



Town of Paradise Planning Commission Meeting Agenda 6:00 PM – August 18, 2026

Doug LaMalfa Town Council Chambers – 5555 Skyway, Paradise, CA

Planning Commission Staff:

Susan Hartman, Community Development Director
Melanie Elvis, Town Clerk

Planning Commission Members:

Charles Holman Chair
Kate Anderson, Vice Chair
Shawn Shingler, 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 the July 21, 2026 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

5. PUBLIC HEARING

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

Administrative Permit Revocation – 5254 Edgewood Lane (PL-ADM-26-0007), Paradise: Approve the revocation of an administrative permit authorizing the long-term keeping of up to 12 hens and 4 goats on vacant property zoned Agricultural Residential 3-acre minimum, which is in violation of the permit conditions. (ROLL CALL VOTE)

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. ADJOURNMENT

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



Town of Paradise

Planning Commission Meeting Minutes

6:00 PM – July 21, 2026

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.

PLANNING COMMISSIONERS PRESENT: Kate Anderson, Carissa Garrard joined via Teams at 6:09 p.m., Shawn Shingler and Charles Holman, Chair

PLANNING COMMISSIONERS ABSTENT: Zeb Reynolds

1. APPROVAL OF MINUTES

- 1a. **MOTION by Reynolds, seconded by Garrard**, approved the Regular Meeting Minutes of June 16, 2026, Planning Commission meeting. AYES: Shingler and Chair Holman; NOES: None; ABSENT: Garrard, and Reynolds; ABSTAIN: Anderson

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

- 2a. Deputy Town Clerk Jacquelyn Perazzo opened nominations for the position of Chair for the 2026/2027 Fiscal Year.

Commissioner Anderson nominated Holman for Chair.

MOTION by Anderson, seconded by Shingler, closed the nominations. All concurred. Roll call vote to elect Charles Holman to service as Chair for the 2026/2027 Fiscal Year was AYES: Anderson, Holman and; Shingler; NOES: None; ABSENT: Garrard, and Reynolds; ABSTAIN: None

- 2b. Deputy Town Clerk Jacquelyn Perazzo opened nominations for the position of Vice Chair for the 2026/2027 Fiscal Year.

Kate Anderson was nominated to serve as Vice Chair:

MOTION by Shingler, seconded by Holman, closed the nominations. All concurred. Roll call vote to elect Kate Anderson to service as Vice Chair for 2026/2027 Fiscal Year was AYES: Anderson, Holman and; Shingler; NOES: None; ABSENT: Garrard, and Reynolds; ABSTAIN: None

3. PUBLIC COMMUNICATION

- 3a. Community Development Director, Susan Hartman Community Development Director Susan Hartman provided an overview of recent Town Council actions, including the 2026/2027 Budget adoption, the 2045 General Plan update, an addendum to the Hope Plaza agreement,

Opportunity Zone applications, and the approval of the State Advocacy Platform.

4. CONTINUED PUBLIC HEARING – None

5. PUBLIC HEARING

- 5a. Melissa Frausto, Associate Planner, provided an overview of the West Family Homes Conditional Use Permit site plan and property, and mentioned that there would be a 7-day appeal period if approved.

Chair Holman opened the public hearing at 6: 20 p.m.

Chair Holman closed the public hearing at 6:20 p.m.

MOTION by Anderson, seconded by Holman, approved the West Family Homes Conditional Use Permit (PL-UPE-26-0002): to reestablish a legal nonconforming multi-family land use consisting of two (2) duplexes (each 1bedroom/1-bathroom units), located at 5897 Oliver Road, Paradise, California 95969 and identified by Assessor's Parcel Number (APN): 052170-037, with condition #10 being improved for the driveway. AYES: Anderson, Garrard, Holman and; Shingler; NOES: None; ABSENT: Reynolds; ABSTAIN: None

