



# Town of Paradise Planning Commission Meeting Agenda 6:00 PM – February 17, 2026

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

**Planning Commission Staff:**

Susan Hartman, Community Development Director  
Melanie Elvis, Town Clerk

**Planning Commission Members:**

Charles Holman Chair  
Shawn Shingler, Vice Chair  
Kate Anderson, Commissioner  
Carissa Garrard, Commissioner  
Zeb Reynolds, Commissioner

**CALL TO ORDER**

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

**ROLL CALL**

**1. APPROVAL OF MINUTES**

- 1a. Approve Regular Meeting Minutes of December 16, 2025 Planning Commission meeting. (ROLL CALL VOTE)

**2. COMMUNICATION**

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

**3. PUBLIC COMMUNICATION**

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

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

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

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

**4. CONTINUED PUBLIC HEARING – None**

**5. PUBLIC HEARING - None**

**6. OTHER BUSINESS**

6a. Accept and referral of the Planning Commission Annual Report for calendar year 2025 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan. (ROLL CALL VOTE)

6b. Accept and referral of the Planning Commission Annual Report for calendar year 2025 to the Town Council regarding the present implementation status of the Paradise General Plan Housing Element. (ROLL CALL VOTE)

**7. COMMITTEE ACTIVITIES**

**8. COMMISSION MEMBERS**

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

**9. ADJOURNMENT**

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



# Town of Paradise Planning Commission Meeting Minutes 6:00 PM – December 16, 2025

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

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

**PLANNING COMMISSIONERS PRESENT:** Kate Anderson, Carissa Garrard Zeb Reynolds via Teams, and Charles Holman, Chair

**PLANNING COMMISSIONERS ABSTENT:** Shawn Shingler

### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Anderson, seconded by Holman**, approved the Regular Meeting Minutes of November 18, 2025, Planning Commission meeting. AYES: Anderson, Garrard, Reynolds, and Holman; NOES: None; ABSENT: Shingler; ABSTAIN: None

### 2. COMMUNICATION

- 2a. Community Development Director Susan Hartman provided an overview of recent Town Council actions including keeping the backyard chicken ordinance; the CDBG-MIT-RIP allocation for Evacuation Route Permanent Changeable Message Sign Project and reallocating the funds toward the Storm Drain Resiliency Project; and the adoption of updated temporary surfacing and striping conditions; and the reclassification of the Public Works Director/Town Engineer to Assistant Town Manager/Public Works Director/Town Engineer.

### 3. PUBLIC COMMUNICATION – None

### 4. CONTINUED PUBLIC HEARING – None

### 5. PUBLIC HEARING

- 5a. Senior Planner Amber DePaola provided an overview of the Ridge Lifeline Church property, including existing and proposed site layout and land use. She reminded Commission that there would be a 7-day appeal period before permits could be issued.

Chair Holman opened the public hearing at 6:10 p.m.

Chair Holman closed the public hearing at 6:10 p.m.

**MOTION by Garrard, seconded by Holman**, approved the **Ridge Lifeline Church Use Permit Modification (PL-UPE-25-0005)**: consideration of a request to modify an existing Conditional Use Permit to convert the bowling

alley portion of an existing building occupied by Ridge Lifeline Church to additional space for religious assembly and construct a 450 square foot addition for restrooms and storage on a commercial property located at 5445 Clark Road, Paradise, CA; AP No. 054-090-068 AYES: Anderson, Garrard, Reynolds, and Holman; NOES: None; ABSENT: Shingler; ABSTAIN: None

**GENERAL CONDITIONS**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
2. Maintain the property in a manner consistent with the Town of Paradise Design Standards and the commercial property maintenance standards found in Paradise Municipal Code (PMC) Section 8.04.010.G.
3. All activities associated with the proposed expansion shall be conducted in compliance with the Town of Paradise Noise Control Ordinance (PMC Chapter 9.18)
4. 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 in accordance with PMC Section 17.06.830. A trash enclosure under separate permit is required.
5. Apply for and secure administrative design review approval for any exterior design of the proposed facility building(s), trash enclosure, and/or identification sign(s).

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

6. Submit a detailed Soil Erosion and Sediment Control Plan to the Town Public Works Department for approval by the Town Engineer PRIOR to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.04.280.
7. The applicant shall comply with Chapter 8.56 "Stormwater Quality" of the Paradise Municipal Code (PMC). This includes compliance with Section 3.2 Discretionary (Plan Check) Projects Town's Post-Construction Standards Plan (Plan) which states that the applicant shall provide information about the project. The information shall determine the status of the project and applicable requirements under the Plan. The applicant shall fully comply with the Plan.

**CONSTRUCTION**

8. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements. If desired, the use of a temporary commercial job trailer will require application and issuance of a temporary use permit in addition

to a building permit.

9. Pay any applicable development impact fees, including Paradise Unified School District Fees, prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

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

**SITE DEVELOPMENT**

10. Required landscape shall be maintained in accordance with Paradise Municipal Code (PMC) Section 8.58 "Defensible Space and Hazardous Fuel Management".
11. The trash enclosure shall meet the requirements of the Town of Paradise design standards for the Clark Road and Community Commercial design guidelines, as well as the Northern Recycling & Waste Services (NRWS) requirements and is subject to a separate building permit from the Building Division.

**SANITATION**

12. Maintain septic system to the satisfaction of the Town's Onsite Sanitary Official.

**FIRE PROTECTION**

13. All building permit applications shall comply with the requirements of the Town Fire Marshal, including provisions for fire department access, and the submittal of construction documents in accordance with all codes adopted by the Town of Paradise and the California Building Standards Code. Fire and life safety systems, as well as fire department access features, are subject to inspection, testing, and approval as required.
14. A Knox emergency access key box is required at the main building entrance doorway with the specific mounting location approved by the Town Fire Marshal.

