



Town of Paradise Planning Commission Meeting Agenda 6:00 PM – April 19, 2022

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

Planning Commission Staff:

Susan Hartman, Community Development Director

Planning Commission Members:

Carissa Garrard, Chair
Ron Lassonde, Vice Chair
Lynn Costa, Commissioner
Kim Morris, Commissioner
Zeb Reynolds, Commissioner

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, at 872-6291 ext. 417 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

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 15, 2022.

2. COMMUNICATION

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

3. PUBLIC COMMUNICATION

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

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

- | | |
|-----------------------------------|--------------------------------|
| A. Staff comments | C. Close hearing to the public |
| B. Open the hearing to the public | D. Commission discussion |
| 1. Project applicant | E. Motion |
| 2. Parties for the project | F. Vote |
| 3. Parties against the project | |
| 4. Rebuttals | |

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

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

5a. Revoke approval of a temporary use permit for 6440 Moss Ln 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. (ROLL CALL VOTE)

5b. Revoke approval of a temporary use permit for 6082 Lucky John Rd 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)

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. ADJOURNMENT

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



Town of Paradise Planning Commission Meeting Minutes March 15, 2022 – 6:00 p.m.

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

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Ron Lassonde, Kim Morris, Zeb Reynolds and Carissa Garrard, Chair

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Lassonde** approved Special Meeting Minutes of January 13, 2022 and Regular Meeting Minutes of February 15, 2022. Roll call vote was unanimous.

2. COMMUNICATION

2a. Community Development Director Susan Hartman reported that Town Council adopted the Master Fee Schedule for the Defensible Space Ordinance requiring a clearance certificate from the Fire Prevention Inspector before property titles can transfer. The Ordinance was introduced and discussed in November 2021 and goes into effect on April 1, 2022. Town Council also approved the Implementation Status Report of the 1994 Paradise General Plan and the Housing Element that was forwarded from the Planning Commission and approved an amendment to the Calfire contract.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Approve a Conditional Use Permit to convert a portion of an assisted living facility to a motel-lodging land use (short-term rentals) for 14 units with an additional 45 units to be created as market-rate multi-family housing (MFH).

Chris Smith, Associate Planner provided information on the proposed Feather Canyon conditional use permit application that would convert a portion of an assisted living facility to a motel-lodging land use for 14 units with an additional 45 units to be created as market-rate multi-family housing.

Jake Morley, project applicant with Guillon Inc. Construction informed the Commissioners that this was not a low income or subsidized housing project; that the cost for the units would be between \$520 for the studio and \$1190 for the 2 bedroom unit; there would be stringent requirements for occupants and no subleasing. Mr. Morley stated there are several case managers that are trying to place fire survivors and this would be a way for previous residents to return to town. Mr. Morley also stated that the motel-lodging would be handled through AirBNB at approximately \$140 per night or at market value.

Chair Garrard opened the public hearing at 6:22 p.m.

1. Doug Guillon reiterated to the Commissioners that this was not subsidized housing and that the goal would be to eventually return to a retirement facility.
2. Pat Conroy explained that the AirBNB part would be for short-term stays and there would be a manager on site for the MFH and applicants would need to have at least a 600 credit rating.
3. Jeff Cerniglia stated he will be the on site manager for the facility and applicants must have a minimum credit score.
4. Clariece Tally is concerned that the facility could potentially provide housing for low income individuals and wants some assurance that will not happen.
5. Joe McNally stated that the work force needs to be in permanent housing and was concerned that the tent facility at the Feather River Hospital site was closed down.
6. Doug Guillon stated that HOPE Crisis workers will be allowed to stay in the facility for one-year free of charge to assist with the rebuild.
7. Mark Cox from Hope Crisis stated they will be applying to stay in the facilities and will assist with upgrades for the facility.
8. Joan Keane lives on Conifer and has concerns that Conifer will be used as an evacuation route, wants to make sure it remains a dead end road.
9. Cheryl Ralston asked why the units did not have full kitchens and suggested a fence along Lovett Road.
10. Jennifer Duran has concerns with traffic on Conifer
11. Clariece Tally was concerned that she did not receive a notice for the project although she lives close by.
12. Terry Vollman requested that the notification area be expanded to include more of the neighbors.