CONDITIONS OF LAND USE

1. If any land use for which a Conditional Use Permit has been granted and issued is not established within three years of the Conditional Use Permit's effective date, the Conditional Use Permit may become subject to revocation by the Town of Paradise.
2. The property owner shall comply with all other State and local Code provisions, including those of the Town of Paradise's Building Division, Public Works & Engineering Department, Fire Department, and Onsite/Wastewater Department. The property owner is responsible for contacting these departments to verify the applicable requirements and need for any permits.
3. Any changes to the Site, as described in these documents, shall be subject to review by the Planning Director to determine substantial conformance with these documents. Minor changes may be approved administratively by the Town Planning Director upon submitting a written request for such changes if the requested changes are consistent with the overall intent of the project, and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal CUP modification review by the Planning Commission and the payment of the appropriate processing fees.
4. Secure Design Review approval of architectural design for the proposed project and for the establishment of any new identification sign structures and maintain the property in a manner consistent with the Town of Paradise Design Standards. Any future additions, alterations, or modifications to the buildings, including but not limited to the installation of any new lighting, changes to paint colors, or exterior

building modifications, shall require the submittal and approval of a new Design Review Application. No such work shall commence until the Town of Paradise has granted Design Review approval verifying compliance with the PMC Section 17.41.400 - DESIGN REVIEW APPROVAL and Design Review and Town's design standards.

5. The property owner shall secure and maintain service connections from all designated public utility providers serving the Site for the duration of the land use.

6. The Site shall at all times comply with PMC Chapter 5.58 - DEFENSIBLE SPACE AND HAZARDOUS FUEL MANAGEMENT.

7. All outdoor lighting shall be downlighted, design and positioned in a manner so as not to unreasonably illuminate or cause glare onto adjacent or nearby streets and/or properties.

8. All fencing and screening shall be in compliance with PMC Section 17.06.600 - YARD AND BUILDING/STRUCTURE SETBACK REGULATIONS. All perimeter fencing shall be maintained and replaced as needed.

9. The property owner shall maintain any and all structures, improvements, access routes, and landscape features, within their control, in a clean and safe condition.

10. At no time shall the approved impervious coverage exceed 9,900 square feet unless the zoning district development regulations governing this parcel are amended to allow such.

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

GENERAL

11. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code Requirements.

12. Apply for and secure approval of a Stormwater Post Construction Plan for a Regulated Project through the Town Engineering Division.

SANITATION

13. Apply for, and secure, the required Onsite Wastewater Division permit(s) to abandon the existing septic system(s) and install a new system to meet the requirements of the Town Onsite Sanitary Official for the septic system serving the multi-family dwellings.

ROADS AND ACCESS

14. Deed 30 feet from the center of the Oliver Road right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND
OCCUPANCY SITE DEVELOPMENT**

15. Submit landscaping plans to the Planning Division in accordance with Paradise Municipal Code requirements consisting of a minimum of 10 percent of the developed area and install approved landscape materials in a manner deemed satisfactory to the Town Planning Director. Landscaping shall be focused in areas that would obscure the view of the structures plainly visible from nearby public roads. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days). Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO). No 4-way (close-in) inspection on any structure shall receive approval prior to landscape plan submittal, and no final building inspection or occupancy shall be permitted until the landscape plans for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).

16. In accordance with PMC Section 12.08.130 - Display of addresses, approved numbers or addresses shall be displayed upon the building or land in such a manner as to be visible 17 from the street or road upon which the land or building fronts and minimum height of numbers to be used shall be three (3) inches and of contrasting color from the basic background. Display of address shall be posted at the time of the final inspection and maintained continuously thereafter.

17. Complete frontage improvements along Oliver Road as directed by the Town Engineer.

18. All work within the public right-of-way is subject to Town issuance of an encroachment permit. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department, Engineering Division.

19. Building facades and colors shall be in conformance with an approved Architectural Design Review elevation.

20. At least two (2) days prior to conducting any underground construction, the Applicant must notify all utility companies by calling Underground Service Alert (USA) at 1-800-642-2444.

21. Secure the issuance of a tree felling permit before the felling of any qualifying trees onsite if required.

SANITATION

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

6. OTHER BUSINESS – None

7. COMMITTEE ACTIVITIES – None

8. COMMISSION MEMBERS

- 8a. Future agenda items for September, a potential subdivision and a General Plan update for October.