**UTILITIES**

15. Meet any requirements of the Paradise Irrigation District (PID).

**CONDITIONS OF LAND USE**

16. Maintain compliance with the conditions of Conditional Use Permit PL20-00192 which authorized the establishment of a religious assembly land use.

**6. OTHER BUSINESS - None**

**7. COMMITTEE ACTIVITIES – None**

**8. COMMISSION MEMBERS**

- 8a. Community Development Director Susan Hartman presented an overview of a future agenda item regarding a proposed modification to the use permit for the Children’s Community Charter School expansion.

**9. ADJOURNMENT**

Chair Holman adjourned the meeting at 6:17 p.m.

Date Approved:

By:

Attest:

\_\_\_\_\_  
Chair Holman, Chair

\_\_\_\_\_  
Melanie Elvis, Town Clerk



**Town of Paradise**

**Planning Commission Agenda Summary**

**Agenda Item: 6(a)**

**Date: February 17, 2026**

**ORIGINATED BY:** Susan Hartman, Community Development Director –  
Planning & Wastewater  
**REVIEWED BY:** Mike O'Brien, Town Manager  
**SUBJECT:** Preparation of an Annual Report to the Town Council  
Regarding the Present Status of the 1994 Paradise General  
Plan and Progress Toward its Implementation **(2025  
Calendar Year)**

**COMMISSION ACTION REQUESTED:**

1. Adopt a motion to forward the annual General Plan implementation status report to the Town Council; OR
2. Direct staff to make any changes desired by a majority of Planning Commissioners.

**Background:**

California Government Code Section 65400 requires a local planning agency (i.e. Paradise Planning Commission and staff) to annually review and provide a report to the local legislative body (Paradise Town Council) regarding progress toward the implementation of its General Plan before submitting the report to the State Office of Land Use and Climate Innovation (CLI) by April 1<sup>st</sup>. The wording of Government Code Section 65400 is as follows:

**Provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement and development of housing...**

Since adoption of the 1994 Paradise General Plan, staff and the Planning Commission have jointly crafted and forwarded to the Town Council annual reports detailing our progress toward implementation of the plan. These previously generated reports were the result of work effort on the part of staff and Planning Commission members and have served as the format foundation for the proposed **Calendar Year 2025 1994 Paradise General Plan Implementation Status Report** attached to this memorandum for your consideration.

The format of the attached report is based upon and linked to the contents of the previous annual reports. Planning Commissioners should focus their attention on the implementation status of all **policies and implementation measures** currently established within the 1994 Paradise General Plan and its subsequently adopted amendments. In addition, the report is formatted in a manner that is directly linked with the **Volume I - Policy Document of the 1994 Paradise General Plan** by specific listing of individual general plan policies, implementation measures and their respective Volume I - Policy Document page number. Updated comments regarding the past

year's progress toward implementation of individual policy statements and implementation measures are shaded and **bolded**. Keep in mind that, as a 30-year-old document, many of the policies and programs to be implemented have been so for many years so current year-to-year changes are relatively minor. However, an updated Safety Element was adopted by the Town Council in March 2024 so the new/updated policies and programs have been incorporated into the attached status report.

In an effort for the proposed report to be meaningful, you may need to refer to your personal copy of the 1994 Paradise General Plan (Volume I - Policy Document) for the actual text of individual general plan policies and implementation measures. Alternatively, you may access the General Plan, Housing Element, and Safety Element, via the Town's website (<https://www.townofparadise.com/planning>).

**Analysis:**

The Town has already begun a comprehensive update of the 1994 Paradise General Plan, first with the Housing & Safety Elements. The Housing Element was certified by the State in February 2023 and the Safety Element was approved by the State Board of Forestry in January 2024. The remaining elements are being updated through a new contract issued August 21, 2025. The updating of the General Plan is a multi-year effort, with the update of the remaining elements anticipated to take through the end of 2028. Until then, staff and the Planning Commission will continue to provide annual status reports on implementation to the Town Council regarding the 1994 General Plan.

**Financial Impact:**

There is no General Fund impact for acceptance and forwarding of the 1994 General Plan Implementation Status Report to the State Office of Land Use and Climate Innovation (CLI) as required by state law.



**CALENDAR YEAR 2025**

**1994 PARADISE GENERAL PLAN**

**IMPLEMENTATION STATUS REPORT**

**Presented to the  
Paradise Planning Commission**

**February 17, 2026  
REPORT OF THE PLANNING COMMISSION**

**1994 PARADISE GENERAL PLAN**  
**IMPLEMENTATION STATUS REPORT**  
**FOR CALENDAR YEAR 2025**

**LAND USE ELEMENT:**

**GROWTH AND LAND USE DEVELOPMENT:**

<b><u>Policy/ Implem. Measure</u></b>	<b><u>Text Page</u></b>	<b><u>Policy Brief</u></b>	<b><u>Implementation Status</u></b>
LUP-1	(6-3)	Recognize site limitations	Implemented and ongoing.
LUP-2	(6-3)	Factor in constraints analysis	Implemented and ongoing.
LUP-3	(6-3)	Minimize grading	Implementation ongoing as opportunity so afforded.
LUP-4	(6-3)	Specific Plan for south of town	Not yet implemented. Private work effort was initiated in 2006 for a portion of the secondary planning area south of town limits; and has been idle due to funding and staffing shortages. Butte County General Plan 2030 was adopted October 2010 and includes directive to develop a specific plan for a portion of this area, for which the Town will provide input.
LUP-5	(6-3)	Open Space/Ag designation	Implemented.
LUP-6	(6-3)	Annexations south of town	Not implemented due to lack of necessity.
LUP-7	(6-3)	35' maximum building height	Implemented and ongoing.
LUP-8	(6-3)	Evaluate cumulative impacts	Required by law; implemented and ongoing.
LUP-9	(6-3)	Public notice requirements	Implemented and ongoing.
LUP-10	(6-3)	Encourage planned developments	Ongoing directive; implemented as opportunities arise.
LUP-11	(6-3)	Design projects to avoid constraints	Implemented and ongoing.
LUI-1	(6-4)	Track residential growth rate	Implemented and ongoing.
LUI-2	(6-4)	Prepare Specific Plan	Not implemented. See LUP-4.