Chair Garrard closed the public hearing at 6:56 p.m.

Associate Planner Chris assured the Commissioners that Conifer was not proposed as an evacuation route.

Christopher Keane, lives on Conifer Dr., asked for some privacy barriers because the light shines in the bedroom window.

Doug Guillon stated that he would be willing to work with the property owners surrounding the facility to install landscaping that would help provide a barrier from the lights.

Commissioners asked if there could be verbiage added to the conditions that would provide a level of comfort to the neighbors regarding the landscaping and lights/visibility of the project.

After discussion, Commissioners agreed to move condition #8 up to condition #7 under conditions to be met prior to building permit issuance.

MOTION by Garrard, seconded by Lassonde to adopt the required findings for approval as provided by staff and changing Site Development Condition #8 to Conditions To Be Met Prior to Building Permit Issuance #7 and approved the Feather Canyon Conditional Use Permit application (PL21-00144) to allow the establishment of 59 rental units consisting of 14 motel-lodging units (short-term rentals) and 45 multi-family units subject to the following below conditions. Roll call vote was unanimous

GENERAL CONDITIONS

If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.

1. 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.
2. Secure Design Review approval for the establishment of any signage and maintain the property in a manner consistent with the Town of Paradise Design Standards.
3. The property owner shall be required to establish and maintain solid waste collection services for the project property, provided by the franchised solid waste hauler, for the duration of the land use.
4. If food service is provided by the commercial kitchen, clearance and inspection through Butte County Environmental Health is required.

CONDITIONS TO BE MET PRIOR TO BUILDING PERMIT ISSUANCE

5. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements for the conversion of a portion of the assisted living facility to 59 rental units.
6. Provide an Engineered site plan and civil improvement plan, to the Engineering Division, showing the additional parking stalls required to support the development, the required grading and site plan revisions needed to accommodate the additional parking stalls, materials proposed for the additional parking (asphalt or concrete), associated site drainage, post construction BMPs (if applicable based on the proposed size of new impervious surfaces), site access/turning templates for residential, delivery and emergency service vehicles, roadway improvements as required to support the additional parking and site access evaluation, and pedestrian access from proposed parking stalls, as required. Pay appropriate fees as adopted by the Master Fee Schedule.
7. Required landscape plans for the proposed project shall be designed to provide for landscaping comprising a minimum of ten percent of the developed area of the site. Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO).

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND OCCUPANCY

UTILITIES

8. Provide evidence from Paradise Irrigation District that the water advisory has been lifted for the site.

SITE DEVELOPMENT

9. Complete a 5-year inspection of the fire sprinkler system and an annual fire alarm inspection.

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 (PMC Section 17.45.230).

Community Development Director Hartman announced that there is a seven (7) day appeal period to the Paradise Town Council.

6. OTHER BUSINESS

6a. Community Development Director Susan Hartman provided background on the Design Standards, how they were updated, that there was a public poll taken to receive input from the community on what the rebuilding of Paradise should look like and highlighted the changes made to the updated plan.

Cathy Nguyen from Mark Thomas and Kevin Easterling from Russell Gallaway Associates, Inc. (RGA) were on Teams to answer questions and provide information on the standards.

Commissioners reviewed the document and had concerns with page 54 of the Plan regarding the Town of Paradise sign and compliance with the standards and the placement of the California Bay Laurel on the Encouraged Plant Palette being placed in the Medium Shrubs (3' – 4' Tall).

MOTION by Morris, seconded by Garrard, with changes on page 54 of the Plan regarding the Town of Paradise sign and moving the California Bay Laurel to Large Shrubs, adopted Resolution No. 2022-01, "A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of Updated Design Standards for the Downtown and Clark Road/Community Commercial Development Areas of the 2010 Design Standards and Rescind the Greater RDA Project Area Design District Standards and Update the Adoption Date in Paradise Municipal Code Chapter 17.41". Roll call vote was unanimous.

7. COMMITTEE ACTIVITIES - None**8. COMMISSION MEMBERS**

Community Development Director Susan Hartman announced that currently there is nothing scheduled for April and asked the Commissioners if they would be available for a special meeting on May 24 instead of the regularly scheduled meeting on May 17th. Staff needs additional time to receive comments from HCD to include in the Housing Element to be presented to Council on June 14 and submitted to HCD on June 15th.