9. ADJOURNMENT

Chair Holman adjourned the meeting at 6:27 p.m.

Date Approved:

By:

Attest:

Charles Holman, Chair

Jacquelyn Perazzo, Deputy Town Clerk



Town of Paradise
Planning Commission Agenda Summary Agenda Item: 5(a)
Date: August 18, 2026

ORIGINATED BY: Melissa Frausto, Associate Planner
REVIEWED BY: Susan Hartman, Community Development Director

SUBJECT: Administrative Use Permit Revocation (PL-ADM-26-0007)
5254 Edgewood Lane; APN: 055-202-024

COMMISSION ACTION REQUESTED:

1. Conduct duly noticed public hearing; AND
2. Revoke approval of an Administrative Use Permit for 5254 Edgewood Lane authorizing livestock consisting of 4 goats and 12 chickens.

General information:

Applicant: Jared Damian Navarro-Hernandez – Property Owner

Site Address: 5254 Edgewood Lane, Paradise, California 95969

Assessor's Parcel Number (APN): 055-202-024

Purpose: Revocation of an issued Administrative Use Permit

Zoning Designation: Agricultural Residential, 3-acre minimum (AR-3)

General Plan Designation: Agricultural Residential (AR)

Parcel Size: +/-2.37 acres

Background:

The property owner, Jared Damian Navarro-Hernandez, was issued an Administrative Use Permit (PL-ADM-26-0007) by the Planning Director on May 20, 2026, allowing livestock consisting of 4 goats and 12 chickens on vacant property located at 5254 Edgewood Lane and identified by Assessor's Parcel Number (APN): 055-202-024 (Site) as authorized under a newly adopted livestock ordinance for AR-3 and AR-5 vacant properties (see Attachment 2 and 3).

On July 21, 2026, Paradise Police Department Animal Control (Animal Control) and the Code Enforcement Division (Code Enforcement) responded to the Site for reports of multiple roosters being used for cockfighting. Upon arrival, Animal Control located 7 roosters and 4 hens on the property. According to the Request for Revocation Write-up from Animal Control, these birds were housed in a variety of wire cages and each cage that had a plastic bottom was caked in a mix of feces, food, dirt, and water (see Attachment 4). The Animal Control Write-up further notes that there was a variety of cockfighting paraphernalia around the property, and the owner later

admitted he was raising and training these birds for cockfighting at that property. Additionally, the Code Enforcement Inspection Report states that evidence of cockfighting was present on-site, including spur shields, dummies, and injured birds (see Attachment 5). All animals and equipment were seized under California Penal Code Section 597.

Environmental Review:

The revocation of a permit through enforcement of a local ordinance is an activity that is exempt from environmental review through the California Environmental Quality Act (CEQA) under Categorical Exemption 15321 (Class 21) *Enforcement Actions by Regulatory Agencies* (see Attachment 6).

Analysis:

Paradise Municipal Code (PMC) Chapter 17.45.250 - *Revocation of Administrative Permit* authorizes the revocation of an administrative permit if a determination is made that the approved land use fails to comply with existing Town of Paradise land use regulations, development standards, policies, or criteria. The property owner violated the terms and conditions of their Administrative Use Permit and Town code.

The property owner operated in violation of Conditions #1, #10, #11, and #12 of the Administrative Use Permit. The owner violated Condition #1, which states that the approval of poultry under the permit does not include the approval for roosters. Furthermore, the owner failed to comply with Condition #10, which requires the property owner to always maintain all animal enclosures in a clean and sanitary condition via frequent cleaning and the removal of animal waste. The accumulation of uncontained waste also resulted in violations of Condition #11 and Condition #12, which require animal waste to be processed, stored in sealed, leak-proof receptacles, and removed every seven (7) days.