LUI-3	(6-4)	Amend PMC for grading	Implemented via Town adoption of the 2010 and 2016 California Green Building Standards Code and updated through the <b>2025</b> code adoption.
LUI-4	(6-4)	Amend zoning for GP consistency	Fully implemented (1997).

**PUBLIC SERVICES AND INFRASTRUCTURE:**

LUP-12; 13; 14	(6-4)	Growth not to exceed availability of public services	Implemented via planning process reforms; an ongoing directive.
LUP-15	(6-5)	Improve public service capacity	Implemented and an ongoing directive.
LUP-16	(6-5)	No discretionary residential permit unless adequate public services	Implemented and ongoing.
LUP-17	(6-5)	Encourage service districts to expand or enhance capacity	Partially implemented and ongoing as opportunities arise.
LUP-18	(6-5)	TOP and PID meet bi-annually	<b>The Town/PID Liaison Committee met three (3) times in 2025.</b>
LUP-19	(6-5)	Densities based on constraints	Implemented and ongoing.
LUP-20	(6-5)	Police and Fire service levels	Implemented and ongoing.
LUP-21	(6-5)	Assessment districts	Partially implemented and ongoing as needed.
LUP-22	(6-5)	Fees for service delivery costs	Partially implemented via the Town's development impact fee program.
LUP-23	(6-5)	Feasibility of annexation	Implemented and an ongoing directive.
LUP-24	(6-5)	Feasibility of merging with PID	Feasibility studies are tabled by the Town pending adequate funding and other post Camp Fire factors.
LUP-25	(6-5)	Designate general locations for public and open space uses	Fully implemented.
LUP-26	(6-6)	Findings for public service and infrastructure capacity	Implemented and ongoing.
LUI-5	(6-6)	Capital improvements program	<b>In 2025, the Town made a 3<sup>rd</sup> amendment to its +/- \$229M CDBG-DR Action Plan to reallocate funding to conform with Council direction.</b> The Town developed & adopted a \$121M 5-year capital improvements program in 2020.
LUI-6	(6-6)	Assure adequate water delivery	Partially implemented and ongoing.
LUI-7	(6-6)	Implement <i>Master Storm Drain</i>	An updated Storm Drainage Master Plan was adopted by the Town in

		<i>Study &amp; Facilities Plan</i>	2022.
LUI-8	(6-6)	Public safety impact fees	Implemented and ongoing.
LUI-9	(6-6)	Public safety service fees	Implemented and ongoing.
LUI-10	(6-6)	Development impact fees	Partially fund implemented and ongoing.
LUI-11	(6-6)	Investigate forms of assessment districts	Partially implemented and ongoing.
LUI-12	(6-6)	LAFCO to study any potential merging with special districts	Not implemented; lack of necessity prior to 2018 Camp Fire.
LUI-13	(6-6)	Monitor population trends for effects on public services	Implemented and ongoing.

**LAND USE DISTRIBUTION AND LOCATION**

LUP-27; LUP-28	(6-7)	Create Central Commercial Area	Implemented via Town Council adoption of Town Resolution No. 01-37 in November, of 2001.
LUP-29	(6-7)	Central Commercial area to focus on visitors	Implemented and ongoing.
LUP-30	(6-7)	CIPs for revitalization areas	Ongoing Directive. In 2023, work was completed on the Almond Street and Gap Closure projects which installed walkable pathways, lighting, landscaping, and road repairs in the Downtown.
LUP-31	(6-7)	Retail sales and infill on Skyway	Implemented and ongoing as opportunities arise.
LUP-32	(6-7)	Discourage strip development on Clark Rd	Ongoing directive.
LUP-33	(6-8)	Encourage existing strip fill in	Ongoing directive.
LUP-34	(6-8)	Larger retail to locate in centers with adequate facilities	Ongoing directive.
LUP-35	(6-8)	Professional office development	Ongoing directive.
LUP-36	(6-8)	Expand industrial park	Town efforts to acquire/develop additional business or industrial park property continue as opportunities arise.
LUP-37; 38	(6-8)	Lt Industrial/Business Park areas	Implemented.

LUP-39	(6-8)	Preserve residential neighborhoods	Ongoing directive and implemented.
LUP-40	(6-8)	Community facilities compatibility	Ongoing directive.
LUP-41	(6-8)	Airport compatibility uses	Ongoing directive.
LUP-42	(6-8)	Locations for cemeteries	Implemented.
LUP-43	(6-8)	Timber production areas	Implemented.
LUP-44	(6-8)	Locations for gateway areas	Implemented.
LUI-14	(6-8)	Provisions for mixed land uses	Implemented.
LUI-15	(6-8)	Zoning consistent with GP	Implemented.
LUI-16	(6-8)	Provide for visitor services	Implemented.
LUI-17	(6-8)	Adopt Capital Improvements Plan	Implemented. See comment for LUI-5.
LUI-18	(6-8)	Develop. guidelines for large retail	Largely implemented via adoption of town-wide design standards in March, of 2010. Updated commercial design standards in the Downtown and Community Commercial corridors were adopted in 2022.

**LAND USE DENSITIES**

LUP-45	(6-9)	Higher density compatibility	Ongoing directive.
LUP-46	(6-9)	Higher density locations	Partially implemented and ongoing. In 2024, worked with a grant-funded consultant to prepare a draft sewer service overlay zoning district to double the residential density for properties that are connected to the sewer.
LUP-47	(6-9)	½ acre minimum residential lot size	Ongoing implementation.
LUP-48	(6-9)	High density residential locations	Partially implemented and ongoing. See LUP-46 update.
LUP-49	(6-9)	Higher density requirements	Ongoing directive, implemented as opportunities are afforded.
LUP-50	(6-9)	Low density Multi-Family locations	Ongoing directive and partially implemented.
LUI-19	(6-9)	Zoning consistent with GP	Implemented and ongoing directive.
LUI-20	(6-9)	Make findings consistent with GP	Implemented and ongoing.
LUI-21	(6-9)	Safety standards for high density	Implemented.
LUI-22	(6-9)	Identify difficult to develop areas	Implemented and ongoing.

