



Town of Paradise Planning Commission Meeting Agenda 6:00 PM – May 16, 2023

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

Planning Commission Staff:

Susan Hartman, Community Development Director

Planning Commission Members:

Lynn Costa, Chair
Kim Morris, Vice Chair
Carissa Garrard, Commissioner
Charles Holman, 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 21, 2023.

2. SWEARING IN OF RE-APPOINTED PLANNING COMMISSIONERS

- 2a. Swear in Re-appointed Planning Commissioner Lynn Costa.
- 2b. Swear in Re-appointed Planning Commissioner Carissa Garrard.

3. COMMUNICATION

- 3a. Recent Council Actions
- 3b. Staff Comments

4. 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 Development Services Dept., at 872-6291 at least 48 hours in advance of the meeting."

5. CONTINUED PUBLIC HEARING-None

6. PUBLIC HEARING

6a. Item to be determined to be exempt from environmental review:

RV Temporary Use Permit Revocation (PL-20-00128), 6441 Moss Ln, Paradise: 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 Provide staff with alternative direction. (ROLL CALL VOTE)

6b. Item to be determined to be exempt from environmental review:

Paradise Irrigation District General Plan Amendment/Rezone Application (PL23-00042): Planning Commission consideration of a resolution recommending Town Council approval of an amendment to the Town of Paradise General Plan land use designation affecting \pm 4.06 acres of property from Town Commercial (TC) to Community Service (CS) and change the zoning for the same property from Community Commercial (CC) to Community Facilities (CF) to reassign the zoning previously assigned to Paradise Irrigation District at their prior location on Black Olive Drive. The project site is located at 6332 & 6344 Clark Road, further identified as Assessor's Parcel Nos. 053-012-022 and 053-150-197 and Adopt Planning Commission Resolution No. 2023-02, "A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (PID: PL23-00042)." (ROLL CALL VOTE)

7. OTHER BUSINESS- None

8. COMMITTEE ACTIVITIES

9. COMMISSION MEMBERS

9a. Identification of future agenda items (All Commissioners/Staff)

10. 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:	

TOWN/ASSISTANT TOWN CLERK SIGNATURE	



Town of Paradise Planning Commission Minutes 6:00 PM – March 21, 2023

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

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

PLANNING COMMISSIONERS PRESENT: Carissa Garrard (Via Teams), Charles Holman, Kim Morris, Zeb Reynolds (Via Teams) and Lynn Costa, Chair

PLANNING COMMISSIONERS ABSENT: None

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Costa**, approved regular meeting minutes of February 21, 2023. Roll call vote was unanimous.

2. COMMUNICATION

- 2a. Community Development Director Susan Hartman shared that Town Council approved a 6-month contract with the current Public Works/Engineering Director, Marc Mattox, to serve as interim Town Manager. Council approved eight firms to support the Community Development Department over a 4-year period with a Not-to-Exceed of \$3 million; approved changing burn hours from 8am to 6am; reviewed the 2023 Federal Advocacy Platform; extended the RV Urgency Ordinance until April 30, 2024; and shared that a small contingent of staff, as well as the Town Manager and Vice Mayor Tryon will travel to D.C. to advocate on behalf of fire victims and the Town.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Associate Planner Nick Bateman presented the Singh Conditional Use Permit Application.

Chair Costa opened the public hearing at 6:12 p.m.

1. Applicant Singh shared his gratitude for staff as they helped him and his family through the process.

2. Aubrey Pruis, from the Paradise Association of Realtors, spoke in favor of this item.

Chair Costa closed the public hearing at 6:14 p.m.

MOTION by Morris, seconded by Holman, approved the Singh conditional use permit application (PL22-00084) request for the reconstruction and expansion of a service station and food sales land use including a 3,650 sq ft building, a walk-up window, and associated site improvements located at 5531 Pentz Rd, and further identified as Assessor's Parcel Number 054-240-011. Community Development Director Susan Hartman reiterated that the project is subject to a 7-day appeal period and no permits would be issued until that time. Roll call vote was unanimous subject to the following conditions:

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. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
3. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of 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 use permit modification review by the Planning Commission and the payment of the appropriate processing fees.
4. Pay all applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
5. 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. All work in the public right-of-way requires a licensed, bonded, and insured contractor.
6. Secure Design Review approval of architectural design for the proposed project and for the establishment of any new sign structures and maintain the property in a manner consistent with the Town of Paradise Design Standards. The proposed buildings shall be designed and constructed of non-glare material.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S) FOR THE CONVENIENCE STORE/FOOD SERVICE STRUCTURE

CONSTRUCTION CODES

7. Meet the requirements of the Town Building Official regarding the submittal of construction plans, building permit applications, and all applicable town adopted construction code requirements.

8. Apply and pay the required fees for a food plan check with the Butte County Public Health Department. Provide evidence of plan approval for the food preparation area from Butte County Public Health Department.

SITE DEVELOPMENT

9. Submit three (3) copies of an engineered site plan related to the project site's proposed new features (i.e. parking facility, walkways, encroachment, and stormwater detention system) to the Engineering Division for approval prior to building permit issuance (site plan must show all grading and other relevant details including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, curb, gutter and sidewalk improvements, ADA paths of travel, and curb ramp.) Approval of the engineered site plan by the Town Engineer is required PRIOR TO COMMENCEMENT of site work for the project.
10. Apply for and secure Town issuance of a grading permit satisfying all Engineering Division requirements. Pay applicable grading permit fees per current fee schedule.
11. Submit an erosion & sediment control plan worksheet 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.
12. Apply for and secure approval of a Stormwater Post Construction Plan for a Regulated Project through the Town Engineering Division.

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

SITE DEVELOPMENT

13. The use of the property for this proposed purpose shall be contingent upon successful inspection by the Town Development Services department, Building Division and obtaining a signed certificate of occupancy. The applicant shall schedule and pay for all necessary inspections and shall comply with all requirements and conditions imposed by the Building Division.
14. Construct and install all proposed and required facilities shown on the engineered and detailed site plan(s) approved by the Town Engineer.
15. The applicant shall submit a comprehensive construction and demolition recycling plan, which meets all local, state, and federal regulations, for review and approval by the Town Development Services Department, Building Division.
16. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

17. Meet the requirements of the Paradise Irrigation District (PID) regarding the water meter upgrade, backflow prevention assembly, and required septic setbacks, in accordance with the written comments from PID staff dated 9/7/2022 and on file with the Town Development Services Department.
18. Submit landscaping plans and current application fee to the Development Services Department, Planning Division in accordance with Paradise Municipal Code requirements consisting of a minimum of 10% of the developed area and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. 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 (MWEL0). 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).
19. Building facades shall be in conformance with the approved Architectural Design Review elevations.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S) FOR THE FUEL PUMPS

20. Secure an Authority to Construct Permit through the Butte County Air Quality Management District and meet all the requirements related to the permit.
21. Submit and secure issuance of a construction permit application to the Butte County Public Health Department, Environmental Health Division, for the installation of the required monitoring console for the facility.

CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND OPERATION OF FUEL PUMPS

22. Meet all requirements of the Butte County Environmental Health Department related to testing and inspection of the proposed facilities. These include a UST Monitoring Certification, Line Leak Detector Testing, Spill Bucket Testing, Overfill Prevention Inspection, and Secondary Containment Testing. Secure any permitting and required repairs resulting from the required inspections.
23. Submit and secure issuance of a Permit to Operate through the California Environmental Permitting System (CERS). Meet all requirements of the Permit to Operate.
24. Secure a permit to operate for gasoline stations through the Butte County Air Quality Management District and meet all the requirements related to the permit.

- 5b. Community Development Director Susan Hartman provided an overview of the proposed text amendments to Title 17 of the Paradise Municipal Code relative to short-term rentals within the Town of Paradise.

Chair Costa opened the public hearing at 6:37 p.m.

- 1. Aubrey Pruis spoke in favor of this item but suggested striking the permit cap limit from the text amendment and resolution.

Chair Costa closed the public hearing at 6:47 p.m.

MOTION by Morris, seconded by Holman, Adopted Resolution No. 2023-01, "A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of Text Amendments to Title 17 of the Paradise Municipal Code Relative to Short-Term Rentals within the Town of Paradise" with an amendment to strike section 17.300.400 from the text and to provide direction to staff to request Council revisit requiring a permit cap at incremental periods of either every two or five years.

6. OTHER BUSINESS

- 6a. Commissioner Charles Holman volunteered to serve on the Town of Paradise Design Review Committee during the remainder of the FY 2022-2023. All Commission concurred and appointed Commissioner Holman.

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

- 8a. Community Development Director Susan Hartman shared that CDD has received a use permit for the Family Fun Center and that staff is anticipating submission from PID to rezone their new property to their old zoning designation at their previous location so they can install an electronic sign.