Further, PMC Section 6.20.040 - *Inadequate Care* establishes that it is a violation of Town Code to deprive any animal of food, water, or proper care. It mandates that Animal Control take possession of and impound neglected animals. The owner failed to meet multiple specific subsections of this ordinance:

- PMC 6.20.040(A) – Cleanliness of Premises: Owners must keep animal housing areas in a clean and sanitary condition at all times.
- PMC 6.20.040(B) – Size of Facilities: Enclosures must be of sufficient size to allow animals adequate exercise.
- PMC 6.20.040(C) – Food and Water: Animals must be supplied with daily food and water that is wholesome, uncontaminated, and palatable.
- PMC 6.20.040(D) – Treatment of Sick or Injured Animals: Owners must provide veterinary examination or treatment for any animal requiring medical attention.

Lastly, the notification (*Notice of Public Hearing for Revocation of Livestock Administrative Permit*) sent to the property owner, dated August 3, 2026, adhered to the procedural standards outlined in PMC Section 17.45.250 (see Attachment 1). Therefore, the scheduling of the revocation hearing is both proper and necessary to ensure that the safety hazards created through the lack of sanitation and care are permanently mitigated through the revocation of the issued Administrative Use Permit.

List of Attachments for Permit Revocation of PL-ADM-26-0007

5254 Edgewood Lane

1. Revocation Notice sent to property owner for the August 18, 2026 Public Hearing
2. Issued Administrative Use Permit, dated May 20, 2026
3. Project Site Vicinity Map
4. Paradise Police Department Animal Control Request for Revocation Write-Up
5. Code Enforcement Case #CE-DIS2-26-0129 Inspection Report
6. CEQA Notice of Exemption Form



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

August 3, 2026

Jared Navarro-Hernandez
1028 Maple Park Dr
Paradise, CA 95969

Notice of Public Hearing for Revocation Of Livestock Administrative Permit

Location: 5254 Edgewood Ln
APN: 055-202-024

Dear Mr. Navarro-Hernandez,

On July 21, 2026, Paradise Animal Control and Code Enforcement staff responded to your property based on reports of illegal cockfighting. Upon arrival of staff, 7 roosters and 4 hens were found on the property, in violation of the issued administrative permit which prohibited the keeping of roosters at the property.

Due to the seriousness of the violation, the Town of Paradise Planning Commission will conduct a public hearing to consider the revocation of Administrative Permit PL-ADM-26-0007 which authorized the keeping of 4 goats and 12 hens and/or rabbits on vacant property located at 5254 Edgewood Lane.

Upon conclusion and closure of the public hearing, the Planning Commission will be asked to declare the Administrative Permit to be revoked.

BE ADVISED THAT THE PUBLIC HEARING FOR PERMIT REVOCATION WILL BE ON AUGUST 18, 2026 AT 6:00 P.M. IN THE TOWN HALL COUNCIL CHAMBERS AT 5555 SKYWAY, PARADISE.

Sincerely,

Susan Hartman
Planning Director



May 20, 2026

ADMINISTRATIVE USE PERMIT

Jared Damian Navarro-Hernandez
1028 Maple Park Drive
Paradise, California 95969

Subject: Administrative Use Permit for Livestock (PL-ADM-26-0007)
5254 Edgewood Lane, Paradise, California 95969 | Assessor's Parcel Number (APN): 055-202-024

Dear Jared Damian Navarro-Hernandez:

Pursuant to the provisions of [Chapter 17.35](#) - *Animal Regulations* of the Paradise Municipal Code (PMC) and the conditions set forth below, Jared Damian Navarro-Hernandez (Applicant) is hereby granted an Administrative Use Permit for the long-term keeping of up to **four (4)** goats in addition to the allowed twelve (12) backyard chickens and/or rabbits on Agricultural Residential - three acre minimum (AR-3) zoned property located at 5254 Edgewood Lane, Paradise, California and identified by Assessor's Parcel Number (APN): 055-202-024 (Site).

The Administrative Use Permit is grant based on and subject to the findings and conditions listed as follows:

FINDINGS

- A. The proposed project, as conditioned, complies with all the applicable land use development standards contained within PMC [Chapter 17.35](#) - *Animal Regulations*.
- B. The proposed project is categorically exempt from further environmental review pursuant to Section 15303 (Class 3) of the California Environmental Quality Act Guidelines.