**ECONOMIC DEVELOPMENT/REDEVELOPMENT**

LUP-51	(6-10)	Attract needed industries	Partially implemented. Two post-fire non-residential market studies were completed in early 2022 and then again in 2024. <b>Zoning regulations in the Downtown corridor were amended in 2025 to make land uses easier to establish following public outreach about desired business types.</b>
LUP-52	(6-10)	Promote reuse of empty buildings	Ongoing directive. Dissolution of RDA eliminated a primary funding source for the façade renovation program, which targeted reuse of existing buildings. In 2023 staff worked with commercial developers for the reuse of empty suites in the Holiday Shopping Center.
LUP-53, 54	(6-11)	Town theme for Central Comm.	Implemented. Town-wide Design Standards are adopted. Various PMC sign regulation changes adopted in 2010 have assisted as well. Refer to LUI-18.
LUP-55	(6-11)	35’ max commercial height	Implemented and ongoing.
LUP-56	(6-11)	Screen commercial parking areas	Ongoing directive; implemented.
LUP-57	(6-11)	Artisan and tourist center	Chamber of Commerce and the Paradise Art Association continue to sponsor cultural events.
LUP-58	(6-11)	Create scenic gateway areas	Ongoing directive; partially implemented.
LUP-59	(6-11)	Support retention of open space	Ongoing directive.
LUP-60	(6-11)	Common theme for gateway areas	Implemented via PMC zoning code text amendments and adoption of design standards in 2010.
LUP-61	(6-11)	Eliminate unsightly materials near entrances to town	Ongoing directive.
LUP-62; 63	(6-11)	Promote town as tourist destination	Ongoing and partially implemented.
LUP-64	(6-11)	Bed and breakfast locations	This directive is implemented via Town’s zoning regulations.
LUP-65	(6-11)	Develop destination resort	Ongoing directive, but not implemented.
LUP-66	(6-11)	Update <i>Downtown Revitalization Plan</i> as needed	Adopted plan implementation is promoted via 2010 adoption of Design Standards. Town Council initiated the process of an updated Downtown Master Plan in 2024 which included identifying a walkable

			downtown core and recommending amendments to existing land uses to support that initiative.
LUP-67	(6-12)	Sites for business park	Partially implemented. See LUP-51.
LUI-23	(6-12)	Calif. "Main Street" program	Functionally Implemented. "Main Street" concepts/components were incorporated within the adopted Downtown Revitalization Plan and the 2010 Design Standards.
LUI-24	(6-12)	Promote farmers market	Ongoing implementation. <b>The zoning ordinance was amended in 2025 to allow farmers markets year-round and downtown.</b>
LUI-25	(6-12)	Staffing business development Programs and activities	Ongoing implementation.
LUI-26	(6-12)	Design guidelines for commercial	Implemented. Refer to LUI-18.
LUI-27	(6-12)	Enforce comm. zoning ordinance	Implemented.
LUI-28	(6-12)	Design review board	Not ongoing or needed since 2010 due to adoption of Town's Design Standards.
LUI-29	(6-12)	Apply design guidelines to existing businesses	Implemented.
LUI-30	(6-12)	Land use controls in gateways	Implemented via adoption of scenic highway corridor zoning regulations and 2010 adoption of Design Standards specific to gateway areas.
LUI-31	(6-12)	Funding for gateway areas	Partially implemented as opportunities arise.
LUI-32	(6-12)	Upgrade entrance signs	A post-Camp Fire volunteer group, "The Sign Committee", conducted an online vote for new entrance signs to Town and is working on funding to replace them. The entrance sign on Skyway completed construction in 2022.
LUI-33	(6-12)	Review sign regulations	Ongoing directive and implemented.
LUI-34	(6-12)	Promote completion of auditorium	Implemented.
LUI-35	(6-12)	Facilitate weekend tourist events	Implementation ongoing. In 2023, the Recovery & Economic Development Dept coordinated and supported monthly TOP-POP weekend events highlighting local businesses.
LUI-36	(6-12)	Parking facilities study	Ongoing directive as part of the Downtown Revitalization Master Plan.
LUI-37	(6-12)	Improve code enforcement program	Implemented and ongoing as funds permit. Additional code enforcement staff was brought on in 2021.

LUI-38	(6-12)	Outdoor display ordinance	Implemented via adoption of ord. No. 550 in 2014 (see LUI-37 also).
LUI-39	(6-13)	Relocate nonconforming uses	Ongoing directive.

**INTERGOVERNMENTAL COORDINATION**

LUP-68	(6-13)	Use BCAG for land use decisions	Ongoing and partially implemented as opportunities are afforded.
LUP-69	(6-13)	Regional decision making	Ongoing and partially implemented as opportunities are afforded.
LUP-70	(6-13)	Butte County urban reserve policy	Ongoing and partially implemented as opportunities are afforded.
LUP-71	(6-13)	Protection of Paradise watershed	Ongoing and partially implemented as opportunities are afforded.
LUI-40; 41; 42	(6-13)	Coordination with Butte County	Ongoing and partially implemented as opportunities are afforded.