9. ADJOURNMENT

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

Date Approved:

By:

Attest:

Lynn Costa, Chair

Melanie Elvis, Deputy Town Clerk



Town of Paradise
Planning Commission Agenda Summary **Agenda Item: 6(a)**
Date: May 16, 2023

ORIGINATED BY: Anne Vierra, Assistant Planner
REVIEWED BY: Susan Hartman, Planning Director
SUBJECT: RV Temporary Use Permit Revocation (PL20-00128),
6441 Moss Lane, 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: Shanna Hill
6441 Moss Ln
Paradise, CA 95969

Location: 6441 Moss Ln, APN 050-340-009

Present Zoning: Town Residential with a 1/3 acre minimum (TR 1/3)

General Plan Designation: Town Residential (TR)

Existing Land Use: Vacant parcel

Parcel Size: 0.53 acres

Shanna Hill was issued a temporary use permit on March 23, 2020, legally sanctioning short term/ temporary residential occupancy of a recreational vehicle for the effective period of the interim housing urgency ordinance.

Regulation

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 an investigation confirms that a violation does exist, 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.

Violations

On June 24, 2020, a Notice of Violation was sent to the property owner/applicant for no utilities connected to the RV. The case was closed with a compliance inspection on August 25, 2020.

On January 25, 2021, a Notice of Violation was sent to the property owner/applicant for no utilities connected to the RV, and additional unpermitted RVs were on the property. A citation was issued for this violation on April 23, 2021. The case was closed with a compliance inspection on April 26, 2021.

On October 7, 2021, the first citation for \$100 was issued to the property owner for violation of Paradise Municipal Code Section 8.04.010 relating to fire hazards. A second citation for \$200 and initial revocation notice was issued November 9, 2021. In accordance with the urgency ordinance, since two citations had been issued on a single code violation, a temporary use permit revocation notice was sent via certified mail informing the owner that the violations were cause for temporary use permit revocation if not corrected within thirty (30) days. A third citation for \$500 was issued December 10, 2021. The second citation and revocation notice were returned unclaimed January 25, 2022. The case was closed with a compliance inspection by the Town Fire Prevention Inspector on March 30, 2022.

On February 3, 2022, a notice of violation was sent to the property owner for no solid waste services. The first citation for \$100 was issued to the property owner on March 30, 2022. A second citation for \$200 and initial revocation notice was issued May 23, 2022. In accordance with the urgency ordinance, since two citations had been issued on a single code violation, a temporary use permit revocation notice was sent via certified mail informing the owner that the violations were cause for temporary use permit revocation if not corrected within thirty (30) days. The case was closed with a compliance inspection on June 3, 2022.

On November 30, 2022, a Notice of Violation was sent to the property owner/applicant for marijuana cultivation. The case was closed with a compliance inspection on December 7, 2022

On November 30, 2022, a Notice of Violation was sent to the property owner/applicant for violation of the interim housing urgency ordinance standards. On December 30, 2022, the first citation for \$100 was issued to the property owner for violation of Paradise Municipal Code Section 8.04.010 relating to fire hazards. A second citation for \$200 was issued February 2, 2023. A third citation for \$500 was issued March 2, 2023.

In accordance with the urgency ordinance, since two citations had been issued on a single code violation, a temporary use permit revocation notice was sent via certified mail on April 10, 2023 informing the owner that the violations were cause for temporary use permit revocation if not corrected within thirty (30) days. A notice to abate was also sent on April 10, 2023. As of April 18, 2023, the status of this case changed to nuisance abatement.

It should be additionally noted that Code Enforcement staff verified during routine site inspections that the original applicant and landowner, Shanna Hill, was no longer residing on-site as of approximately one year ago. The gentleman currently occupying the RV was a friend or partner of the owner.

Analysis

Non-compliance with the public nuisance and solid waste collection ordinances of the Town is a health and safety violation. The notices 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 fire dangers created through the existence of excessive fuels and health and safety hazards through public nuisance on the property 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.

Environmental Impact

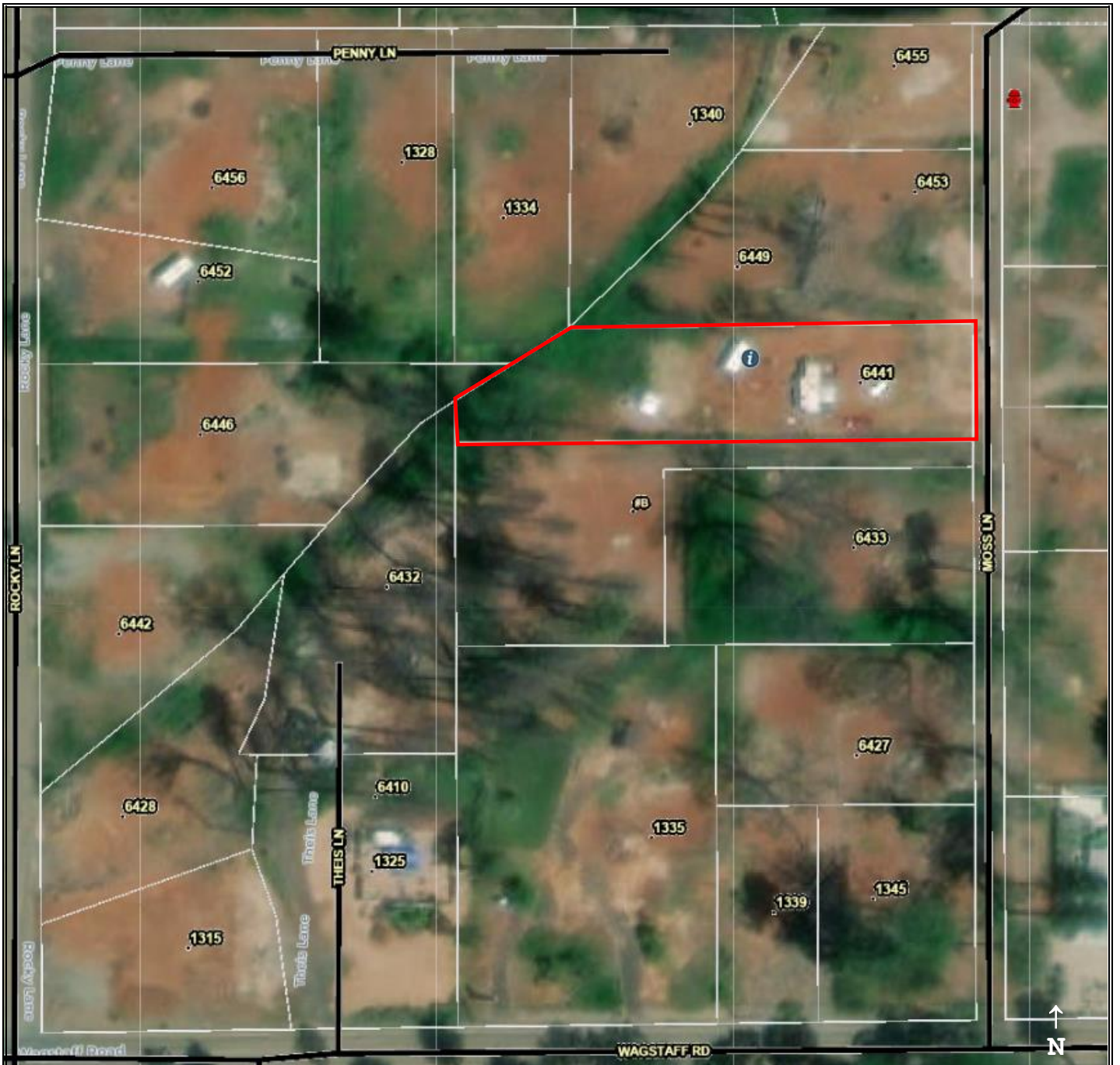
The revocation of a permit through the enforcement of a local ordinance is an activity that is exempt from environmental review through CEQA (California Environmental Quality Act) Categorical Exemption 15321, Class 21 *Enforcement Actions by Regulatory Agencies*.

Financial Impact

There is no general fund cost associated with the revocation of the temporary use permit. Costs would only be incurred in the future when the property goes through abatement as authorized through a court warrant.

LIST OF ATTACHMENTS FOR PERMIT REVOCATION (PL20-00128)

1. Vicinity Map.
2. CE22-000662 Summary of inspections.
3. CE22-000662 Citation 1.
4. CE22-000662 Citation 2.
5. CE22-000662 Citation 3.
6. CE22-000662 Notice to abate.
7. Revocation notice 4/10/2023.
8. CE22-000663 Summary of inspections.
9. CE22-000085 Summary of inspections.
10. CE22-000085 Revocation notice 3/31/2022 and Citation 2 returned mail – unclaimed.
11. CE21-000874 Initial inspection form.
12. CE21-000874 Citation 1.
13. CE21-000874 Citation 2 and revocation notice 11/10/21 returned – unclaimed.
14. Issued Temporary Use Permit.
15. CEQA Notice of Exemption document.