CONDITIONS OF LIVESTOCK LAND USE

GENERAL

- 1. Approval of poultry under this permit does not include the approval for roosters.
- 2. Maintain compliance with all other statutory provisions contained within [Chapter 17.35](#) - *Animal Regulations* of the PMC.
- 3. The authorized livestock use shall be conducted in substantial compliance with the project description and supporting documentation submitted to the Town by the Applicant. Any substantial modifications, deviations, or changes to the approved use without prior written approval from the Town may result in a violation of the permit.



4. Applicant shall submit complete building permit applications for the animal enclosures and shall comply with all applicable State, and local building codes and ordinances.
5. Prior to placing any livestock on the Site, the animal enclosures must be built.
6. The livestock enclosure structure(s) shall maintain a minimum distance of fifty (50) lineal feet from any occupiable structure(s) on-site and shall be established in compliance with all applicable property line setback requirements. If evidence is provided to the Town Building Official to show that the livestock enclosure structure complies with the Wildland Urban Interface (WUI) construction requirements of the California Building Code, that enclosure setback may be reduced to ten (10) feet from any occupiable structure(s) on the same property.
7. Enclosure setbacks for goats, including open areas fenced/corralled for grazing or exercise, require a one hundred (100) foot separation from existing, or in construction, occupiable structures on neighboring parcels and poultry requires a seventy-five (75) foot setback. The setback is measured at the time the enclosure is constructed and may become closer to neighboring residences that are built afterwards.
8. All livestock must maintain a minimum distance of one hundred (100) feet from any water well on the Site or neighboring parcel.
9. Meet the requirements of PMC [Section 8.58.060](#) – *Defensible space/hazardous fuel management requirements* by including the use of noncombustible fencing materials within five (5) feet of any building(s) and by maintaining a 5-foot non-combustible area around all buildings.

SANITATION

10. The Applicant shall maintain all animal enclosures in a clean and sanitary condition at all times via frequent cleaning and removal of animal waste from the Site. It shall at no time become a source of offensive odors transmitted to adjacent properties.
11. All animal waste must be processed or disposed to the satisfaction of the Town of Paradise Animal Control.
12. Animal waste stored for eventual removal must be contained in sealed, leak-proof, and non-absorbent receptacles. Such waste shall be removed from the property at least once every seven (7) days, except when being utilized in an active composting process.

DRAINAGE

13. Confine surface drainage from all animal facilities (barns, coops, pastures, etc.) to prevent such drainage from directly entering upon neighboring properties or drainage ways in a manner deemed acceptable to the Town Engineer.

If you wish to appeal the decision of the Planning Director, you must do so within seven (7) days of the date of the Planning Director's decision by filing your written appeal together with the required appeal fee deposit of



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

\$117.38 to the Community Development Department. If no appeal is filed within the time period, your permit will become legally in effect and force on May 27, 2026.

IMPORTANT NOTE: If evidence exists indicating that an approved administrative use permit is not being conducted in compliance with its assigned conditions, the Town Planning Director does have the authority to revoke the administrative use permit in accordance with PMC [Section 17.45.250](#) - *Revocation of administrative permit*.

If you have any questions regarding this matter, please do not hesitate to contact this office at (530) 872-6291 ext. 411, Monday through Friday.

Sincerely,

Susan Hartman
Planning Director

Enclosure: Approved Site Plan, dated May 19, 2026
 Animal Management Plan, dated May 4, 2026

CURRENT OWNER OF 5254 EDGEWOOD: THE FRANKLIN J PECK TRUST
FUTURE OWNER OF 5254 EDGEWOOD: JARED DAMIAN NAWA-RO-HERNANDEZ

5264 Edgewood

5258 Edgewood

5252 Edgewood

5254 Edgewood

EDGEWOOD LANE

270 ft

1032 ft

100 ft

270 ft

350 ft

15 ft

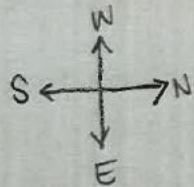
637 ft

20 ft

GOAT

CHICKEN

Fence



SCALE = 1 INCH = 50 FT

- GOAT ENCLOSURE (4 GOATS)
15 x 15 ft
- CHICKEN ENCLOSURE (12 CHICKENS)
15 x 20 ft
- 5 ft between ENCLOSURES
10 ft



