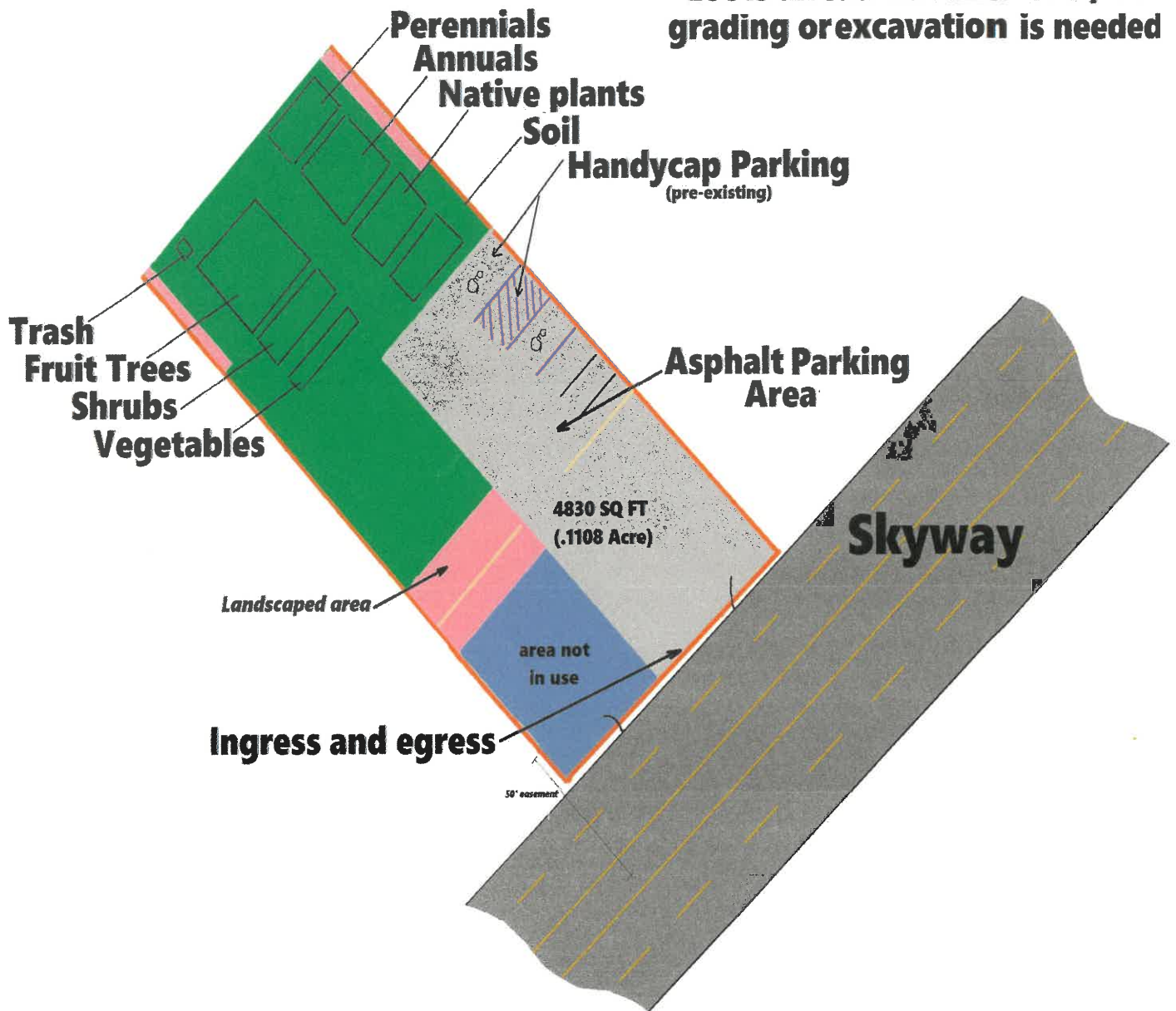
Physical
Location



5505 SKYWAY, Paradise, Calif.