APPLICANT: Shanna Hill

OWNER: Shanna Hill

PROJECT DESCRIPTION:

RV Temporary Use Permit - Revocation

ZONING: TR 1/3

GENERAL PLAN: TR

FILE NO. PL20-00128

ASSESSOR PARCEL NOS. 050-340-009

MEETING DATE: May 16, 2023



Community Development Department
 Code Enforcement Division
 6295 Skyway Road Paradise, CA 95969
 codeenforcement@townofparadise.com
 (530) 872-6291 ext 110

DATE:	03/01/2023
ADDRESS:	6441 MOSS
APN#:	050-340-009
CASE #:	CE22-000662

COMPLIANCE 4 - TUP VIOLATIONS

INSPECTION FORM

INSPECTOR: Roy Wallis	TITLE: Senior Supervising Code Enforcement Officer
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VIOLATION: TUP
DESCRIPTION: TUP violations - junk and debris

COMPLAINANT:	PHONE #:
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SUBJ. CONTACTED:	CONTACT'S NAME:
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<p>FIELD NOTES: 11/29/22: Multiple items of junk, waste, & debris. NOV for conditions of TUP. Compliance = Remove all junk, garbage, trash, waste, and debris from parcel. 12/30/22: Compliance has not been met. Issue citation 1. 1/10/23: Wind and weather has made matters worse. 2 week extension granted. 2/2/23: No compliance. Issue citation 2 3/1/23: No compliance. Issue citation 3</p>
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VERIFIED <input checked="" type="checkbox"/>	UNDETERMINED	UNFOUNDED	CLOSED
FOLLOW UP	REFERRED	NOV	TDN CITATION Citation 3

SIGNATURE: 	DATE: 03/01/2023
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Community Development Department
Code Enforcement Division
6295 Skyway Road Paradise, CA 95969
codeenforcement@townofparadise.com
(530) 872-6291 ext 110

DATE:	03/01/2023
ADDRESS:	6441 MOSS
APN#:	050-340-009
CASE NUMBER:	CE22-000662

INSPECTION PHOTOS



TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: January 3, 2023	CITATION #: 22123001RWPLNG
NAME: HILL SHANNA	
ADDRESS: 6441 MOSS LN	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: December 30, 2022	CASE #: CE22-000662	APN: 050-340-009
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6441 MOSS		

TOWN OF PARADISE CODE VIOLATION(S):
 8.61.070 (J)- Standards.
 All residential use of temporary dwellings and storage use of cargo storage containers and/or recreational vehicle storage shall meet the following standards.
 J .At all times the temporary dwelling shall be in compliance with all Code requirements and laws relating to maintenance of real property.

If you have any questions please contact Code Enforcement at (530)872-6291 x110


PENALTY AMOUNT (FOR EACH COUNT)

1st Citation \$100.00
 2nd Citation \$200.00
 3rd and Subsequent Citations \$500.00
 (PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

\$ 100.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL PENALTY AND
 RECORDED LIEN AGAINST ANY REAL PROPERTY.
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.

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. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**



 Roy Wallis, Senior Supervising Code Enforcement Officer

TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: February 2, 2023	CITATION #: CE22-000662-2 RWPLNG
NAME: HILL SHANNA	
ADDRESS: 6441 MOSS LN	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: February 2, 2023	CASE #: CE22-000662	APN: 050-340-009
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6441 MOSS		

TOWN OF PARADISE CODE VIOLATION(S):
 8.61.070 (J)- Standards.
 All residential use of temporary dwellings and storage use of cargo storage containers and/or recreational vehicle storage shall meet the following standards.
 J .At all times the temporary dwelling shall be in compliance with all Code requirements and laws relating to maintenance of real property.

ACTION NECESSARY TO CORRECT VIOLATION(S):
 Remove all junk, garbage, trash, waste, and debris from parcel.

If you have any questions please contact Code Enforcement at (530)872-6291 x110

PENALTY AMOUNT (FOR EACH COUNT)
 1st Citation \$100.00 ~~X~~ 2nd Citation \$200.00 3rd and Subsequent Citations \$500.00
 (PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

\$200.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL PENALTY AND
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 Roy Wallis, Senior Supervising Code Enforcement Officer

TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: March 2, 2023	CITATION #: CE22-000662-3 RWPLNG
NAME: HILL SHANNA	
ADDRESS: 6441 MOSS LN	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: March 1, 2023	CASE #: CE22-000662	APN: 050-340-009
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6441 MOSS		

TOWN OF PARADISE CODE VIOLATION(S):
 8.61.070 (J)- Standards.
 All residential use of temporary dwellings and storage use of cargo storage containers and/or recreational vehicle storage shall meet the following standards.
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PENALTY AMOUNT (FOR EACH COUNT)
 1st Citation \$100.00 2nd Citation \$200.00 ~~X~~ 3rd and Subsequent Citations \$500.00
 (PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

\$ 500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL PENALTY AND
 RECORDED LIEN AGAINST ANY REAL PROPERTY.
 YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

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. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**



 Roy Wallis, Senior Supervising Code Enforcement Officer



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

NOTICE AND ORDER TO ABATE PUBLIC NUISANCE

VIA CERTIFIED MAIL AND U.S. MAIL
RETURN RECEIPT REQUESTED
Shanna Hill
6441 Moss Ln.
Paradise, CA 95969

VIA CERTIFIED MAIL AND U.S. MAIL
RETURN RECEIPT REQUESTED
4 parties of interest (recorded Deeds of
Trust) will be notified of the below.

VIA POSTING ON PROPERTY
6441 Moss Ln., Paradise, CA 95969

Re: 6441 Moss Ln., Paradise, CA 95969
Assessor's Parcel Number 050-340-009 ("Property")

NOTICE OF PUBLIC NUISANCE ON PROPERTY

You are hereby notified that the Town Manager for the Town of Paradise has determined that your property at 6441 Moss Ln (APN 050-340-009) constitutes a public nuisance pursuant to Paradise Municipal Code ("PMC") Section 8.04.010. Specifically, the following nuisance conditions exist on the Property:

- 1) At all times the temporary dwelling shall be in compliance with all Code requirements and laws relating to maintenance of real property, PMC § 8.61.070J

ORDER TO ABATE PUBLIC NUISANCE ON PROPERTY

As the owner and/or interested party related to the Property, you are hereby ordered to abate the public nuisance conditions existing at the Property within thirty (30) days of the date of this Notice and Order by:

- 1) The current Temporary Use Permit requires that the property must be in compliance with the Paradise Municipal Code. You must remove all inoperable vehicles, refuse, junk, garbage, trash, waste and debris from the parcel.

Dated: April 10, 2023


Kevin Phillips, Town Manager



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

April 10, 2023

Hill Shanna
6441 Moss Ln
Paradise, CA 95969

Notice of Revocation RV Temporary Use Permit

RV Location: 6441 Moss Ln
APN: 050-340-009

Dear Ms Hill,

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 states 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 CE22-000662 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

Enclosed: CE22-000662



Community Development Department
 Code Enforcement Division
 6295 Skyway Road Paradise, CA 95969
 codeenforcement@townofparadise.com
 (530) 872-6291 ext 110

DATE:	12/06/2022
ADDRESS:	6441 MOSS
APN#:	050-340-009
CASE #:	CE22-000663

COMPLIANCE - MARIJUANA GROW

INSPECTION FORM

INSPECTOR: Roy Wallis **TITLE:** Senior Supervising Code Enforcement Officer


VIOLATION: MUNI CODE
DESCRIPTION:
 Cultivation of marijuana - outdoors & no approved structures

COMPLAINANT: **PHONE #:**

SUBJ. CONTACTED: **CONTACT'S NAME:**

FIELD NOTES:
 11/29/22: 2 MJ plants "sunning" on tailgate of pick up truck. Will post 72 hr. Notice on 11/30/22. Follow up 12/5/22.
 12/7/22: MJ grow was self abated. Case closed.