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Town of Paradise
Animal Management Plan
(Adopted by Ordinance No. 648)

Property Address: 5254 Edgewood Ln, Paradise, CA 95969
Parcel Number: 055-202-024-
Owner/Applicant Name: Jared Damian Navarrete-Hernandez
Phone: [REDACTED] Email: [REDACTED]
Permit Type: ☒ Residential Animal Keeping ☐ Targeted Grazing (Temporary)

1. Purpose of Animal Keeping

- ☒ Personal use (e.g., hobby farming, pets)
☐ Weed and brush control
☐ Agricultural/production use
☐ Other: _____

2. Number and Type of Livestock

- Number and types of livestock proposed: 12 Chickens
4 goats
- Will livestock be kept permanently on-site? ☒ Yes ☐ No (explain): _____
- Will livestock be bred on-site? ☒ Yes ☐ No
- Will any male goats (bucks) be kept? ☒ Yes ☐ No



3. Site Details

- Total lot size: 2.37 acres
- Usable grazing/pen area: 20,000 sq ft
- Distance of pens/enclosure from nearest residence: > 100 ft
- Zoning designation: AR3 (can be found on townofparadisemapping.com)

4. Enclosure and Shelter

- Describe fencing type and height (minimum 4 ft required – temporary construction fencing is not sufficient for permanent keeping):

4'-5' – Livestock Fencing

- Will electric fencing be used? ☐ Yes ☒ No
 - If yes, include safety measures: _____
- Describe the animal shelter (livestock stables, ag building):

Small Shed

- Frequency of cleaning: ☒ Daily ☐ Weekly
- Manure storage method: _____

Manure will be hauled outside for disposal and/or mix into the soil.

5. Predation Protection

- Livestock will be secured in a locked shelter or barn at night to deter predators. ☒ Yes ☐ No
- Predator Deterrents:
 - Motion-activated lights near the enclosure? ☒ Yes ☐ No
 - Reinforced fencing? ☒ Yes ☐ No
 - Use of guardian animals? ☒ Yes ☐ No
 - If yes, what kind and how many? Dogs
- Monitoring:
 - Property will be checked daily for signs of predator activity. ☒ Yes
 - Prompt repairs will be made to any damaged fencing or shelter. ☒ Yes



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6. Feed, Water, and General Care

- Describe feed type (hay, browse, pellets, etc.):

Hay

- Water source: ☒ PID ☐ Well ☐ Other: _____

- How will water be distributed: ☒ Hose ☐ Automatic trough ☐ Other: _____

- Vet name/contact: Darling Veterinary Clinic (530) 892-8910 2320 Dominic Dr Chico, CA 95928

- Hoof trimming/care schedule: ☐ Monthly ☐ Quarterly ☒ Other: As needed

7. Waste Management Plan

- Manure will be:

☒ Composted on site

☒ Collected and hauled offsite

☐ Other: _____

- Measures to control odor and pests: maintain a clean area

- Runoff prevention (e.g., distance from storm drains, berms, tarps): Straw wattle

8. Emergency Preparedness

- Fire evacuation plan for livestock (if applicable): Trailer

- Contact for emergency care or temporary relocation: owner - Jared D. Navarro-Hernandez
Dreams Come True Stables LLC
4742 KilKare Ln, Chico CA 95973 (530) 592-6201
Working together to rebuild a thriving community



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9. Grazing Plan (if applicable)

For temporary grazing projects:

- Duration of grazing period: N/A (start/end dates)
- Grazing area size: N/A sq ft/acres
- Supervisor name/contact: _____
- Supervision frequency: ☐ On-site ☐ Check-ins every _____ hrs.
- Fence type & signage: _____
- Plan for soil stabilization or reseeding after grazing: _____

10. Community Considerations

- Plan to minimize noise/odor impacts: Keep it Clean
- Neighbor notification or outreach (if applicable):
 - ☐ Will notify adjacent property owners
 - ☐ Not applicable, livestock will be over 100' from property lines
- Complaint response plan: Jared Damian Navarro-Hernandez