**LAND USE CONTROLS**

LUP-72	(6-14)	Relocation of nonconforming uses	Ongoing directive.
LUP-73	(6-14)	Discourage expansion of legal nonconforming uses	During post Camp Fire in 2019 the Town adopted specific and short-term natural disaster regulations within Section 17.39.300 [Restoration of damaged nonconforming use] of the Paradise Municipal Code.
LUP-74	(6-14)	Improve code enforce program	Implemented and ongoing. The Butte County Abandoned Vehicle Abatement Authority was renewed on the 2024 ballot of which the Town is a member jurisdiction.
LUP-75	(6-14)	Comm. handicap accessibility	Ongoing and implemented.
LUP-76	(6-14)	Revise local CEQA guidelines	Implemented.
LUI-43; 44	(6-14)	Zone parcels consistent with GP	Implemented.
LUI-45	(6-14)	Consistently enforce regulations	Implemented and ongoing.

**TERTIARY PLANNING AREA**

LUP-77; 78; 79	(6-15)	Projects in tertiary area should not be approved if adverse impacts on Town of Paradise	Ongoing directive.
LUP-80; 81	(6-15)	Projects in tertiary area should have open space	Ongoing directive.
LUP-82	(6-15)	Projects in tertiary area should Acknowledge high fire hazards	Ongoing directive.
LUI-46; 47	(6-15)	Coordinate with county agencies/districts	Implemented and ongoing. Town staff provided input in 2024 for the PID master services review through LAFCo.
LUI-48	(6-15)	Joint powers agreements	Partially implemented.
LUI-49	(6-15)	Expand Sphere of Influence	Partially implemented.

**CIRCULATION ELEMENT:**

CP-1	(6-18)	LOS "D" or better for roadways	Ongoing directive.
CP-2	(6-18)	Circulation problems eliminated	In March 2022 a new Paradise Transportation Master Plan was adopted which identifies needed roadway improvements/connections. In late 2022, the Town prioritized identified road projects for its +/- \$229M CDBG-DR Infrastructure allocation to be carried out between 2023-2028.
CP-3	(6-18)	Impacts of street extensions	Ongoing directive and implemented.
CP-4	(6-19)	Mitigate circulation impacts	Ongoing and implemented on case-by-case basis.
CP-5	(6-19)	Upper Ridge roadway impact fees	Partially implemented and ongoing. Butte County collects development impact fees for upper ridge development, a portion of which is earmarked for Skyway and Clark Roads in Paradise.
CP-6	(6-19)	Additional street connections	Ongoing directive. Refer to CP-2.
CP-7	(6-19)	New traffic signal synchronization	Partially implemented. Synchronized traffic signals from Elliott Road to Neal Road along Skyway were completed in 2014. Grant secured in 2015 funded signalization of the Black Olive Drive/Skyway intersection, further improving signal synchronization along Skyway.
CP-8	(6-19)	Regulate truck routes	Implemented and ongoing.
CP-9	(6-19)	Establish park-and-ride facilities	Ongoing, partially implemented as opportunities afforded.

CP-10	(6-19)	Sidewalk and pathway program	Ongoing directive. Pearson Road improvements/signalization at Recreation Drive were completed in 2013. Infill sidewalks, curbs and gutters along Pearson Road between Academy Dr. and Skyway was constructed in 2017. Grant funding has been secured for environmental review and design for new sidewalks along Birch, Elliott, Foster and Black Olive Drive. Grant funding was secured for construction of new sidewalks along Pearson Road between Academy and Black Olive Drives. The Almond Street and Gap Closure projects installed walkable pathways, lighting, landscaping, and road repairs in the Downtown.
CP-11	(6-19)	Bicycle and hiking trails	Ongoing directive; partially implemented. The Downtown Paradise Safety Project installed bicycle lanes along Skyway between Elliot and Pearson Roads in 2014. Bicycle lanes along Pearson Rd. between Pentz and Clark Roads and along Maxwell Dr. were largely completed in 2015. Shoulder widening and the addition of bicycle lanes on Pearson Road from Clark Road to Pentz Road was completed in 2016. Construction/installation of flashing beacons at trailway crossing of major streets completed in 2018. Class 1 multi-use paths are included in multiple road improvement projects allocated for the CDBG-DR infrastructure funding in 2022 to be completed between 2024-2026.
CP-12	(6-19)	Butte County road standards	Implemented. Butte County and the Town have adopted compatible road standards for the Town's Sphere of Influence.
CP-13	(6-19)	Trip reduction plan programs	Partially implemented and ongoing. In 2022, the Town adopted local-level VMT policies from the 2020 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) from BCAG for reducing vehicle miles traveled at a project level.
CP-14	(6-19)	Senior and handicapped transit	Ongoing directive; partially implemented via B-Line Paratransit service.
CP-15	(6-19)	Expand public transit services	Consolidation of County-wide transit services has helped promote implementation.
CP-16	(6-19)	Improve commercial parking	Ongoing directive implemented as opportunities arise. Construction of an additional public parking facility in the Central Commercial area was completed in 2011.

CP-17	(6-19)	Improving traffic flows	Ongoing and partially implemented.
CP-18	(6-20)	Roadway extension workshops	Ongoing and partially implemented.
CP-19	(6-20)	Increase transit opportunities	Partially implemented via paratransit services.
CP-20	(6-20)	Town Engineer to review circulation studies for revision	BCAG development of a Regional Transportation Plan initiated in 2014/2015 has assisted. The 2022 Transportation Master Plan reviewed the Town's daily traffic needs.
CI-1	(6-20)	Access standards along arterials.	Ongoing directive.
CI-2	(6-20)	Road connection feasibility study	Completed in the March 2022 Transportation Master Plan.
CI-3	(6-20)	Establish development impact fees	Implemented and ongoing.
CI-4; 5	(6-20)	Regional traffic maintenance	Ongoing and partially implemented.
CI-6	(6-20)	Locations for pathways	Ongoing and partially implemented. Additional opportunities identified in the Action Transportation Plan section of the 2022 Transportation Master Plan and are partially funded through the CDBG-DR infrastructure allocation.
CI-7	(6-20)	Pedestrian pathways for private development	Partially/potentially implemented by covenant agreements.
CI-8	(6-20)	Improve road shoulders	Ongoing implementation via various public infrastructure projects.
CI-9	(6-20)	Transportation facilities	Ongoing directive. <b>In 2025, the Paradise Transit Center, at Birch St &amp; Black Olive Dr was completed.</b>
CI-10	(6-21)	Utilizing transportation funds	Ongoing implementation as funds permit.
CI-11	(6-21)	Butte County Circulation Element	Refer to comment for CP-5.