VERIFIED **UNDETERMINED** **UNFOUNDED** **CLOSED**
FOLLOW UP **REFERRED** **NOV** **TDN** **CITATION**

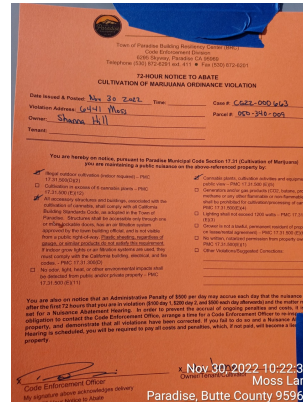
SIGNATURE:  **DATE:** 12/06/2022



Community Development Department
 Code Enforcement Division
 6295 Skyway Road Paradise, CA 95969
 codeenforcement@townofparadise.com
 (530) 872-6291 ext 110

DATE:	12/06/2022
ADDRESS:	6441 MOSS
APN#:	050-340-009
CASE NUMBER:	CE22-000663

INSPECTION PHOTOS





Community Development Department
 Code Enforcement Division
 6295 Skyway Road Paradise, CA 95969
 codeenforcement@townofparadise.com
 (530) 872-6291 ext 110

DATE:	6/3/2022
ADDRESS:	6441 MOSS
APN#:	050-340-009
CASE #:	CE22-000085

COMPLIANCE 3 - NO NRWS
INSPECTION FORM

INSPECTOR: Roy Wallis **TITLE:** Senior Supervising Code Enforcement Officer


VIOLATION: NO NRWS SERVICE
DESCRIPTION:

COMPLAINANT: NRWS **PHONE #:**

SUBJ. CONTACTED: **CONTACT'S NAME:**

FIELD NOTES:
 2/3/22 - Planning NOV sent by AR. cc
 3/30/22 - Citation 1 and TUP Revocation Notice sent. cc
 4/12/22 - Per NRWS, via email, service has not been restored. cc
 5/23/22 - Per NRWS, via email, service has not been restored. Issuing Citation 2. cc
 6/3/22 - Per NRWS via email, service has been resumed. Case closed. cc

VERIFIED **UNDETERMINED** **UNFOUNDED** **CLOSED**
FOLLOW UP **REFERRED** **NOV** **TDN** **CITATION**

SIGNATURE:  **DATE:** 6/3/2022

TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 5/23/2022	TIME: 9:19am	CITATION NUMBER: 22052301RWPLNG	CASE NUMBER: CE22-000085
NAME: HILL SHANNA			
ADDRESS: 6441 MOSS LN			
CITY STATE ZIP: PARADISE, CA 95969			
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6441 MOSS LN			APN: 050-340-009



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

March 31, 2022

Hill Shanna
6441 Moss
Paradise, CA 95969

Notice of Revocation RV Temporary Use Permit

CERTIFIED MAIL®

Town of Paradise
Building Resiliency Cent
6295 Skyway
Paradise, CA 95969



7020 3160 0000 0323 7842



FP **US POSTAGE**
\$007.33⁰
First-Class - IMI
ZIP 95969
05/23/2022
036B 0011816985

N.L.
5-26

NIXIE 958 DE 1 0006/21/22
RETURN TO SENDER
UNCLARIFIED
UNABLE TO FORWARD
BC: 95969453495 *1141-05476-24-42

95969453495



Community Development Department
 Code Enforcement Division
 6295 Skyway Road Paradise, CA 95969
 codeenforcement@townofparadise.com
 (530) 872-6291 ext 110

DATE:	11/5/2021
ADDRESS:	6441 MOSS
APN#:	050-340-009
CASE #:	CE21-000874

COMPLIANCE
INSPECTION FORM

INSPECTOR: Roy Wallis **TITLE:** Senior Supervising Code Enforcement Officer


VIOLATION: WEEDS
DESCRIPTION:
 FD weeds violation w/ TUP

COMPLAINANT: FD **PHONE #:**

SUBJ. CONTACTED: **CONTACT'S NAME:**

FIELD NOTES:
 Large amount of weeds at rear of lot. Owner removing as "time permits". Owner occupies RV on site. Counseled on need for compliance vs. risk of TUP revocation. He understood.

VERIFIED <input checked="" type="checkbox"/>	UNDETERMINED	UNFOUNDED	CLOSED
FOLLOW UP	REFERRED	NOV	TDN
	CITATION		

SIGNATURE:  **DATE:** 11/5/2021

TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: October 5, 2021	TIME: 4:00pm	CASE NUMBER: CE21-000874	CITATION NUMBER: 21100702CRFIRE
NAME: HILL SHANNA			
ADDRESS: 6441 MOSS LN			
CITY STATE ZIP: PARADISE, CA 95969			
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6441 MOSS LN			APN: 050-340-009

CA FIRE CODE & TOWN OF PARADISE MUNICIPAL CODE VIOLATION(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

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 Paradise Fire Prevention at 530-872-6291 x303

PENALTY AMOUNT (FOR EACH COUNT)

1st Citation \$100.00 2nd Citation \$200.00 3rd and Subsequent Citations \$500.00
 (PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

\$ 100.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS

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

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

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. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

Chris Rainey

Chris Rainey, Fire Prevention Inspector

DATE ISSUED: October 7, 2021



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

November 10, 2021

Hill Shanna
 6441 Moss Ln
 Paradise, CA 95969

Notice of Revocation RV Temporary Use Permit

RV Location: 6441 Moss Ln
 APN: 050-340-009-000

Dear Ms. Hill,

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 states 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



TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: November 9, 2021	TIME: 10:20am	CASE NUMBER: CE21-000874	CITATION NUMBER: 21111003CRFIRE
NAME: HILL SHANNA			
ADDRESS: 6441 MOSS LN			
CITY STATE ZIP: PARADISE, CA 95969			
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6441 MOSS LN			APN: 050-340-009

CA FIRE CODE & TOWN OF PARADISE MUNICIPAL CODE VIOLATION(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

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 Paradise Fire Prevention at 530-872-6291 x303

PENALTY AMOUNT (FOR EACH COUNT)		
1 st Citation \$100.00	<input checked="" type="checkbox"/> 2 nd Citation \$200.00	3 rd and Subsequent Citations \$500.00
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)		

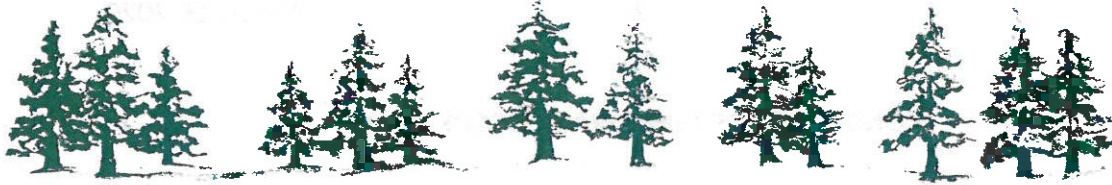
\$200.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.

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. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

Chris Rainey, Fire Prevention Inspector

DATE ISSUED: November 10, 2021



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

www.townofparadise.com

March 23, 2020

Shanna Hill
56 Guynn Bridge Court
Chico, CA 95926

TEMPORARY USE PERMIT NO. PL20-00128

Dear Ms. Hill:

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 6441 Moss Lane, Paradise CA 95969 (**AP 050-340-009**).

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

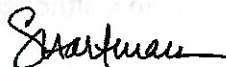
1. Temporary power pole placement is subject to an electrical permit from the Town's Building Division. **Applicant shall install a site address marker at the property.** [See attached comments by Chris Rainy, Town Fire Prevention Inspector.]
2. The applicant shall establish and retain a 30 feet minimum flammable fuels (vegetation) clearance area around the RVs during occupancy. The recreational vehicles (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.]
3. 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. Remove the felled tree blocking road access.
4. 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.
5. Property owner(s) shall be required to have the property subject to waste collection services provided by NRWS during the temporary residential occupancy.
6. Terminate temporary residential occupancy of the RV and disconnect all utility lines providing service to the RV on the property **no later than December 31, 2020 or until such time as stated in the Town adopted Urgency Ordinance, if extended.**
7. 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.

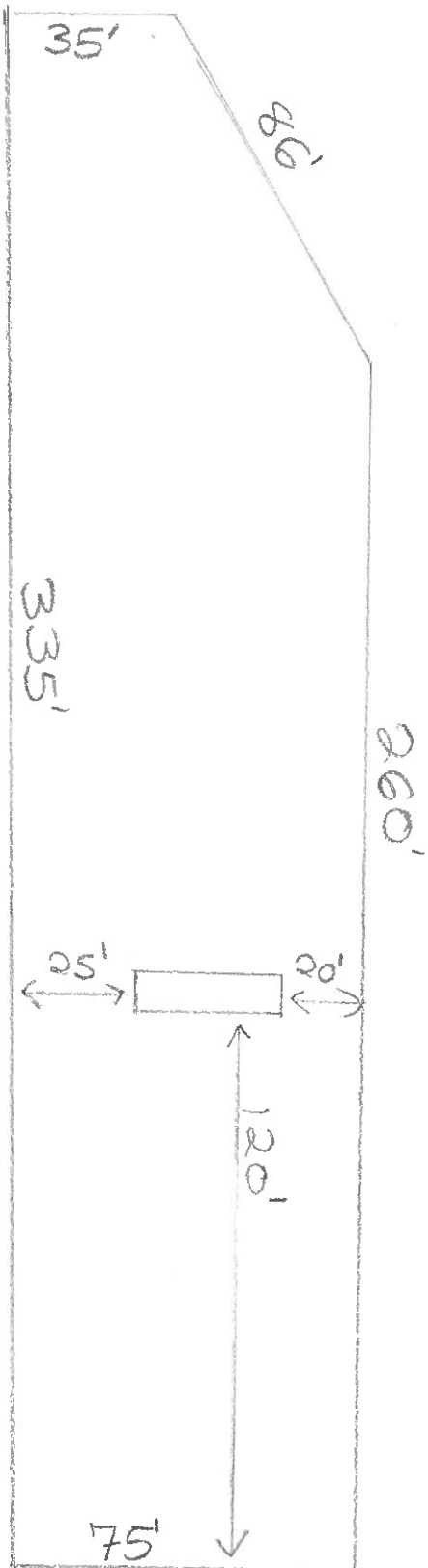
Sincerely,



Susan Hartman
Planning Director

Attachments

Shanna Hill (644) Moss Ln Paradise, Ca. 95969 650340009



REQUIRED SETBACKS:
Minimum Front Yard: 30'
Minimum Side Yard: 5'
Minimum Rear Yard: 5'
Comments:
Sign: Nick Bateman
Date: 3/23/20



N
1"=40'

NOTICE OF EXEMPTION

To: File

From: Town of Paradise, Development Services Department,
Planning Division, 6295 Skyway, Paradise, CA 95969

Project Title: Temporary Use Permit Revocation (PL20-00128)

Project Applicant: Town of Paradise

Project Location: N/A

Project Description: 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.

