



Town of Paradise Planning Commission Meeting Agenda 6:00 PM – May 20, 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 Minutes of March 18, 2025 Planning Commission meeting. (ROLL CALL VOTE)

2. COMMUNICATION

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

3. PUBLIC COMMUNICATION

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

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

- | | |
|-----------------------------------|--------------------------------|
| A. Staff comments | 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 to be determined to be exempt from environmental review:

PRICE SITE PLAN REVIEW PERMIT APPLICATION (PL24-00121): Planning Commission consideration of a site plan review permit to allow the rebuild of a 2-bedroom single family residence on a .26-acre parcel zoned Neighborhood Commercial (N-C). The residence will be located at 1179 Wagstaff Road, further identified as Assessor Parcel No. 051-132-121. (ROLL CALL VOTE)

6. OTHER BUSINESS

6a. Adopt Planning Commission Resolution No. 2025-03 “A Resolution of the Paradise Planning Commission Commending Lynn Costa for her Service to the Town of Paradise”. (ROLL CALL VOTE)

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. ADJOURNMENT

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



Town of Paradise

Planning Commission Meeting Minutes

6:00 PM – March 18, 2025

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

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

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

PLANNING COMMISSIONERS ABSENT: Carissa Garrard

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Costa**, approved the Regular Meeting Minutes of February 18, 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 adoption of the downtown zoning and PID Corp Yard zoning changes; approval to advertise for two Planning Commissioner positions; provided direction to draft changes to the Municipal Code which would allow agricultural buildings in the AG 3/5 zones without a primary structure and changes to the animal keeping code; and provided direction to draft a prescribed burning policy.

3. PUBLIC COMMUNICATION – None

ITEM 5B WAS MOVED TO THE TOP OF THE PUBLIC HEARING CALENDAR BY COMMISSION CONSENSUS.

- 5b. Senior Planner Amber DePaola provided an overview of the Heinke Nursery Conditional Use Permit Application and reminded Commission and the applicant that if approved, there would be a 7-day appeal period before permits could be issued.

Chair Holman opened the public hearing at 6:17 p.m.

1. Applicant Terran Heinke shared his plans to phase out his current nursery on Clark Rd and to completely work out of the Skyway facility within the next year. He also asked questions regarding the fencing conditions as stated in the proposed use permit.
2. Adam Duffy spoke in favor of this item.
3. Paul Colvin spoke in favor of this item.

4. Monica Brinkmann spoke in favor of this item.

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

MOTION by Reynolds, seconded by Holman, approved the Heinke Nursery Conditional Use Permit Application (PL24-00087) for the development of a retail nursery and construction of a new metal building as conditioned. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

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.

PLANNING COMMISSION MINUTES

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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

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.

4. CONTINUED PUBLIC HEARING

- 4a. Community Development Manager Anne Vierra presented the proposed Temporary Use Permit Revocation recommendation for 6848 Quail Way, providing Commission with a history of the defensible space and permit condition violations on the property.

Chair Holman opened the public hearing at 6:31 p.m.

1. Property owners Hilarylee and Terry Johnson reviewed their progress in clearing their lot to the Town's weed abatement standards.

Chair Holman closed the public hearing at 6:54 p.m.

MOTION by Reynolds, seconded by Holman, approved extending the permit through the end of the Interim Urgency Ordinance on April 30, 2025. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

5. PUBLIC HEARING

- 5a. Senior Planner Amber DePaola provided an overview of the Fisher Conditional Use Permit Application and reminded Commission and the applicant that if approved, there would be a 7-day appeal period before permits could be issued.

Chair Holman opened the public hearing at 7:03 p.m.

1. Applicant Michelle Fisher addressed the standing violations on the property at Commissioner Reynold's request.

Chair Holman closed the public hearing at 7:10 p.m.

MOTION by Costa, seconded by Holman, approved the Fisher Conditional Use Permit Application (PL25-00018) for the reconstruction of a legal nonconforming single-family dwelling that was destroyed in the Camp Fire, as conditioned. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

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.

5b. ITEM 5B WAS MOVED TO THE TOP OF THE PUBLIC HEARING CALENDAR BY COMMISSION CONSENSUS.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

- 8b. Community Development Director Susan Hartman reviewed future agenda items including new regulations on animal keeping and to AG 3/5 zoning.