9. ADJOURNMENT

Chair Garrard adjourned the meeting at 7:57 p.m.

Date Approved:

By: _____
Carissa Garrard, Chair

Attest:

Dina Volenski, CMC, Town Clerk



Town of Paradise
Planning Commission Agenda Summary **Agenda Item: 5(a)**
Date: April 19, 2022

ORIGINATED BY: **Anne Vierra, Assistant Planner**
REVIEWED BY: Susan Hartman, Planning Director
SUBJECT: RV Temporary Use Permit Revocation (PL19-00162),
6440 Moss Ln, Paradise

COMMISSION ACTION REQUESTED:

1. Revoke approval of a temporary use permit for 6440 Moss Ln 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: John & Renee Hamby
370 E. Lassen Ave #50
Chico, CA 95973

Location: 6440 Moss Ln, APN 050-340-033

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

General Plan Designation: Town Residential (T-R)

Existing Land Use: Vacant parcel

Parcel Size: 0.47 ac

Mr. and Ms. Hamby were issued a temporary use permit on September 23, 2019, legally sanctioning short term/ temporary residential occupancy of a recreational vehicle for the effective period of the interim housing urgency ordinance.

On June 2, 2021, the property was found to be non-compliant for fire hazards (grasses & weeds) and a Notice of Violation was sent to the property owners to correct the violation.

On October 5, 2021, the Town's Fire Prevention Inspector confirmed this property remained non-compliant for defensible space and fuels management.

On October 7, 2021, the first citation for \$100 was issued to the property owners for violation of Paradise Municipal Code Section 8.04.010 relating to fire hazards. The follow-up compliance inspection on November 5, 2021, noted there was no RV on site.

On November 9, 2021, the Town's Fire Prevention Inspector confirmed this property remained non-compliant for defensible space and fuels management.

On November 10, 2021, the second citation for \$200 was issued to the property owners for continued fire hazards. 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 owners that the violations were cause for temporary use permit revocation if not corrected within thirty (30) days.

On December 9, 2021, the Town's Fire Prevention Inspector confirmed this property remained non-compliant for defensible space and fuels management.

On December 10, 2021, the third citation for \$500 was issued for failure to remove the fire hazards.

On March 30, 2022, the Town's Fire Prevention Inspector confirmed this property remains non-compliant for defensible space and fuels management.

Analysis:

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

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

Non-compliance with the defensible space ordinance of the Town is a health and safety violation. The noticing sent to the owners 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 are mitigated through the forwarding of this active code enforcement case to the Town's legal counsel to begin abatement proceedings once the temporary use permit is revoked.

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

Financial Impact:

There is no general fund cost associated with the revocation of the temporary use permit.

LIST OF ATTACHMENTS FOR PERMIT REVOCATION (PL19-00162)

1. Notice to Abate Fire Hazard mailed June 18, 2021.
2. 1st Administrative Citation issued October 7, 2021.
3. Compliance Inspection Form dated November 5, 2021.
4. 2nd Administrative Citation issued November 10, 2021.
5. Notice of Revocation Issued November 10, 2021.
6. 3rd Administrative Citation issued December 10, 2021.
7. CEQA Notice of Exemption document.



Town of Paradise

PARADISE FIRE & RESCUE

767 Birch Street, Paradise, CA 95969
www.townofparadise.com
(530) 872-6264



NOTICE TO ABATE FIRE HAZARD

158*****SCH 5-DIGIT 95926 1-2
Hamby John A & Renee
370 E Lassen Ave Spc 50
Chico, CA 95973-0547



This notice identifies you as the current recorded owner of a parcel of land. Property owners are responsible for notifying the Butte County Assessor's Office of any mailing address change:
www.buttecounty.net/assessor

Date Mailed	Assessors Parcel #	Property Location	Parcel Size
6/18/21	050-340-033-000	6440 MOSS LN, PARADISE CA 95969	0.47 Acres

Dear Property Owner,

On, June 2, 2021, your property indicated above was found to be **in violation** of the Defensible Space and Fuel Reduction Requirements of the Paradise Municipal Code (PMC), California Fire Code (CFC), the California Code of Regulations (CCR), and/or the California Public Resources Code (PRC).