**HOUSING ELEMENT:**

**NOTE: A separate report detailing implementation of the Town of Paradise Housing Element is prepared for Planning Commission review and recommended referral to the Town Council. The format and contents of the Housing Element report is dictated by the California Department of Housing and Urban Development and is therefore generated as a stand-alone, but related document.**

**NOISE ELEMENT:**

NP-1	(6-33)	Noise level acoustical analysis	Ongoing implementation as needed.
NP-2	(6-33)	Transportation noise levels	Ongoing implementation as needed.
N-3	(6-33)	Exterior noise levels	Ongoing implementation as needed.
N-4	(6-33)	Noise mitigation measures	Ongoing implementation as needed.
N-5	(6-33)	Acoustical analysis standards	Ongoing implementation as needed.
N-6; 7	(6-33)	Paradise Skypark Airport levels	Ongoing implementation as needed.
NP-8	(6-33)	Preserve quiet residential areas	Ongoing directive.
NP-9	(6-33)	Control obtrusive noise	Ongoing implementation via noise regulations of the Paradise Municipal Code.
NP-10	(6-34)	Development near care facilities	Ongoing directive.
NI-1; 2	(6-34)	Monitor mitigation compliance	Ongoing implementation as needed.
NI-3	(6-34)	Noise insulation standards	Implemented and ongoing.
NI-4; 5	(6-34)	Review and update noise element	Ongoing implementation as required.
NI-6	(6-34)	Improve noise ordinance	Implemented and ongoing.
NI-7	(6-34)	Adopt Airport Land Use Plan	Implemented.

**2024 SAFETY ELEMENT (SEPARATE DOCUMENT):**

SP-1	(39)	Consider extreme heat days in development design	Ongoing directive.
SP-2	(39)	Evaluate home hardening methods	<b>In 2025, the 2025 California Wildland Urban Interface code was adopted.</b>
SP-3	(39)	Balance mandates with affordability	Ongoing directive.
SP-4	(39)	Use best available science for hazard mapping	Ongoing directive.
SP-5	(39)	Encourage infill near evac routes	Draft sewer service overlay zoning proposes to increase density in the Sewer Service Area which is along major evacuation routes.

SP-6	(39)	Enforce SRA fire safety standards	Ongoing directive.
SP-7	(39)	Limit building in buffer areas	The Town and PRPD are actively working to identify high priority parcels for wildfire buffers as part of the OPR ICARP grant.
SP-8	(40)	Building assessment for retrofit	Self-identified standing homes in need of retrofit for fire safety were cleared for participation in a FEMA grant funded home hardening program in 2024; <b>retrofit construction began in 2025.</b>
SP-9	(40)	Develop land use standards to protect habitat	No action.
SP-10; 11	(40)	Enforce Fire Code and SRA code	The Town is enforcing the current 2025 CA Fire Code. The SRA fire codes have not yet been fully incorporated into the Town's municipal code.
SP-12	(40)	New fire stations w/in 5 min call	Ongoing directive.
SP-13	(40)	Maintain ISO rating of 3 or better	Ongoing directive.
SP-14	(40)	Reduce the impact of pollutants	Ongoing directive.
SP-15	(40)	Flood hazard building impacts	New construction within Special Permit Zones are subject to the Town's updated development standards for building in areas prone to flooding.
SP-16	(40)	No toxic discharge into waterways	Ongoing directive.
SP-17	(40)	Minimize soil erosion on projects	Ongoing implementation as needed.
SP-18; 19	(40-41)	Regional hazardous waste facilities	Ongoing directive.
SP-20	(41)	Local review of hazard facilities	Ongoing directive.
SP-21	(41)	Trans routes for hazardous waste	Ongoing implementation as needed. The Town already has designated truck routes.
SP-22	(41)	Hazardous waste facilities consistent with BC Public Health & state law	Ongoing directive.
SI-1	(41)	Reduce heat impacts	Updated commercial design guidelines call for at least 50% of landscaping to provide shade over parking lots.
SI-2	(41)	Review building standards against fire resistance for add'l mitigations	Ongoing directive. See SP-8 for FEMA retrofit program update.
SI-3	(42)	Incentivize not building in buffers	See SP-7 for an update on mapping the wildfire buffers. No action yet on incentives to not build in those areas.
SI-4	(42)	Update PMC with SRA fire regs	Not fully implemented at this time, though the Town has adopted the PRC 4291 standards (defensible space) into the municipal code.

SI-5	(43)	Fire Protection Plans	Not fully implemented at this time, though the Town is requiring emergency vehicle access, addressing, defensible space, & fire safe building construction.
SI-6	(43)	Stormwater management	Stormwater management for new construction is regulated by erosion and sediment control plans and grading permits through the Engineering Division.
SI-7	(43)	Reopen local HHW facility	In the updated solid waste franchise agreement, thresholds for reopening the local HHW facility were included.
SI-8	(43)	Adequate emergency response	New parcel maps, subdivisions, and large commercial/residential developments are reviewed by police and fire to determine adequate resources to support.
SP-23	(44)	Seek funding for efficient HVACs	Ongoing directive.
SP-24	(44)	Policies harmonize w/ climate action	Ongoing directive.
SP-25	(44)	Community capacity inventory	No action.
SP-26	(44)	Enforce Storm Drain Master Plan	Ongoing directive.
SP-27	(44)	Infrastructure recovery projects	<b>In 2025, the Town continued to complete public road rehabilitation.</b>
SP-28	(44)	Airport safety compatibility	Ongoing implementation as needed.
SP-29	(44)	New public facilities on evac routes	Ongoing directive.
SI-9	(44)	Incentives for alt energy appliances	No action.
SI-10	(44)	Maintain & map community assets	No action.
SI-11	(45)	Improve road infrastructure	The Public Works Dept continues to complete post-fire road rehab projects and CIPs which widen evacuation routes.
SI-12	(45)	ALUC review within airport area	Ongoing directive.
SI-13	(45)	Designate public facilities along evac routes	Ongoing implementation as needed.
SP-30	(46)	Climate change signage	No action.
SP-31	(46)	Hazard risk disclosure to renters	Ongoing directive.
SP-32	(46)	Wildfire risk education	Ongoing directive.
SP-33	(46)	EOC training for staff and public	Ongoing directive. <b>Town staff took part in an EOC training in July 2025</b> and tests the emergency sirens on the 15 <sup>th</sup> of every month for the public to get used to how they operate.