9. ADJOURNMENT

Chair Holman adjourned the meeting at 7:15 p.m.

Date Approved:

By:

Attest:

Charles Holman, Chair

Melanie Elvis, Town Clerk/Elections Official



Town of Paradise
Planning Commission Agenda Summary **Agenda Item: 5(a)**
Date: May 20, 2025

ORIGINATED BY: Anne Vierra, Community Development Manager
REVIEWED BY: Susan Hartman, Community Development Director

SUBJECT: Review of Price Site Plan Review Permit Application (PL24-00121) requesting Planning Commission approval to rebuild a single-family residence in the Neighborhood Commercial zoning district.

COMMISSION ACTION REQUESTED:

1. Conduct duly noticed public hearing; AND
2. Adopt findings and approve the Price Site Plan Review Permit application (PL24-00121) to allow the reconstruction of a single-family residence on a Neighborhood Commercial zoned property.

General information:

Applicant: Timothy Price
PO Box 1778
Paradise, CA 95967

Location: 1179 Wagstaff Road, Paradise, APN 051-132-121

Purpose: To rebuild a single-family dwelling

Present Zoning: "N-C" Neighborhood Commercial

General Plan Designation: "N-C" Neighborhood Commercial

Existing Land Use: Vacant lot. The property previously held an identical land use (single family residence) that was destroyed in the 2018 Camp Fire.

Surrounding Land Use:

North:	Town of Paradise Trailway
East:	Residence on property zoned TR 1/2
South:	Vacant NC zoned property
West:	Vacant NC zoned property

Parcel Size: ±0.26 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, Timothy Price, requests Site Plan Review Permit approval from the Town of Paradise to rebuild a single-family dwelling. The overall square footage of conditioned space would increase from 672 sq. ft. pre-fire to 1012 sq. ft. upon proposed reconstruction. The property is currently vacant after the previously existing home burned in the 2018 Camp Fire. The previous residence was built prior to the Town's incorporation. At the time of incorporation, the property was zoned Neighborhood Commercial under the County's zoning ordinance which permitted a single-family residence without a land use entitlement. Upon subsequent adoption of the Town's zoning ordinance, single-family residences in the Neighborhood Commercial zone became subject to land use entitlement thereby making the previously existing residence non-conforming.

The +/-0.26-acre subject parcel contains no structures but retains the septic infrastructure from the 2-bedroom home lost in the 2018 Camp Fire. The project site is in the Neighborhood Commercial zoning district, abbreviated as "N-C". Access to the site is provided by Wagstaff Road, a public street and a 20-foot easement through the southerly property.

Surrounding land uses include a vacant neighborhood commercial parcel to the west. The Town of Paradise trailway is located directly to the north of the subject parcel. Residentially zoned parcels are located to the east and contain a rebuilt residence. South of the property is a vacant lot zoned neighborhood commercial.

The title report for this property indicates it may have been created, prior to the Town's incorporation, in violation of the State Subdivision Map Act and therefore necessitate a Certificate of Compliance. However, since the property was previously issued development permits from Butte County, it does not preclude the Planning Commission from issuing the requested entitlement for the rebuild of a single-family residence.

Analysis:

The proposed structure is considered a single-family land use. This land use is permitted in the Neighborhood Commercial zoning district with approval of a site plan review permit. The applicant, Timothy Price, applied for this site plan review permit on November 12, 2024.

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 its proximity to residential zoning.

Environmental Review:

This project can be found exempt from CEQA 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 pre-fire residence are proposed.

Financial Impact:

There would be no impact to the Town's General Fund to adopt the required findings and approve the Price Site Plan Review Permit (PL24-00121).

Recommendation:

Adopt the required findings for approval as provided by staff and approve the Price Site Plan Review permit application (PL24-00121) 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 Price Site Plan Review Permit can be found to be consistent with the goals and land use policies of the current 1994 Paradise General Plan.

GENERAL CONDITIONS

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the use permit's effective date, the 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.
4. All residential development, subject to a building permit, shall maintain a minimum 5-foot property line setback.