You are hereby notified that the following work must be completed:

4a & 4b) Throughout the entire parcel, cut grass to 4 inches and/or thin brush to small groups 10 ft apart

DEADLINE TO REMOVE HAZARD: July 18, 2021

Failure to meet fire hazard requirements outlined in this violation letter will be subject to Administrative Citations of **\$100** for the first citation, **\$200** for the second, and **\$500** for the third and subsequent citations; as well as fines, forced abatement, and/or other remedies pursuant to Paradise Municipal Code. **There are no penalties if you complete the required clearance by the deadline above.** While the law provides legal remedies for non-compliant parcels, the fire department's overall goal is to provide an effective public outreach, education, and awareness program that promotes voluntary compliance.

The **property owner** is responsible for maintaining their property in compliance **year-round**. Peak annual enforcement begins **May 1st** of each year and continues throughout the remainder of the declared fire season. Inspections are made routinely, with additional re-inspections as necessary or as complaints are received. Regrowth of vegetation may result in the need for additional fire hazard vegetation removal throughout the year. All cut material shall be removed from the property and disposed of properly. Protect water quality. Do not clear vegetation to bare mineral soil and avoid use of heavy equipment in and around waterways. Vegetation removal can cause erosion, especially on hillsides. Minimize soil disturbance on steep slopes.

See Reverse Side for Additional Requirements and Information

For further information, please visit www.makeitparadise.org, email defensiblespace@townofparadise.com, or call 530-872-6264x301.

TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: October 5, 2021	TIME: 4:00pm	CASE NUMBER: CE21-000875	CITATION NUMBER: 21100703CRFIRE
NAME: HAMBY JOHN A & RENEE			
ADDRESS: 370 E LASSEN AVE SP 50			
CITY STATE ZIP: CHICO, CA 95973			
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6440 MOSS LN			APN: 050-340-033

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
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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



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:	6440 MOSS
APN#:	050-340-033
CASE #:	CE21-000875

COMPLIANCE
INSPECTION FORM

INSPECTOR: Roy Wallis	TITLE: Senior Supervising Code Enforcement Officer
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VIOLATION: WEEDS
DESCRIPTION: FD weeds violation w/ TUP

COMPLAINANT: FD	PHONE #:
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SUBJ. CONTACTED:	CONTACT'S NAME:
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FIELD NOTES: No RV on site Weeds and brush exist.
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VERIFIED <input checked="" type="checkbox"/>	UNDETERMINED	UNFOUNDED	CLOSED
FOLLOW UP	REFERRED	NOV	TDN CITATION

SIGNATURE: 	DATE: 11/5/2021
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TOWN OF PARADISE NOTICE OF VIOLATION

ADMINISTRATIVE CITATION

DATE OF VIOLATION: November 9, 2021	TIME: 10:20am	CASE NUMBER: CE21-000875	CITATION NUMBER: 21111004CRFIRE
NAME: HAMBY JOHN A & RENEE			
ADDRESS: 370 E LASSEN AVE SP 50			
CITY STATE ZIP: CHICO, CA 95973			
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6440 MOSS LN			APN: 050-340-033

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

~~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

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Chris Rainey, Fire Prevention Inspector

DATE ISSUED: November 10, 2021



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

November 10, 2021

Hamby John & Renee
370 E Lassen Ave SP 50
Chico, CA 95973

Notice of Revocation RV Temporary Use Permit

RV Location: 6440 Moss Ln
APN: 050-340-033-000

Dear Mr. & Ms. Hamby,

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 CE21-00875 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: CE21-000875 – 21100703CRFIRE

TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: December 9, 2021	TIME: 3:44PM	CASE NUMBER: CE21-000875	CITATION NUMBER: 21121002CRFIRE
NAME: HAMBY JOHN A & RENEE			
ADDRESS: 370 E LASSEN AVE SP 50			
CITY STATE ZIP: CHICO, CA 95973			
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6440 MOSS LN			APN: 050-340-033

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 ~~X~~ 3rd and Subsequent Citations \$500.00
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

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

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RECORDED LIEN AGAINST ANY REAL PROPERTY.