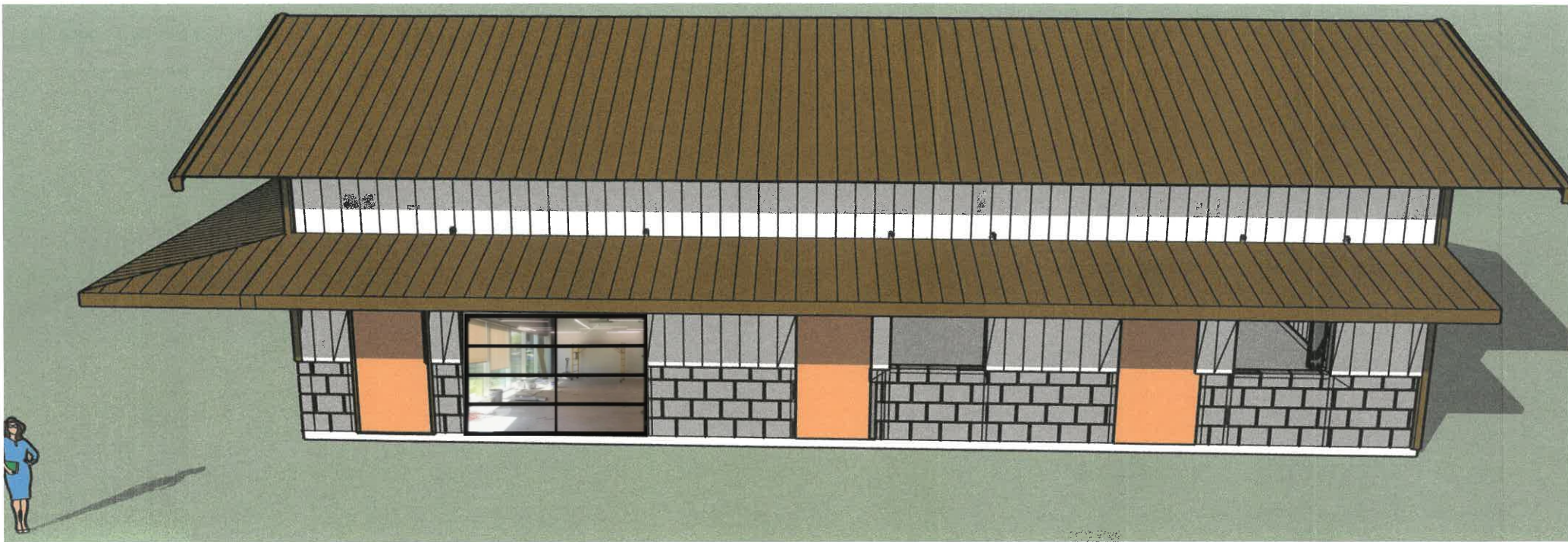
Lot is already flat and level, no grading or excavation is needed