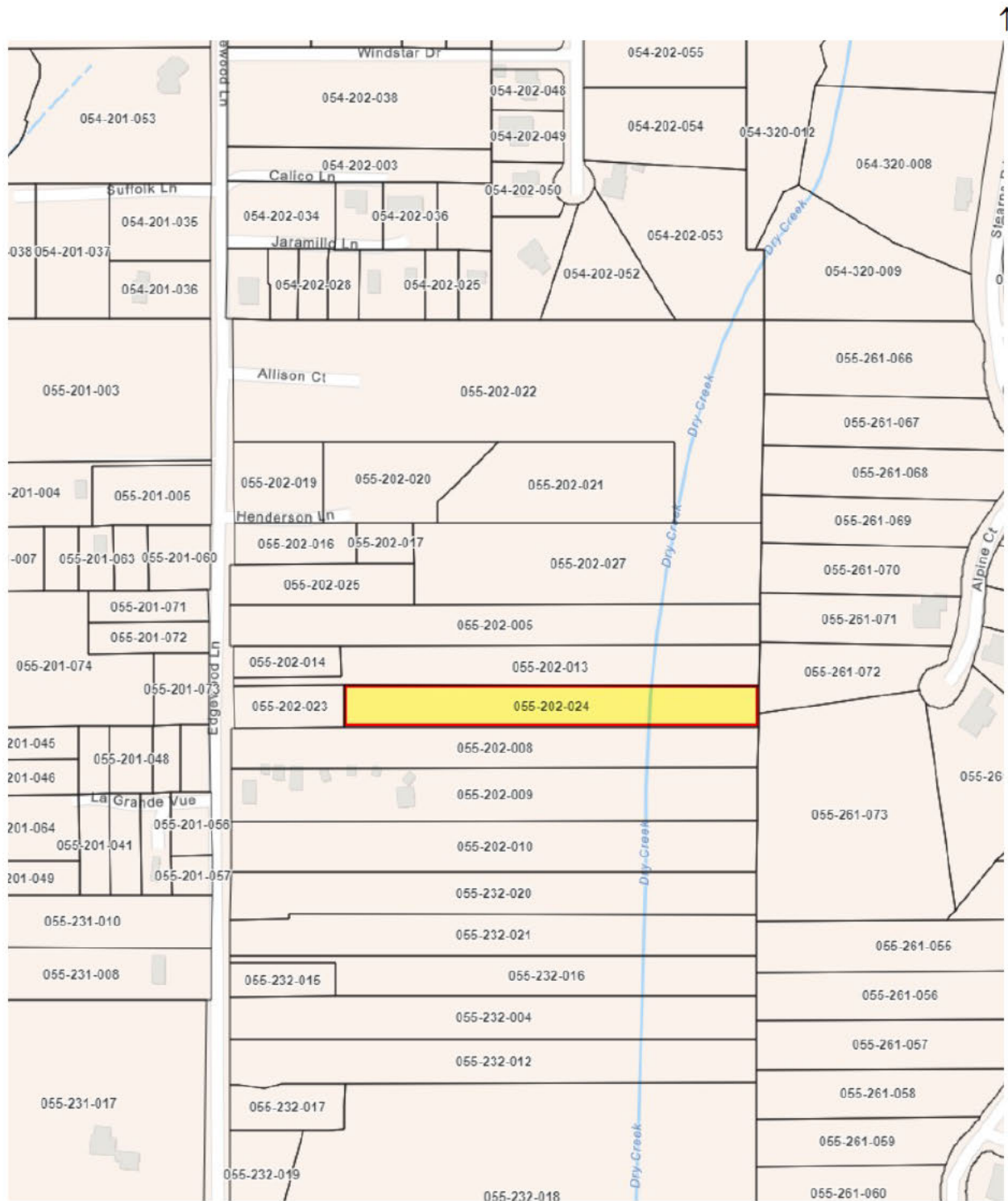
11. Certification

I certify that the information provided above is true and complete, and I agree to comply with all applicable local, state, and federal regulations regarding the keeping of livestock.