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Chris Rainey

Chris Rainey, Fire Prevention Inspector

DATE ISSUED: December 10, 2021

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 (PL19-00162)

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 x417

Signature:



Town Planning Director

Date: _____ 04/14/2022 _____



Town of Paradise
Planning Commission Agenda Summary **Agenda Item: 5(b)**
Date: April 19, 2022

ORIGINATED BY: **Anne Vierra, Assistant Planner**
REVIEWED BY: Susan Hartman, Planning Director
SUBJECT: RV Temporary Use Permit Revocation (PL19-00147),
6082 Lucky John Rd, Paradise

COMMISSION ACTION REQUESTED:

1. Revoke approval of a temporary use permit for 6082 Lucky John Rd 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: Christine Johnson-Wood
747 Cessna Ave
Chester, CA 96020

Location: 6082 Lucky John Rd, APN 053-030-005

Present Zoning: Community Commercial (C-C)

General Plan Designation: Town Commercial (T-C)

Existing Land Use: Vacant parcel

Parcel Size: 1.48 ac

Ms. Wood was issued a temporary use permit on September 16, 2019, legally sanctioning short term/ temporary residential occupancy of a recreational vehicle for the effective period of the interim housing urgency ordinance.

On March 25, 2020, a Notice of Violation was sent to the property owner/applicant for no solid waste service. As of April 4, 2022, there is no solid waste service to this property.

On June 6, 2021, the property was found to be non-compliant for fire hazards (grasses & weeds) and a Notice of Violation was sent to the property owner to correct the violation.

On October 8, 2021, the Town's Fire Prevention Inspector confirmed this property remained non-compliant for defensible space and fuels management. 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. The follow-up compliance inspection on November 2, 2021, noted there was no RV on site.

On November 9, 2021, the Town's Fire Prevention Inspector confirmed this property remained non-compliant for defensible space and fuels management.

On November 10, 2021, the second citation for \$200 was issued to the property owner for continued fire hazards. 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. This notice was returned unclaimed on December 7, 2021. As such, the previously issued second citation and revocation notice were resent via standard mail December 17, 2021.

On December 9, 2021, the Town's Fire Prevention Inspector confirmed this property remained non-compliant for defensible space and fuels management.

On December 10, 2021, the third citation for \$500 was issued for failure to remove the fire hazards.

On March 30, 2022, the Town's Fire Prevention Inspector confirmed this property remains non-compliant for defensible space and fuels management.

On April 4, 2022, Town staff verified that an RV had been move back on to the property.

Analysis:

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

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

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

temporary use permit is revoked.

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

Financial Impact:

There is no general funds cost associated with the revocation of the temporary use permit.

LIST OF ATTACHMENTS FOR PERMIT REVOCATION (PL19-00147)

1. Notice of Violation for no solid waste service dated March 18, 2020.
2. Notice to Abate Fire Hazard mailed June 18, 2021.
3. 1st Administrative Citation issued October 8, 2021.
4. Compliance Inspection Form dated November 2, 2021.
5. 2nd Administrative Citation issued November 10, 2021.
6. Notice of Revocation Issued November 10, 2021.
7. Returned mail notice dated received December 7, 2021.
8. 3rd Administrative Citation issued December 10, 2021.
9. Resent Notice of Revocation Issued December 17, 2021.
10. CEQA Notice of Exemption document.

TOWN OF PARADISE COURTESY NOTICE OF VIOLATION

Date: 3/18/20

APN: 053-030-005

Address: 6082 Lucky John Road Paradise, CA 95969

Property Owner: Robert Wagoner - Special Needs Trust for Christine Elizabeth Johnson

Mailing Address (if different): 747 Cessna Avenue Chico, CA 95928

The Paradise Municipal Code was adopted to promote and ensure the public health, safety and general welfare of our residents.

Paradise Municipal Code Section 8.08.090 (A) requires **the owner** of any occupied property in the Town of Paradise to maintain solid waste (garbage) service with the Town authorized franchisee for weekly removal of solid waste.

The reason for this notice: The Town of Paradise has been notified by Northern Recycling and Waste Service (NRWS) that the above property lacks solid waste service as required in your temporary use permit.

Unless the property is vacant and is verifiable, you must establish collection service with NRWS **within seven days from the above date**. When your service has been established, NRWS will contact the Town and this matter will be closed.