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

Construction codes

5. 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.
6. 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

7. 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 and the attached grading guidelines.
8. Submit Erosion and Sediment control plan for review by the Engineering Division.

Site Development

9. Submit 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).

Sanitation

10. Complete the requirements of the Town Onsite Sanitary Official concerning evaluation of the wastewater system. If deemed failed, secure permits for the repair or replacement of the system.

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

Utilities

11. Meet the requirements of the Paradise Irrigation District (PID) regarding any required water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated November 21, 2024 and on file with the Town Development Services Department.
12. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

Site Development:

13. Any work associated with repairing or replacing the driveway encroachment requires the issuance of an encroachment permit from the Town Public Works Department.
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. Meet the requirements of the Town Onsite Sanitary Official with regard to any issued permits to repair or replace the septic system, if any.

**LIST OF ATTACHMENTS FOR PRICE SITE PLAN REVIEW PERMIT
APPLICATION (PL24-00121)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the May 20, 2025, public hearing
3. Mailing list of property owners notified of the May 20, 2025, public hearing
4. Summary of development review comments received
5. Notice of Exemption document for the Price Site Plan Review project
6. Site Plan Review Permit application submitted by Timothy Price
7. Grading Guidelines
8. Project site plan



APPLICANT: Timothy & Lianna Price		1179 Wagstaff
OWNER: Timothy & Lianna Price		
PROJECT DESCRIPTION: Rebuilding a 2-bedroom single family residence on a .26-acre parcel zoned Neighborhood Commercial (N-C). The residence will be located at 1179 Wagstaff Road, further identified as Assessor Parcel No. 051-132-121		
ZONING: Neighborhood Commercial (NC)	GENERAL PLAN: Neighborhood Commercial (NC)	FILE NO. PL24-00121
ASSESSOR PARCEL No. : 051-132-121-000		MEETING DATE: 5.20.2025

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, May 20, 2025 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following projects:

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

PRICE SITE PLAN REVIEW PERMIT APPLICATION (PL24-00121): Planning Commission consideration of a site plan review permit to allow the rebuild of a 2-bedroom single family residence on a .26-acre parcel zoned Neighborhood Commercial (N-C). The residence will be located at 1179 Wagstaff Road, further identified as Assessor Parcel No. 051-132-121.

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 x412.