Signature of Owner/Applicant: [Signature]

Print Name: Jared Damian Navarro-Hernandez

Date: 05/14/2026



APPLICANT: Jared Damian Navarro-Hernandez

Site Address: 5254 Edgewood Lane

OWNER: Jared Damian Navarro-Hernandez

PROJECT DESCRIPTION: Long-term keeping of up to four (4) goats and twelve (12) chickens

ZONING:
Agricultural Residential, three acre minimum (AR-3)

GENERAL PLAN:
Agricultural Residential (AR)

FILE NO.
PL-ADM-26-0007

ASSESSOR PARCEL No: 055-202-024

MEETING DATE: August 18, 2026



Paradise Police Department

July 30, 2026

To whom it may concern,

Animal control responded to 5254 Edgewood Ln on July 21st, 2026, for reports of multiple roosters being used for cockfighting. Upon arrival we located 7 roosters and 4 hens on the property. These birds were housed in a variety of wire cages. There was a variety of cockfighting paraphernalia around the property. The birds and equipment were seized under the suspicion of cockfighting. The owner later admitted that he was raising these birds for cockfighting and training them at that property. Each cage that had a plastic bottom was caked in a mix of feces, food, dirt and water.

We later learned that code enforcement had responded to the property owner's residence on Maple Park the previous month for reports of a rooster. The owner moved the rooster from Maple Park to 5254 Edgewood.

We seek to revoke the livestock permit for 5254 Edgewood Lane based on the property owner's violation of keeping multiple roosters on the property and the dirty condition of the cages.

Mollie St John
Animal Control Supervisor



Inspection Report for Case #CE-DIS2-26-0129

Address: 5254 EDGEWOOD LN, PARADISE, CA 95969
Parcel: 055-202-024-000

Case Info

Case Number: CE-DIS2-26-0129
Case Type: Case - District 2

Inspector Info

Inspector Name: Chris Kruger
Inspector Email: ckruger@townofparadise.com
Inspector Title: Code Enforcement Officer |
ckruger@townofparadise.com | (530)872-6291 ext124

Applicant Info

Applicant Name:

Inspection Info

Inspection Type: CE - Initial Inspection
Logged At: July 29, 2026, 4:41pm
Started At: July 29, 2026, 4:36pm
Ended At: July 29, 2026, 4:41pm

Fields

Result:

Closed

Comments:

Inspection performed with Animal Control and PPD following complaints of birds being housed separately in cages on vacant lot.

9 birds in total consisting mostly of roosters being kept on vacant AR Zoned lot. Evidence of cockfighting including spur shields, dummies, and injured birds present.

All birds seized and removed from subject property by Animal Control under PC 597 cruelty charges. Case closed..
CK

Photo:



Jul 21, 2026 12:34:50 PM
5254 Edgewood
Paradise, CA 95969

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Butte

155 Nelson Avenue

Oroville, California 95965

From: (Public Agency): Town of Paradise

6295 Skyway

Paradise, California 95969

(Address)

Project Title: Navarro-Hernandez Livestock Administrative Use Permit

Project Applicant: Jared Damian Navarro-Hernandez

Project Location - Specific:

The property located at 5254 Edgewood Lane and identified by APN: 055-202-024

Project Location - City: Paradise

Project Location - County: Butte

Description of Nature, Purpose and Beneficiaries of Project:

Revocation of an issued Administrative Use Permit due to a violation of existing Town of Paradise land use regulations, development standards, policies, and criteria.

Name of Public Agency Approving Project: Town of Paradise

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

Exempt Status: (check one):

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15321 (Class 21) Enforcement Actions by Regulatory Agencies

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed revocation of the issued Administrative Use Permit is categorically exempt from further environmental review as this administrative action consists of a local regulatory agency enforcing, correcting, and revoking an entitlement for use due to code violations, which does not authorize any new physical development or land-use changes, and therefore carries no potential for causing a significant adverse effect on the environment.

Lead Agency

Contact Person: Susan Hartman, Planning Director

Area Code/Telephone/Extension: (530) 872-6291 ext. 411

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____