Approving Public Agency: Town of Paradise

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

Exempt Status: _____ Ministerial (Section 15268)
_____ Emergency Project (Section 15269)
 X Categorical Exemption - 15321, Class 21
_____ General Rule Exemption (Section 15061)

Reason for Exemption: Revocation of a permit in violation of its conditions is an enforcement action by a regulatory agency.

Contact Person: Susan Hartman, Planning Director
(530) 872-6291 x424

Signature: 

Date: _____ 05/09/2023 _____



Town of Paradise
Planning Commission Agenda Summary **Agenda Item: 6(b)**
Date: May 16, 2023

ORIGINATED BY: Susan Hartman, CDD/Planning Director
REVIEWED BY: Marc Mattox, Interim Town Manager
SUBJECT: Paradise Irrigation District General Plan Amendment and Property Rezone Application (PL23-00042)

COMMISSION ACTION REQUESTED:

1. Conduct duly noticed public hearing; AND
2. Adopt Planning Commission Resolution No. 2023-02, "A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (PID: PL23-00042)."

Background:

Project applicant Paradise Irrigation District [PID] is seeking Town of Paradise approval of a Paradise General Plan land use designation amendment from Town-Commercial (T-C) to Community-Service (C-S) and a zone change from Community-Commercial (C-C) to Community-Facilities (C-F) affecting ±4.06 acres of property. 6332 & 6344 Clark Road were purchased and developed by PID after the 1994 General Plan Update and therefore not included in the Community-Service/Community-Facilities designations provided to PID's previous office/corporation yard property on Black Olive Drive. While no new building construction is proposed, the general plan amendment and rezone will allow PID to replace the existing post sign in front of the office building with an electronic message sign. In addition, the C-S zoning district establishes a 10' side/rear property line setback which helps to buffer the corporation yard land uses from the neighboring Community-Commercial zoned properties which have a 0' side/rear yard setback.

PID was issued a Conditional Use Permit in October 2010 to establish their new corporation and operations yard at 6344 Clark Rd. A Conditional Use Permit is required for a "major utility" land use whether the property is zoned Community-Commercial or Community-Facilities so the rezone will not impact the existing land use entitlement and the previously issued project conditions will still apply. Any new building construction in the future would potentially require modification of the use permit, through a public hearing process, and environmental review of the project.

Analysis:

Surrounding land use is characterized by developed commercial properties to the west, north, and east respectively and vacant commercial and residential properties to the south.

Attached with this staff report for your review and consideration is a copy of the application form and other application materials that were filed with the Town of Paradise by PID.

The proposed project application has been evaluated in accordance with the requirements of the California Environmental Quality Act (CEQA) and it was determined that there is no possibility adoption and implementation of the rezone would result in a direct and significantly adverse effect on the environment. Therefore, the proposed general plan amendment and rezone can be found to be exempt from the requirements of CEQA, pursuant to CEQA Guidelines section 15061 (b)(3) [General Rule Exemption].

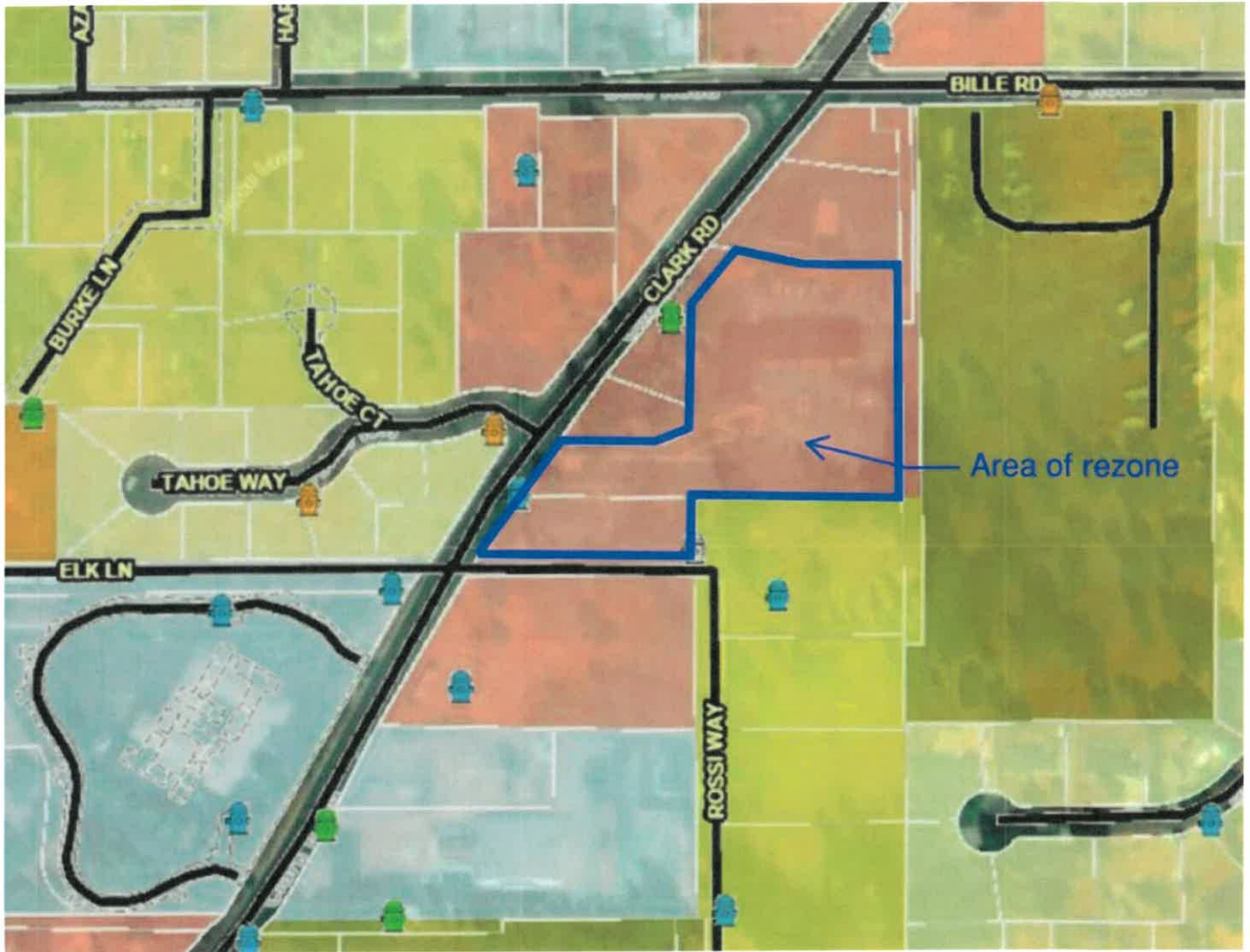
Given the circumstances outlined above, Town staff is supportive of the Planning Commission endorsing the proposed project application and adopting a formal recommendation to the Town Council for approval of a Paradise General Plan land use map designation amendment and zone change for the affected properties. Therefore, attached to this staff report for your consideration and recommended adoption is a proposed Planning Commission Resolution No. 2023-02 and its related Exhibits “A” and “B”.

Financial Impact:

If ultimately adopted by the Town Council, the costs associated with updating the Town’s zoning maps through the Chico State Geographical Information Center (GIC) would be covered by the Town’s existing contract with the GIC.

**ATTACHMENTS FOR
PID GPA/REZONE**

1. Project vicinity map.
2. Notice sent to surrounding property owners and Paradise Post for the May 16, 2023 public hearing regarding the PID project application.
3. Mailing list of property owners and agencies notified of the public hearing regarding the PID project.
4. Notice of Exemption prepared for the PID project.
5. General Plan amendment/property rezone application submitted by Paradise Irrigation District.
6. Town of Paradise Resolution No.2023-02 "A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (PID; PL23-00042)."