Thank you for your help and civic pride in the Town of Paradise. Although we regret any inconvenience that this action may cause you, it is in your best interest to attain compliance. A copy of the code pertaining to the above may be obtained from the Town website at www.townofparadise.com, or from the Town Clerk at Town Hall (telephone 872-6291). If you have any questions, please do not hesitate to call me.

Please call Northern Recycling & Waste Services at (530) 876-3340 today!

If you have already established service by the time you receive this notice, NRWS will notify the Town and the matter will be closed. Thank you for your prompt response by taking care of this matter.

*****IMPORTANT INFORMATION ON THE REVERSE SIDE OF THIS NOTICE*****

Rick Trent, Town of Paradise Code Enforcement Officer • 5555 Skyway, Paradise, CA 95969
Telephone (530) 872-6291 ext 124 • E-mail: rtrent@townofparadise.com



Town of Paradise

PARADISE FIRE & RESCUE

767 Birch Street, Paradise, CA 95969
www.townofparadise.com
(530) 872-6264



NOTICE TO ABATE FIRE HAZARD

560*****SCH 5-DIGIT 95928 2-4
Johnson Christine Elizabeth Special Needs Trust
C/O Wagoner Robert L Trustee
747 Cessna Ave
Chico, CA 95928-9575



This notice identifies you as the current recorded owner of a parcel of land. Property owners are responsible for notifying the Butte County Assessor's Office of any mailing address change:
www.buttecounty.net/assessor

Date Mailed	Assessors Parcel #	Property Location	Parcel Size
6/18/21	053-030-005-000	6082 LUCKY JOHN RD, PARADISE CA 95969	1.48 Acres

Dear Property Owner,

On, June 6, 2021, your property indicated above was found to be **in violation** of the Defensible Space and Fuel Reduction Requirements of the Paradise Municipal Code (PMC), California Fire Code (CFC), the California Code of Regulations (CCR), and/or the California Public Resources Code (PRC).

You are hereby notified that the following work must be completed:

- 4a & 4b) Throughout the entire parcel, cut grass to 4 inches and/or thin brush to small groups 10 ft apart
- 2) Remove vegetative debris piles (brush piles), branches, or felled trees

DEADLINE TO REMOVE HAZARD: July 18, 2021

Failure to meet fire hazard requirements outlined in this violation letter will be subject to Administrative Citations of **\$100** for the first citation, **\$200** for the second, and **\$500** for the third and subsequent citations; as well as fines, forced abatement, and/or other remedies pursuant to Paradise Municipal Code. **There are no penalties if you complete the required clearance by the deadline above.** While the law provides legal remedies for non-compliant parcels, the fire department's overall goal is to provide an effective public outreach, education, and awareness program that promotes voluntary compliance.

The **property owner** is responsible for maintaining their property in compliance **year-round**. Peak annual enforcement begins **May 1st** of each year and continues throughout the remainder of the declared fire season. Inspections are made routinely, with additional re-inspections as necessary or as complaints are received. Regrowth of vegetation may result in the need for additional fire hazard vegetation removal throughout the year. All cut material shall be removed from the property and disposed of properly. Protect water quality. Do not clear vegetation to bare mineral soil and avoid use of heavy equipment in and around waterways. Vegetation removal can cause erosion, especially on hillsides. Minimize soil disturbance on steep slopes.

See Reverse Side for Additional Requirements and Information

For further information, please visit www.makeitparadise.org, email defensiblespace@townofparadise.com, or call 530-872-6264x301.

TOWN OF PARADISE NOTICE OF VIOLATION

ADMINISTRATIVE CITATION

DATE OF VIOLATION: 10/08/2021	TIME: 9:47AM	CASE NUMBER: CE21-000886	CITATION NUMBER: 21100808CRFIRE
NAME: JOHNSON CHRISTINE ELIZABETH SPECIAL NEEDS TRUST C/O WAGONER ROBERT			
ADDRESS: 747 CESSNA AVE			
CITY STATE ZIP: CHICO, CA 95928			
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6082 LUCKY JOHN RD			APN: 053-030-005

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: 10/08/2021



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

DATE:	11/2/2021
ADDRESS:	6082 LUCKY JOHN RD
APN#:	053-030-005
CASE #:	CE21-000886

COMPLIANCE
INSPECTION FORM

INSPECTOR: Roy Wallis	TITLE: Senior Supervising Code Enforcement Officer
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VIOLATION: WEEDS
DESCRIPTION: FD Weeds violation w/ TUP

COMPLAINANT: FD	PHONE #:
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SUBJ. CONTACTED:	CONTACT'S NAME:
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FIELD NOTES: Weeds viol still exists. No RV on site.