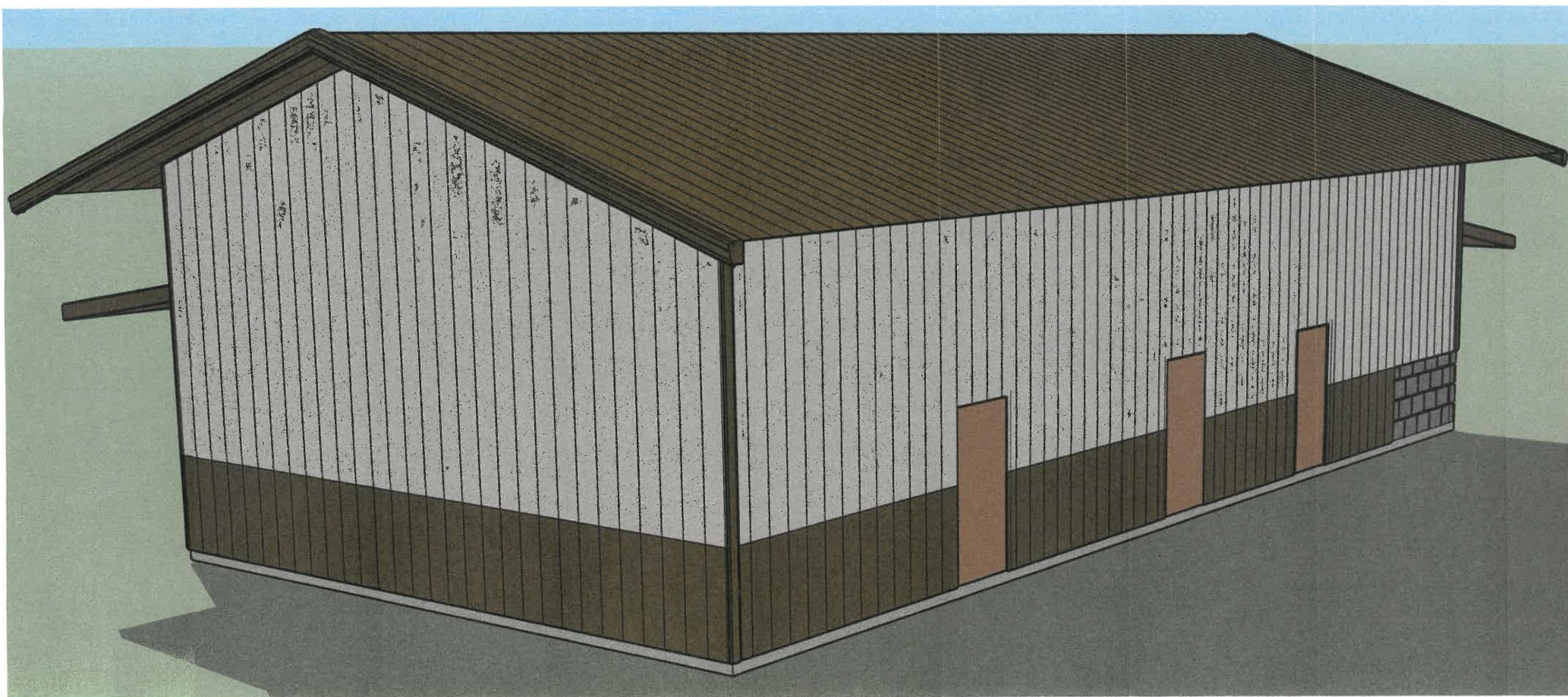
Proposed
Site to be developed:



North/East elevation

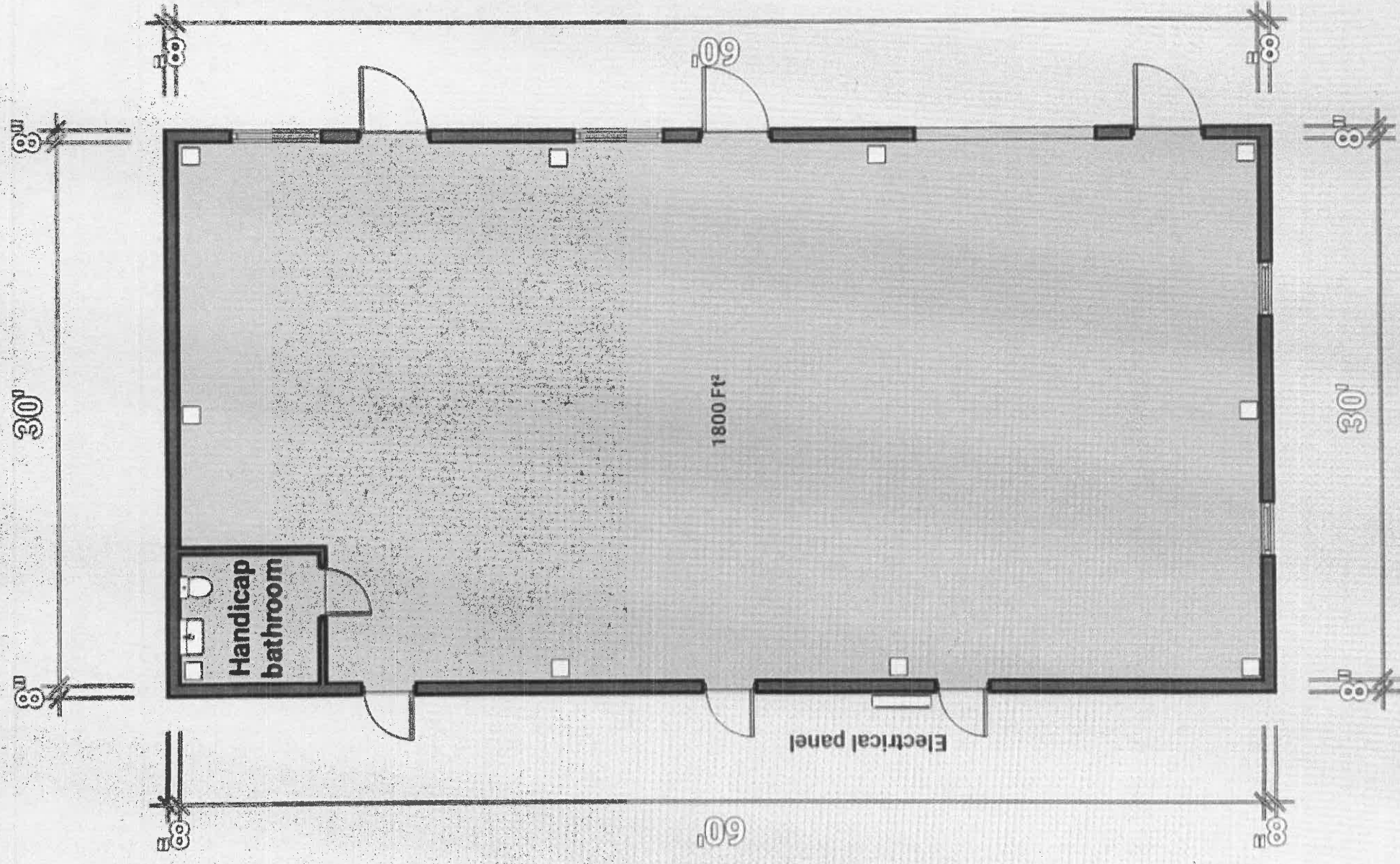


South elevation



South/West elevation

Floor plan - 5505 Skyway



1. Project, Materials & Property Information

- **Project Name:** A Taste of Paradise
- **Project Address:** 5505 Skyway. Paradise, CA
- **Assessor's Parcel Number (APN):** 052-250-12
- **Zoning District:** CC
- **Lot Size:** .65 Acre
- **Existing Use of Property:** Business
- **Proposed Use:** Business
- **Applicant Name:** John Heinke
- **Property Owner Name:** John Heinke
- **Mailing Address:** 5365 Clark Road, Paradise, CA 95969
- **Phone Number:** 530-781-3340
- **Email Address:** heinkesfamilyfarm@gmail.com

2. Project Description

- **Building Size:** 30' x 60' (1,800 sq. ft.)
- **Wall Height:** 16'
- **Roof Pitch:** 4:12
- **Canopy:** 8' wide canopy covering **north and east** sides with a **2:12 pitch**
- **Construction Material:** Metal siding(color: white), metal roof(color desert sand), concrete brick wainscot(clay brick), metal trim(color Coffee Brown)



- **Construction Material Color:**

Wall Color



BRIGHT WHITE

Roof Color



DESERT SAND

Trim Color



COFFEE BROWN

Wainscot Brick Color



DESERT SAND

- **Exterior Building Lighting:** Installed for safety and aesthetics.



3. Required Submittal

- ☒ **Completed Application** (Attached)
- ☒ **Application Fee** – (Paid)
- ☒ **Building Elevations** – (16' walls, 4:12 pitch; 21' combined height)
- ☒ **Professionally Prepared Colored Rendering** – (Attached)
- ☒ **Materials Information** – (this document)
- ☒ **Floor Plan (to Scale)** – (Attached)

4. Applicant & Owner Certification

I certify that the information provided in this application is true and correct to the best of my knowledge.

Applicant Signature: _____ **Date:** 2/20/25

Property Owner Signature: _____ **Date:** 2/20/25

EXTERIOR LIGHTING PLACEMENT