SUSAN HARTMAN
Planning Director

VOLLMER DEREK N
051-132-127-000
8466 SKYWAY, PARADISE CA 95969

HABITAT FOR HUMANITY OF BUTTE
COUNTY
051-132-122-000
PO BOX 3073, CHICO CA 95927

GILBERTSON KURT L & KIM A
051-132-033-000
6303 WALL LN, PARADISE CA 95969

REGNIER RICHARD & JULIE
051-145-066-000
1208 WAGSTAFF RD, PARADISE CA
95969

PRICE TIMOTHY & LIANNA REV TRUST
051-132-121-000
PO BOX 1778, PARADISE CA 95967

FAIRBANK ROBERT C
051-132-031-000
7325 RESERVOIR RD, OROVILLE CA
95966

AMERICAN DREAM CONSTRUCTION
INC
051-145-001-000
5810 CLARK RD, PARADISE CA 95969

GIELOW PETE D
051-132-120-000
1660 KENTUCKY ST, REDWOOD CITY
CA 94061

PENTECOSTAL CHURCH OF GOD
NORTHERN DISTRICT OF CAL
051-132-029-000
1147 WAGSTAFF, PARADISE CA
95969

TOFAN ALEX
051-144-035-000
985 N BURGAN AVE, CLOVIS CA
93611

GIELOW PETE D
051-132-119-000
1660 KENTUCKY ST, REDWOOD CITY
CA 94061

MOORHEAD FAMILY TRUST ESTATE
051-132-028-000
1526 DAYTON RD, CHICO CA 95928

MELLO LORNA H LIVING TRUST
051-144-004-000
144 POLYNESIA WAY, UNION CITY CA
94587

PANGELINA FRANK ETAL
051-132-107-000
1193 WAGSTAFF RD, PARADISE CA
95969

BEDOR DIANA L SPECIAL NEEDS
TRUST
051-132-026-000
14609 WOOD DR, MAGALIA CA
95954

SANCHEZ CESAR & AMALIA
051-144-003-000
1356 FULTON AVE, VALLEJO CA
94591

PLANJE CHARLES ALAN LIVING
TRUST ESTATE
051-132-106-000
5023 NAWAL DR, EL DORADO HILLS
CA 95762

TRONSON WILLIAM W REV LIVING
TRUST
051-132-025-000
5389 HIGH ROCKS CT, OROVILLE CA
95966

GUDGEL KASEY M
051-132-125-000
25 HORIZON POINT CT, CHICO CA
95928

GIBBONS GORDON EVERETT &
LORIANNE
051-132-068-000
1210 SEVERNS LN, PARADISE CA
95969

PARLETTE SHARON E REVOCABLE
INTER VIVOS TRUST
051-132-024-000
5960 WAGON WHEEL WY, PARADISE
CA 95969

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

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

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

GILBERTSON KURT L & KIM A
051-132-022-000
6303 WALL LN, PARADISE CA
95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

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

SLOANE RICHARD C TRUST
051-132-021-000
1211 WAGSTAFF RD, PARADISE
CA 95969

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

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969



Town of Paradise Department Responses

PL24-00121	1179 Wagstaff			
Commenting Department	Comment			
Building & Fire <i>Tony Lindsey,</i> <i>Building Official</i>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire sprinkler system plans (2 sets)
	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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



Engineering Matt Thompson, Development Engineer	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">I</th> <th style="width: 5%;">F</th> <th style="width: 5%;">na</th> <th style="width: 85%;">ENGINEERING</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Encroachment permit (must be licensed and bonded)</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Grading permit</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Erosion control plan</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Onsite civil improvement plan</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Engineered site plan</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Stormwater Post Construction Plan (Regulated / Small)</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Erosion & Sediment Control Plan</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Lot merger application (\$645.46 deposit)</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Lot line adjustment application (\$1,129.55 deposit)</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Covenant agreement (deferral of frontage improvements)</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Dedication of right-of-way</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Parking within street setback review (\$322.73)</td> </tr> </tbody> </table> <p>1. 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Comply with grading guidelines (attached).</p>	I	F	na	ENGINEERING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Onsite civil improvement plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineered site plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stormwater Post Construction Plan (Regulated / Small)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot merger application (\$645.46 deposit)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Covenant agreement (deferral of frontage improvements)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dedication of right-of-way	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking within street setback review (\$322.73)
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Onsite / Wastewater Bob Larson, Town Onsite Official	Septic System evaluation required																																																				
Police department Eric R. Reinbold – Chief of Police	No comments																																																				
Paradise Irrigation District Bill Taylor	<p style="text-align: center;">CONDITIONS PRIOR TO PERMIT FINAL:</p> <p>APN 051-132-121-000 was previously served through a 3/4" metered service connection. At the time of this response the water quality advisory has been lifted as the service lateral has been replaced. The main serving the lateral has also been tested and found to be potable. A backflow device is required at this parcel. 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. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.</p> <p>Please note that any septic system or leach field components must maintain a minimum distance of 25 feet from any PID facilities.</p>																																																				

NOTICE OF EXEMPTION

TO: File – [PL24-00121]; AP No. 051-132-121-000
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Price Site Plan Review Permit

PROJECT APPLICANT: Timothy Price

PROJECT LOCATION: 1179 Wagstaff Rd, Paradise CA 95969

PROJECT DESCRIPTION: Proposed 1012 square foot 2 bedroom Single Family Residence replacing a home that burned in the Camp Fire. This parcel is a .26 acre is zoned Neighborhood Commercial (N-C). Records show there is a septic system for a 2 bedroom home on the site.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Timothy Price

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

REASON FOR EXEMPTION: Replacement or Reconstruction.