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

SIGNATURE: 	DATE: 11/2/2021
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TOWN OF PARADISE NOTICE OF VIOLATION

ADMINISTRATIVE CITATION

DATE OF VIOLATION: November 9, 2021	TIME: 10:20am	CASE NUMBER: CE21-000886	CITATION NUMBER: 21111011CRFIRE
NAME: JOHNSON CHRISTINE ELIZABETH SPECIAL NEEDS TRUST C/O WAGONER ROBERT			
ADDRESS: 747 CESSNA AVE			
CITY STATE ZIP: CHICO, CA 95928			
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6082 LUCKY JOHN RD			APN: 053-030-005

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 ~~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
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: 11/10/2021



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

November 10, 2021

Johnson Christine Elizabeth Special Needs Trust
Wagoner Robert
747 Cessna
Chico, CA 95928

Notice of Revocation RV Temporary Use Permit

RV Location: 6082 Lucky John
APN: 053-030-005-000

Dear Mr. Wagoner,

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 CE21-00886 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.**

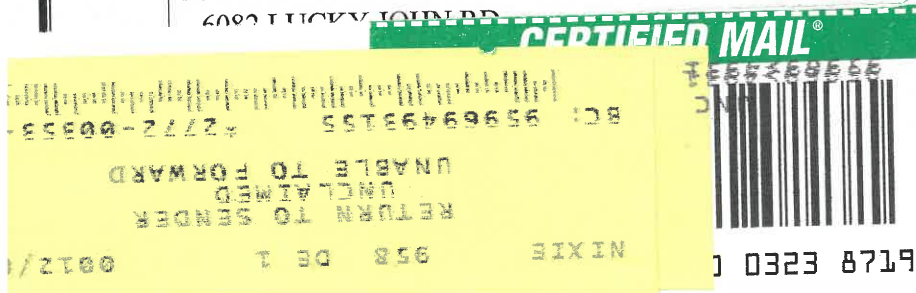
Sincerely,

Susan Hartman
Planning Director

Enclosed: CE21-000886 – 21100808CRFIRE

TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: November 9, 2021	TIME: 10:20am	CASE NUMBER: CE21-000886	CITATION NUMBER: 21111011CRFIRE
NAME: JOHNSON CHRISTINE ELIZABETH SPECIAL NEEDS TRUST C/O WAGONER ROBERT			
ADDRESS: 747 CESSNA AVE			
CITY STATE ZIP: CHICO, CA 95928			
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6000 LUCKY TOWN RD			APN:



UNCLAIMED

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

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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."

 *For*
Chris Rainey, Fire Prevention Inspector

DATE ISSUED: 11/10/2021

TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: December 9, 2021	TIME: 3:44PM	CASE NUMBER: CE21-000886	CITATION NUMBER: 21121003CRFIRE
NAME: JOHNSON CHRISTINE ELIZABETH SPECIAL NEEDS TRUST C/O WAGONER ROBERT			
ADDRESS: 747 CESSNA AVE			
CITY STATE ZIP: CHICO, CA 95928			
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6082 LUCKY JOHN RD			APN: 053-030-005

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 ~~X~~ 3rd and Subsequent Citations \$500.00
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

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Chris Rainey

Chris Rainey, Fire Prevention Inspector

DATE ISSUED: 12/10/2021



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

December 17, 2021

Johnson Christine Elizabeth Special Needs Trust
Wagoner Robert
747 Cennsa
Chico, CA 95928

Notice of Revocation RV Temporary Use Permit

RV Location: 6082 Lucky John
APN: 053-030-005

Dear Mr Wagoner,

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 CE21-00886 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: CE21-00886

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 (PL19-00147)

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)
☒ 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 x417

Signature:



Town Planning Director

Date: 04/14/2022