APPLICANT: Paradise Irrigation District		6332 & 6344 Clark Road
OWNER: Paradise Irrigation District		
PROJECT DESCRIPTION:		
<p>Planning Commission consideration of a General Plan Amendment and Rezone for PID's office and corp yard on Clark Rd to reinstate the Community Facilities (CF) zoning previously assigned to PID at their former location on Black Olive Drive.</p>		
ZONING: CC (to become CF)	GENERAL PLAN: TC (CF)	FILE NO. PL23-00042
ASSESSOR PARCEL NOS. 053-012-022 & 053-150-197		MEETING DATE: 05/16/2023

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 16, 2023 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following matter:

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

PARADISE IRRIGATION DISTRICT GENERAL PLAN AMENDMENT/REZONE APPLICATION (PL23-00042): Planning Commission consideration of a resolution recommending Town Council approval of an amendment to the Town of Paradise General Plan land use designation affecting ± 4.06 acres of property from Town Commercial (TC) to Community Service (CS) and change the zoning for the same property from Community Commercial (CC) to Community Facilities (CF) to reassign the zoning previously assigned to Paradise Irrigation District at their prior location on Black Olive Drive. No new development is proposed, only a zoning change to accurately reflect the current land use. The project site is located at 6332 and 6344 Clark Road; Assessor Parcel Nos. 053-012-022 and 053-150-197.

The project file is available for public inspection at Town Hall. If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Paradise Planning Commission at, or prior to, the public hearing. For further information contact the Planning Division, Building Resiliency Center, 6295 Skyway, Paradise, CA (530) 872-6291, extension 424.

SUSAN HARTMAN
Planning Director

053-400-018-000
Paradise Medical Center Building Own
Assoc
Po Box 1028
Paradise Ca 95967

053-011-052-000
Mitchell Susie Etal
Beach Steve & Beach Dan
8401 Ne 39th Ave
Vancouver Wa 98665

053-011-055-000
Carrillo Revocable Trust
C/O Carrillo Vince & Mary Trustee
30 Manzanita Ter
Orinda Ca 94563

053-011-104-000
Paradise Lodge No 2026 Bpoe Usa
P O Box 418
Paradise Ca 95967

053-012-023-000
F & B Land Holdings Llc
1053 Pleasant Hill Rd
Lafayette Ca 94549

053-150-071-000
Wagner Greg
1822 Greenway Ln
Paradise Ca 95969

053-150-167-000
Trent Rick Donald Etal
Rostad Ruffner Ragna
1904 Palm Ave
Chico Ca 95926

053-150-198-000, 053-150-199-000,
053-012-022-000, 053-150-197-000
Paradise Irrigation District
6332 Clark Rd
Paradise Ca 95969

053-011-053-000
Hubbell Family Rev Living Trust
C/O Hubbell Donald R & Louan Co-
Trustees
1258 Tahoe Way
Paradise Ca 95969

053-011-057-000
Armstrong Christine A Etal
Tovar Eileen Rhonda Trustee
125 Glenshire Ln
Chico Ca 95973

053-011-112-000
053-011-113-000
6361 Clark Road Llc
2370 Kelton Ave
Los Angeles Ca 90064

053-150-006-000
William Hamilton Llc
P O Box 1733
Paradise Ca 95967

053-150-103-000
Stach Richard & Gaumer Deborah
2949 Winter Nell Cir
Medford Or 97504

053-150-186-000
Patterson Kiley C
Po Box 1934
Paradise Ca 95967

053-011-054-000
Prosperous Road Inc
1266 Tahoe Wy
Paradise Ca 95969

053-011-058-000
Gale Annette H Trust
C/O Gale Annette H Trustee
12207 S Stoneridge Cir
Paradise Ca 95969

053-150-194-000
Rose Chapel Inc
6382 Clark Rd
Paradise Ca 95969

053-150-056-000
Ramsay Harold & Joanne Revocable Living
Trust
C/O Ramsay Harold & Joanne Trustees
6090 Rossi Way
Paradise Ca 95969

053-150-154-000
Weber Emily Ss
377 Desert Falls Dr E
Pam Desert Ca 92211

PID

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

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

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

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 County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

DND

NOTICE OF EXEMPTION

To: File

From: Town of Paradise, Development Services Department,
Planning Division, 6295 Skyway, Paradise, CA 95969

Project Title: Paradise Irrigation District GPA/Rezone

Project Applicant: Town of Paradise

Project Location: N/A

Project Description: General Plan Amendment and Rezone to reinstate the Community Facilities zoning previously assigned to PID at their former location on Black Olive Drive.

Approving Public Agency: Town of Paradise

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

Exempt Status:
 Ministerial (Section 15268)
 Emergency Project (Section 15269)
 Categorical Exemption (Section 15302)
 General Rule Exemption (Section 15061)

Reason for Exemption: The amendments do not constitute a project under CEQA, no physical activity is planned and there is no possibility of a significant environmental effect.

Contact Person: Susan Hartman, Planning Director
(530) 872-6291 x424

Signature: 

Date: 05/08/2023

DEPARTMENT USE ONLY:
Receipt No. _____ Fee 43618.80
Project No. PL13-00042

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

Applicant's Name Paradise Irrigation District Phone (530)877-4971
Applicant's Mailing Address 6332 Clark Rd, Paradise, CA 95969
Applicant's email MRich@ParadiseIrrigation.com Fax (530)876-
Applicant's Interest in Property (Owner, Lessee*, Other*) Owner
***If applicant is not the owner, the owner's signature or letter of authorization MUST accompany this application.**
Owner's Name _____ Phone _____
Owner's Mailing Address _____
Property Address _____
Engineer (Name, Address) _____
Engineer's Phone _____ Fax _____ email _____
AP Number(s) 053-012-022-000 & 053-150-197-000 Zone CC Existing Use Corporate Office & Corporate Yard

Check all that apply: 1. General Plan Amendment A. Map Change
2. Rezoning B. Text Change

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

Present General Plan Designation Town-Commercial Present Zoning Community Commercial
Requested General Plan Designation Community-Service Requested Zoning Community-Facilities

Location, dimensions and size of area(s) to be amended/rezoned: 6332 Clark Rd, Approximately 0.66 Acres for the corporate office and 3.40 acres for the corporate yard.

Is this application a part of a related development project (e.g., use permit, land division, etc.)? No, N/A

Applicant's reasons for amendment/rezoning:(attach additional sheets if necessary) _____
Replacement of existing sign with an electronic sign

FOR GENERAL PLAN MAP AMENDMENT: Provide details of how the amendment would be of environmental, social and economic benefit to the Town? Installation of a digital sign will allow PID to provide the community with important information. Properly classify our property for public agencies.

Attach additional sheet(s) if necessary.

I hereby declare under penalty of perjury that the above statements and attached plot plan are true, accurate, complete, and correct to the best of my knowledge and belief.

Applicant's Signature Mickey J. Rich Date 4/20/2023

Property Owner Signature _____ Date _____
(If applicable)

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

**TOWN OF PARADISE
PLANNING COMMISSION**

RESOLUTION NO. 2023-02

**A RESOLUTION OF THE PARADISE PLANNING COMMISSION RECOMMENDING TOWN
COUNCIL ADOPTION OF A PARADISE GENERAL PLAN LAND USE MAP AMENDMENT
AND REZONING OF CERTAIN REAL PROPERTY WITHIN THE TOWN OF PARADISE
(PID; PL23-00042)**

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

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

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

WHEREAS, the Planning Commission has considered the analysis and recommendation of the Community Development Department (Planning Division) and has considered the comments made at a public hearing conducted by the Planning Commission on May 16, 2023; and

WHEREAS, the Planning Commission has determined that an amendment to the Paradise General Plan Land Use Map for a Community-Service (C-S) land use designation and its related zone change to a Community Facilities (C-F) zoning district affecting properties located at 6332 and 6344 Clark Road and further identified as AP Nos. 053-012-022 and 053-150-197, as proposed, is in the public interest.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

- a. That the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15601 (General Rule Exemption).
- b. That the general plan land use designation and zoning district requested to be assigned to the project property via the general plan amendment/rezone project application (PL23-

RESOLUTION NO. 2023-02

00042) is appropriate and reasonable because it would assign a Community-Service (C-S) General Plan land use designation and Community-Facilities (C-F) zoning to property situated at a location with characteristics that satisfy the 1994 Paradise General Plan policies that are applicable to community facility land use development.

SECTION 2. The Planning Commission of the Town of Paradise hereby recommends to the Town Council approval of the project application for Paradise General Plan Land Use Map amendment and its related zone change known as the PID (PL23-00042) application for properties identified as AP Nos. 053-012-022 and 053-150-197 as described in Exhibit “A” and shown in Exhibit “B” attached hereto and made a part hereof by reference.