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

SIGNATURE: 

Planning Director

Date: May 12, 2025



TOWN OF PARADISE APPLICATION FOR SITE PLAN REVIEW PERMIT

[Project Number (to be filled by town staff): PL24-00121]

Applicant Timothy Price Email tim.tlconstruction@gmail.com

Phone 530-514-5162 Mailing Address PO Box 1778, Paradise, CA 95967

Applicant Interest in Property: ☒ Owner ☐ Lessee ☐ Engineer ☒ Contractor ☐ Other LIC # 973567
(If applicant is not the property owner, the owner's signature or owner-signed letter of authorization must accompany this application)

Owner Timothy Price Email tim.tlconstruction@gmail.com

Phone 530-514-5162 Address PO Box 1778, Paradise, CA 95967

Engineer _____ Email _____

Phone _____ Address _____

Site Address 1179 Wegstaff Rd AP Number(S) 057-132-121-000

Zone NC Lot Acreage _____ Existing Use _____

Detailed project description (Attach additional sheets if necessary) Construction of residential structure, replacing the residential structure that burned in the Campfire in Nov. 2018.

Approximate no. yards cut and fill _____

Radial distance to nearest billboard _____ Sq. ft. of proposed structure/project 1012 sq ft

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 N/A Hours of operation N/A Proposed no. of employees N/A

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

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

Method of sewage disposal 1500 gal septic tank (Replacing current 850 gal tank)

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 11/12/2024

Property Owner's Signature _____ Date _____
(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

NOV 12 2024

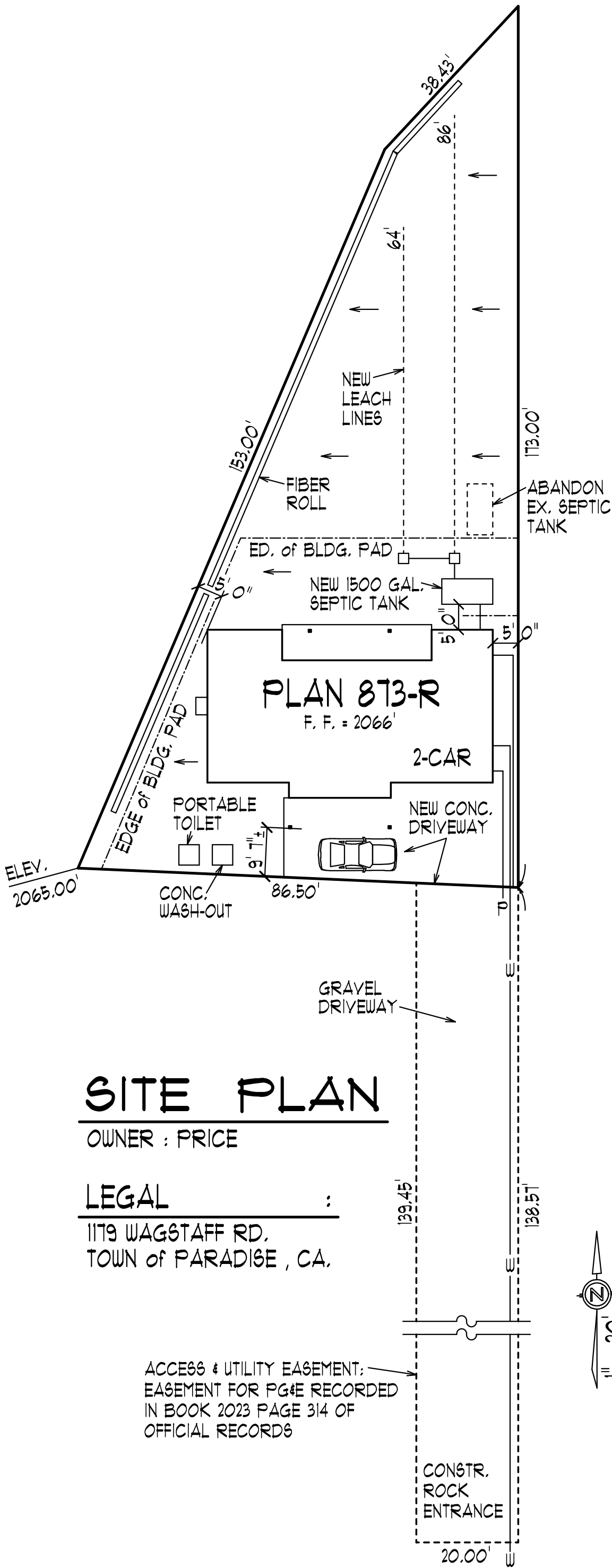
RECEIVED



Grading Guidelines.