SP-34	(46)	HHW safety education	Ongoing directive, no printed materials prepared yet.
SI-14	(46)	Public trails climate change signage	No action.
SI-15	(46)	Ord. for risk disclosure to renters	No action.
SI-16	(47)	Disseminate info on wildfire risk	Ongoing directive. The Town staff's booths at community events to distribute educational materials about wildfire safety.
SP-35	(47)	Implement the Emergency Op Plan	Ongoing directive.
SP-36	(47)	Prioritize needs of disadvantaged communities during recovery	Ongoing directive.
SP-37	(47)	Post-disaster policies to reduce risk	The Town adopted a 5' non-combustible zone around new structures, to include landscaping, and IBHS Wildfire Prepared Home standards.
SP-38	(48)	Adequate access for new bldgs	Ongoing directive.
SP-39	(48)	Enact Master Transportation Plan	Ongoing implementation as opportunities present.
SP-40	(48)	Prohibit bldg. on lots w/o access	Ongoing directive.
SP-41	(48)	Redundant communication system	Ongoing and implemented though <b>Smart911</b> , warning sirens, press releases, AM 1500 radio, & social media/website posts.
SP-42	(48)	Community disaster event training 2x/yr for cooperators/public	Ongoing directive.
SP-43	(48)	Emergency aircraft landing area	No action.
SI-17	(48)	Support affordable housing funding	The Town secured \$83M in direct CDBG-DR allocations for post-fire affordable housing <b>and currently have over 175 units completed or in construction with another 120 units in the permitting process.</b>
SI-18	(48)	Develop After Action Report	Ongoing and implemented for any incident proclaimed a state of emergency by the governor.
SI-19	(49)	Disaster response infrastructure	The Town's early warning system (sirens) went fully online in 2024 and evacuation route improvements continued though CIP projects funded by CDBG-DR infrastructure grants.
SI-20	(49)	Early noticing for constrained areas	Ongoing directive.
SP-44	(49)	Adopt an urban canopy ordinance	No action.
SP-45	(49)	Support acquisition of buffers	See SP-7 update.
SP-46	(49)	Reduce wildfire smoke hazards	No action.
SP-47	(50)	Fuel reduction in forested areas	The Town has supported the Butte County Fire Safe Council in their 10-

			year fuels management plan within Town limits, <b>including the inclusion of Broadcast Burn Permits in the municipal code in 2025.</b>
SP-48	(50)	Enforce defensible space program	The Town brought on additional fire prevention inspectors through FEMA HMGP funds which helped to bring the Town to a <b>95% compliance rate for 2025.</b>
SP-49	(50)	Help fund veg mgmt. for low income	No action.
SI-21	(50)	Identify and fund wildfire buffers	See SP-7 update.
SI-22	(50)	Private and public defensible space	The Town continues to implement its annual roadside vegetation management program and enforce defensible space requirements.
SI-23	(51)	Enforce state fire code	The Town has adopted the most recent ( <b>2025</b> ) CA Fire Codes and adopted PRC 4291 in the municipal code.
SP-50	(51)	Encourage low water landscape	Through State grant funds, the Town provides free residential landscape plans on its website that are focused on low water use, drought-tolerant, native, and fire-resistant plant species.
SP-51	(51)	Outreach about climate change	No action.
SP-52	(51)	Promote resiliency of structures	Through FEMA HMGP funds, standing structures had the opportunity to retrofit their structures to more fire-resistant exterior building materials.
SP-53	(51)	Complete full Gen Plan update	Two of the seven Elements have been updated, with the remaining five to begin in 2025.
SP-54	(51)	Infrastructure for extreme weather	Roads, drainage culverts, and utilities are being designed and replaced to support safer evacuation routes.
SI-24	(51)	Checklist for bldg. site adaptation	No action.
SI-25	(51)	Add resiliency to Gen Plan policies	No action.
SP-55	(52)	Support fire resilient forests	No action.
SP-56	(52)	Adopt CA fire code w/ amendments	Implemented and on-going.
SP-57	(52)	Coord. hazard mitigation updates	The Town worked with Butte County on the update to the Local Hazard Mitigation Plan in 2024.
SP-58	(52)	Oversee climate action strategies	No action.
SP-59	(52)	Report progress of Safety Element	Implemented, and on-going, annual implementation reports are prepared by Planning staff for review by the Planning Commission and Town Council before being submitted to the State Office of Land Use and Climate