PASSED AND ADOPTED by the Planning Commission of the Town of Paradise this 16th day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

Lynn Costa, Chair

ATTEST:

Planning Secretary

EXHIBIT "A"
REZONE
(PID)

ASSESSOR'S PARCEL NUMBER 053-012-022:

PARCEL I:

A PORTION OF LOT 15, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.B. & M. BUTTE COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON APRIL 21, 1925, IN BOOK B OF MAPS, AT PAGE(S) 28 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15 AND RUNNING NORTH 00 DEG. 12' 15" WEST 55 FEET TO AN IRON PIPE AND POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE NORTH 89 DEG. 19' 33" WEST 393.59 FEET; THENCE NORTH 33 DEG. 57' EAST 95.53 FEET; THENCE SOUTH 89 DEG. 19' 33" EAST 339.87 FEET; THENCE SOUTH 00 DEG. 12' 15" EAST 80 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION DEEDED TO THE COUNTY OF BUTTE, BY DEED RECORDED MAY 9, 1979, IN BOOK 2397 OF OFFICIAL RECORDS, AT PAGE 459, RECORDS OF BUTTE COUNTY, CALIFORNIA.

PARCEL II:

AN EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF LAND DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF PARCEL 1, LYING WITHIN THE EXTERIOR BOUNDARIES OF ROSSI LANE, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON DECEMBER 17, 1984, IN BOOK 98 OF MAPS, AT PAGE(S) 41 AND 42.

ASSESSOR'S PARCEL NUMBER 053-150-197:

All that certain real property situate in the Town of Paradise, County of Butte, State of California described as follows:

Being a portion of the North Half of Section 14 and the North Half of Section 13, Township 22 North, Range 3 East, Mount Diablo Meridian more particularly described as follows:

Beginning at the southeast corner of the west half of the northwest one-quarter of the northwest one-quarter of the northwest one-quarter of said Section 13 as shown on that certain Record of Survey Map filed for record on July 15, 2004 in Map Book 160, at Page 38 in the Butte County Recorder's Office;

Thence, along the southerly line of the west one-half of the northwest one-quarter of the northwest one-quarter of the northwest one-quarter of said Section 13, South 89°56'35" West, 330.06 feet to the southwest corner of the west half of the northwest one-quarter of the northwest one-quarter of the northwest one-quarter of said Section 13 as shown on said Map;

Thence, along the southerly extension of the easterly line of Parcel 4 as described in that certain deed filed for record on December 7, 2007 from Norman B. Madsen and Else M. Madsen, trustees of the Norman B. and Else M. Madsen Revocable Trust to Paradise Irrigation District under Serial Number 2007-0056947 in the Butte County Recorder's Office, North 00°13'18" West, 1.65 feet as shown on said Map to the southeasterly corner of said Parcel 4;

Thence, along the southerly line of said Parcel 4, North 89°20'36" West, 301.18 feet to the southeasterly right-of-way line of Clark Road as shown on said Map, said point being the beginning of a non-tangent 1960.00 foot radius curve, concave southeasterly from which point the radius point bears South 55°50'44" East;

Thence, along the southeasterly right-of-way line of Clark Road, Northeasterly, 113.14 feet along said curve, through a central angle of 03°18'27";

Thence South 52°32'18" East, 13.35 feet;

Thence South 89°20'36" East, 177.16 feet;

Thence North 63°41'30" East, 52.22 feet to the westerly line of said Section 13;

Thence, along the westerly line of said Section 13, North 00°13'18" West, 203.73 feet;

Thence, leaving said westerly line, parallel to the southeasterly right-of-way line of Clark Road, North 40°26'12" East, 113.31 feet to the southerly boundary line of the last parcel described per said Serial Number 2007-0056947 and as shown as the 0.86 acre parcel of the "Lands of Rose Chapel, Inc" on said Map, said point being located South 79°24'47" East, 46.12 feet along said southerly line from the southwesterly corner of said last parcel described in said Serial Number 2007-0056947 and the southwesterly corner of said 0.86 acre parcel;

Thence, along the southerly boundary of said parcel per Serial Number 2007-0056947 and the southerly boundary of said 0.86 acre parcel, South 79°24'47" East, 112.79 feet;

Thence, continuing along said southerly boundary, South 88°27'04" East, 146.29 feet to the southeasterly corner of said parcel per Serial Number 2007-0056947 and the southeasterly corner of said 0.86 acre parcel as shown on said Map, said point being located on the east line of the west one-half of the northwest one-quarter of the northwest one-quarter of the northwest one-quarter of said Section 13;

Thence, along said east line, South 00°06'13" East, 374.80 feet to the point of beginning.

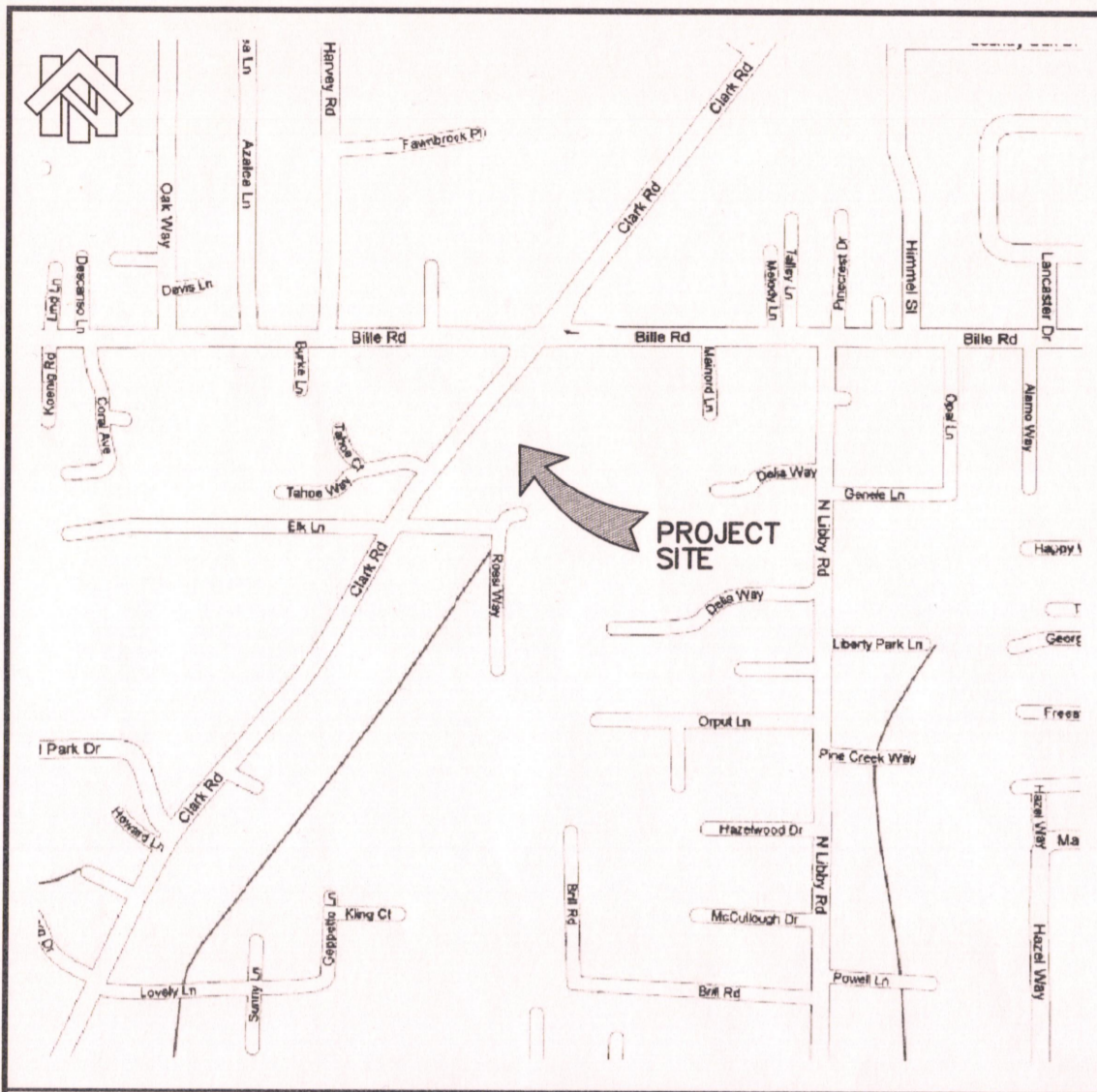
Containing 3.40 acres more or less.

The basis of bearings for the above described property is the same as that shown on said Map book 160, at Page 38.