It is the intent of these guidelines to expedite the review of grading and/or building permit applications. Also, the Building Code requires a geotechnical report with grading permit applications. The Building Official may waive this requirement. Compliance with these guidelines can be a major factor in determining whether the waiver will be granted.

1. No earth disturbing activities shall commence without an approved Erosion and Sediment Control Plan implemented and in place.
- 2. No grading across property lines.**
- 3. The tops of cuts and toes of fills must be at least two feet from the property line.**
4. The tops of cuts and toes of fills should not be in the side setback. Adherence to this guideline helps ensure that grading sufficient clearance from neighboring leach fields is provided.
5. Site must be properly cleared and grubbed, and native soil scarified.
6. Fills must be properly benched.
7. Site Plan to include one of the following:
 - a. Finished floor elevation of home based on contour map; or
 - b. Finished floor elevation relative to adjacent grade using a locatable point such as a property corner.
8. Clearly state if foundation is slab or raised foundation.
9. Details and cross-sections for foundations clearly depict heights, existing grades, and final grades.
10. In general, site plans indicate limits of cuts and fills.
 - a. For large lots and other situations where the limits will not be too close to property lines, leach lines, Special Permit Zones (SPZ's), etc. the limits can be general.
 - b. For smaller lots and/or where grading will be in proximity to property lines, leach lines, SPZs the limits must be more specific.
11. If material is imported or exported, volumes must be provided. This does not include aggregate for foundations and other concrete work.
12. Sources of import and destinations of export must be provided.
13. Attention must be given to drainage. The concentration of flows must be addressed.
14. Post construction erosion control included.
15. Ensure that the following notes or equivalent are included on the plans:
 - a. Limit of grading work with building permit is limited to 10 feet beyond the building envelope.
 - b. 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.
 - c. Site drainage shall not be modified significantly from existing conditions.
 - d. Provide compaction reports to the Building Official.



SITE PLAN

OWNER : PRICE

LEGAL

1179 WAGSTAFF RD.
TOWN of PARADISE , CA.

ACCESS & UTILITY EASEMENT:
EASEMENT FOR PG&E RECORDED
IN BOOK 2023 PAGE 314 OF
OFFICIAL RECORDS

CONSTR.
ROCK
ENTRANCE

WAGSTAFF RD.

EROSION CONTROL NOTES

- 1) GRADING WORK TO BE LIMITED TO NO MORE THEN 10' BEYOND THE BUILDING ENVELOPE.
- 2) POSITIVE DRAINAGE AWAY FROM THE STRUCTURE TO BE 5% SLOPE FOR LANDSCAPING TO 10' AWAY, & 2% SLOPE FOR HARDSCAPE TO 5' AWAY.
- 3) SITE DRAINAGE SHALL NOT BE SIGNIFICANTLY MODIFIED FROM EXISTING CONDITIONS.
- 4) TOP or TOP OF SLOPE TO BE 2' MIN. FROM PROPERTY LINE.
- 5) NO NEW GRADED SLOPES TO EXCEED 2:1.
- 6) CONTRACTOR TO PROVIDE ALL COMPACTION REPORTS TO THE BUILDING OFFICIAL.
- 7) NO IMPORTING OR EXPORTING OF SOIL IS ALLOWED WITHOUT WRITTEN APPROVAL FROM THE TOWN ENGINEER.
- 8) ALL SURVEY MONUMENTS TO BE LOCATED & PROTECTED.
- 9) ALL EXISTING VEGETATION OUTSIDE 10' OF THE BLDG. ENVELOPE TO REMAIN & BE PRESERVED.
- 10) SOILS TRACKED OFF SITE INTO STREET SHALL BE CLEANED UP @ THE END OF EACH WORK DAY.
- 11) INACTIVE SOIL STOCKPILES TO BE COVERED.
- 12) ACTIVE SOIL STOCKPILES TO BE COVERED PRIOR TO FORCASTED RAIN/SNOW EVENTS.
- 13) ANY CUT MUST HAVE A 4:1 MIN. SLOPE SETBACK FROM THE TOE OF CUT TO THE PROPERTY LINE.
- 14) CONTRACTOR TO COMPLY w/ GRADING GUIDELINES.
- 15) NO GRADING or OTHER EARTH WORK WITHOUT A VALID & ISSUED BUILDING PERMIT or GRADING PERMIT, & AN APPROVED EROSION & SEDIMENT CONTROL PLAN IMPLEMENTED & IN PLACE.
- 16) NO DRIVEWAY or OTHER WORK IN THE RIGHT-OF-WAY WITHOUT AN APPROVED ENCROACHMENT PERMIT.