CORPORATION YARD

PARADISE IRRIGATION DISTRICT

EXHIBIT "B" REZONE (PID)



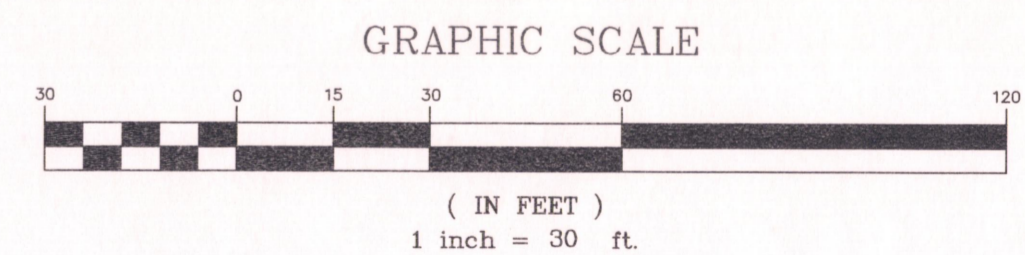
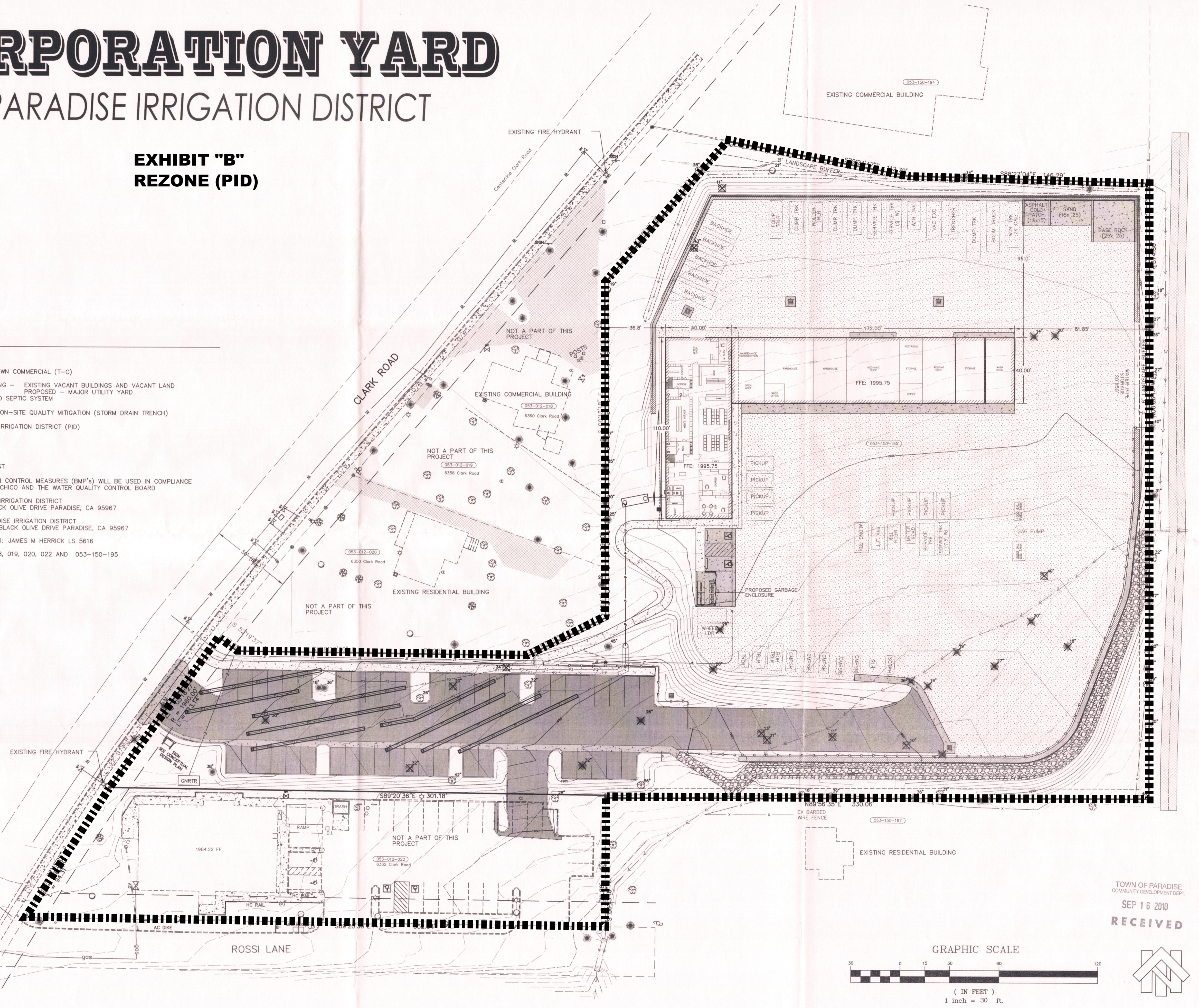
LOCATION MAP NTS

LEGEND

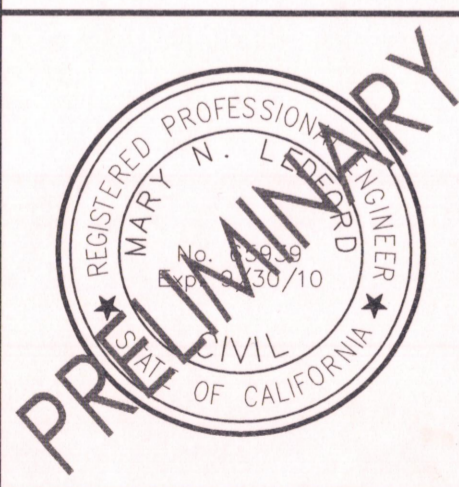
- 22.4' EXISTING GROUND 1' CONTOUR LINE MINOR
- 22.5' EXISTING GROUND 5' CONTOUR LINE MAJOR
- 226.5' FINISHED GROUND 0.5' CONTOUR LINE MINOR
- 225.0' FINISHED GROUND 1' CONTOUR LINE MAJOR
- EXISTING TRANSFORMER PAD
- EXISTING STREET LIGHT
- EXISTING FENCE LINE
- EXISTING FLOW LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING SURROUNDING PARCELS
- FOUND MONUMENT AS DESCRIBED
- EXISTING WATER METER
- EXISTING POWER POLE WITH ANCHOR
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING OAK (xx" IN SIZE)
- EXISTING CEDAR (xx" IN SIZE)
- EXISTING PINE (xx" IN SIZE)
- EXISTING TREE (xx" IN SIZE)
- EXISTING TREE TO BE REMOVED
- PROPOSED FIRE HYDRANT
- EXISTING PARCEL LINE
- PROPOSED PROPERTY LINE
- GRADING FLOWLINE
- GUTTER FLOWLINE
- BUILDING SETBACK LINE
- GRADE BREAK
- SD MANHOLE
- SS MANHOLE
- UTILITY POLE
- STREET/STOP SIGN
- SURVEY CONTROL POINT
- 36" SD STORM DRAIN LINE
- 8" SS SANITARY SEWER LINE
- CURB INLET
- PROPOSED CHAIN LINK FENCE
- PROPOSED FLOW LINE
- PROPOSED 4" WIDE PARKING STRIPE
- PROPOSED VERTICAL CONCRETE CURB
- PROPOSED CONCRETE PAVING
- PROPOSED PAVING 3" TYPE "B" ASPHALT CONCRETE ON 9" CLASS II AGGREGATE BASE
- PROPOSED GRAVEL PARKING AND DRIVEWAY
- PID VEHICLE/TRAILER/EQUIP. AREA DESIGNATION AND TYPE

NOTES

1. ZONING: CC
2. GENERAL PLAN: TOWN COMMERCIAL (T-C)
3. LAND USE: EXISTING - EXISTING VACANT BUILDINGS AND VACANT LAND PROPOSED - MAJOR UTILITY YARD
4. SEWAGE: STANDARD SEPTIC SYSTEM
5. STORM DRAINAGE: ON-SITE QUALITY MITIGATION (STORM DRAIN TRENCH)
6. WATER: PARADISE IRRIGATION DISTRICT (PID)
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD
11. OWNER: PARADISE IRRIGATION DISTRICT
5325 BLACK OLIVE DRIVE PARADISE, CA 95967
12. DEVELOPER: PARADISE IRRIGATION DISTRICT
5325 BLACK OLIVE DRIVE PARADISE, CA 95967
13. PROJECT SURVEYOR: JAMES M HERRICK LS 5616
14. APN: 053-012-018, 019, 020, 022 AND 053-150-195



TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.
SEP 16 2010
RECEIVED



Designed:	Revision	Date	By
Drawn By: JRL			
Approved:			
Date: 6-15-09			

NorthStar
Civil Engineers • Surveyors
Chico, California

111 MISSION RANCH BLVD., SUITE 100
CHICO, CALIFORNIA 95926
PHONE: (530) 893-1600 FAX: (530) 893-2113
WEB SITE: www.northstareng.com

PARADISE IRRIGATION DISTRICT
CLARK ROAD
PARADISE, CALIFORNIA

USE PERMIT			
PID CORPORATION YARD			
APN Number 053-150-195	Job Number 09-071	1" = 30' Scale Horz. N/A Vert.	Sheet 1 Of 1