BEST MANAGEMENT PRACTICES NOTES

- A) BMP'S SHALL BE IN PLACE TO PREVENT THE LOSS OF SOIL THROUGH WIND OR WATER EROSION BY IMPLEMENTING AN EFFECTIVE COMBINATION OF EROSION & SEDIMENT CONTROLS. BMP'S TO BE IN PLACE THROUGHOUT THE YEAR.
- B) CONSTRUCTION ACTIVITIES TO BE SCHEDULED AROUND WEATHER THAT MAY IMPACT SOIL EROSION.
- C) EXISTING NATURAL FEATURES, VEGETATION & SOIL TO BE PRESERVED.
- D) ALL EXISTING STORM DRAIN INLETS TO BE PROTECTED WITH, BUT NOT LIMITED TO, GRAVEL BAGS OR CATCH BASIN INSERTS.
- E) BUILDING ENVELOPE TO BE CONTAINED BY FIBER ROLLS or SILT FENCING.
- F) FUELING & REPAIR OF VEHICLES & EQUIPMENT TO BE DONE AS TO NOT POLLUTE THE SURROUNDING SOIL.
- G) ALL WASTE MATERIAL TO BE COLLECTED @ THE END OF EVERY DAY & REMOVED FROM THE SITE IN A TIMELY MANNER.
- H) ALL BUILDING MATERIAL STOCKPILES TO BE STORED IN A COVERED AREA AWAY FROM STORM DRAIN INLETS, SWALES & CONNECTED PAVEMENT AREAS.
- I) PORTABLE TOILET TO BE ON SITE & KEPT 50' MIN. FROM STORM DRAIN INLETS
- J) AN ON-SITE WASHOUT FOR CONCRETE, STUCCO & PAINT TO BE MADE OF HAY BALES LINED w/ VISQUEEN.
- K) WASHOUT TO BE INSTALLED AWAY FROM STORM DRAIN INLETS & CONNECTED PAVEMENT AREAS.
- L) THE DRIED-UP WASHOUT WASTE TO BE TAKEN OFF-SITE TO BE RECYCLED.
- M) THE FOLLOWING NOTE IS TO BE PLACED @ THE WASHOUT: "WASHING OF CONCRETE, STUCCO & PAINT EQUIPMENT TOOLS @ ANY OTHER LOCATION THAN THIS DESIGNATED WASHOUT IS A VIOLATION OF THE LAW & IS SUBJECT TO A FINE."

Donald J. Clark
4-25-25

**TOWN OF PARADISE PLANNING COMMISSION
RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE PARADISE PLANNING COMMISSION
COMMENDING LYNN COSTA FOR HER SERVICE TO THE TOWN OF PARADISE**

WHEREAS, LYNN COSTA has faithfully served the Town of Paradise as Planning Commissioner since June 2020; and

WHEREAS, during her tenure **LYNN COSTA** served as Planning Commission Chairman and Vice-Chairman; and

WHEREAS, the citizens of the Town of Paradise have benefited from the efforts of **LYNN COSTA**; and

WHEREAS, her work as a Planning Commissioner for the Town of Paradise has been greatly appreciated; and

WHEREAS, the rebuild of the Town of Paradise has been enhanced by her persistent efforts to pursue progressive improvement to the Town of Paradise; and

WHEREAS, the Paradise Planning Commission will greatly miss her insight concerning the needs and desires of the citizens of the town; and

WHEREAS, the Paradise Planning Commission wishes her the very best in the future.

NOW, THEREFORE, BE IT RESOLVED as follows:

THE PLANNING COMMISSION OF THE TOWN OF PARADISE hereby commends **LYNN COSTA** with gratitude for her service to the community of Paradise.

PASSED AND ADOPTED by the Paradise Planning Commission on this 20th day of May, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Charles Holman, Chair

Melanie Elvis, Town Clerk