			Innovation (LCI).
SP-60	(52)	Support fuel reduction in forests	See SP-47.
SP-61	(52)	Enforce defensible space program	See SP-48.
SP-62	(53)	Ensure maint. of water supplies	Town staff and Paradise Irrigation District staff meet once a month to discuss projects that affect water supply, fire flow, and system maintenance.
SI-26	(53)	Inter-agency preparedness coord.	The Town coordinates with cooperator agencies for EOC exercises, supports defensible space activities by the Butte County Fire Safe Council, and enforcing hazard abatement at a parcel level (see SP-48).
SI-27	(53)	Maintain the LHMP & CWPP	Ongoing directive.
SP-63	(54)	Education to reduce fire risk	<b>Fire Prevention staff meet regularly with the public, at individual sites, to educate on defensible space.</b>
SP-64	(54)	Response plan for high heat days	No action.
SP-65	(54)	Involve all in adaptation planning	Ongoing directive.
SP-66	(54)	Diversify outreach methods	Ongoing directive.
SP-67	(54)	Recognize programs and properties that mitigate against fire	Local fire wise communities and a Wildfire Prepared Home have been publicly recognized as a means to inform the public about wildfire mitigations at a property level.
SI-28	(54)	Inclusive education and engagement	Ongoing directive.
SI-29	(55)	Plan fire prevention workshop	No action.
SP-68	(55)	Advocate for resiliency funding	Ongoing directive.
SP-69	(55)	Integrate hazard mitigation in plans	Ongoing directive.
SP-70	(55)	Explore funding for fire resiliency	As part of the grant funded wildfire buffer project with PRPD, long-term funding mechanisms are being explored.
SP-71	(55)	Engage with insurance companies	The Town hosted a meeting with the State Insurance Commissioner and Mercury Insurance in November 2024 to discuss fire mitigation measures the Town has taken to promote insurability.
SP-72	(55)	Encourage utility companies to enhance lifeline programs	No action.
SP-73	(56)	Update Federal Advocacy Platform	The 2021 Advocacy Platform was updated in 2023 <b>and is on schedule to</b>

**be updated in 2026.**

SI-30	(56)	Work regionally for funding and information-sharing	The Town works regionally to prepare the LHMP & CWPP and participates in speaking on panels and roundtables to learn best practices and share fire recovery experiences.
SI-31	(56)	Maintain Federal Advocacy Platform	Town staff and Councilmembers traveled to Washington D.C. in 2024 to advocate for federal support of resiliency projects.

**OPEN SPACE/CONSERVATION ELEMENT:**

OCEP-1; 2; 3	(6-49)	Scenic highway corridors	Implemented.
OCEP-4	(6-49)	New billboard size and location restrictions	Implemented and ongoing.
OCEP-5; 6	(6-49)	Protecting scenic view corridors	Ongoing implementation as needed.
OCEI-1	(6-50)	Development standards to maintain Integrity of scenic highway	Implemented via Town adoption of scenic highway zoning regulations.
OCEI-2	(6-50)	Utility locations in gateways	Implemented as needed.
OCEI-3	(6-50)	New billboard regulations	Implemented and ongoing.
OCEP-7	(6-51)	Open space as infill tool	Implemented, ongoing directive.
OCEP-8	(6-51)	Trailways with new development	Ongoing and partially implemented as needed; Yellowstone Kelly Heritage Trailway (formerly Paradise Memorial Trailway) extension completed in 2010 indicates progress.
OCEP-9	(6-51)	Public access to Lookout Point	Implemented and ongoing via Butte County.
OCEP-10	(6-51)	Linear park around trailway	Partially implemented/ongoing via Trailway Plan & recent improvements.
OCEP-11	(6-51)	Work with PRPD for park locations	Implemented and ongoing.
OCEP-12	(6-51)	Work to acquire open space	Ongoing directive and merits implementation due to 2018 Camp Fire circumstances. A joint grant application between TOP and PRPD was awarded by the State Office of Planning & Research (OPR) in 2024 to fund the planning of implementation of wildfire buffers along the Town

			borders.
OCEI-4;	(6-51)	Work with PRPD to develop open space specific plan	The PRPD adopted a revised and updated 15-year District Master Plan during 2010 that will assist in implementation of this directive.
OCEI-5	(6-51)	Park facilities consistent with GP	Implemented and ongoing.
OCEI-6	(6-51)	Expansion of Sphere of Influence	Not implemented due to lack of necessity.
OCEI-7	(6-51)	Open space east of Neal Rd	Partially implemented as an ongoing directive.
OCEP-13	(6-52)	Protect large trees	Ongoing directive and implemented as opportunities afforded.
OCEP-14; 15	(6-52)	Maintenance of natural habitat	Partially implemented and ongoing.
OCEP-16	(6-52)	Protect area fisheries	Partially implemented and ongoing.
OCEP-17	(6-52)	Protect deer herd migration routes	Ongoing directive.
OCEP-18; 19	(6-53)	Protect view sheds	Ongoing and partially implemented.
OCEP-20;21	(6-53)	Protect neighboring views	Ongoing and partially implemented.
OCEP-22	(6-53)	Underground utilities encouraged	Partially implemented and ongoing. The Town established two new underground utility districts in 2016. During 2019 PG&E agreed to and commenced undergrounding some of its electrical transmission lines along the Skyway and within the Town. <b>During 2025, PG&amp;E continued to install multiple miles of underground utilities.</b>
OCEP-23	(6-53)	Preserve groundwater quality	Implemented and ongoing.
OCEP-24; 25	(6-53)	Protect town's water resources	Implemented and ongoing.
OCEP-26	(6-53)	Keep natural riparian vegetation	Partially implemented and ongoing via case-by-case analysis.
OCEP-27	(6-53)	Land uses near sensitive lands	Implemented and ongoing.
OCEP-28	(6-53)	Control grading in subdivisions	Implemented and ongoing.
OCEP-29	(6-53)	Golf course operation encouraged	Ongoing directive.
OCEP-30	(6-53)	Grey water usage ordinance	Implemented and ongoing. The Town adopted grey water use regulations in 2014.
OCEP-31	(6-53)	Retention of agricultural lands	Ongoing partial implementation.
OCEP-32;33	(6-53, 54)	Identify ag and timber lands	Implemented.
OCEP-34; 35	(6-54)	Support programs to recycle	Implemented/ongoing via execution of a solid waste franchise agreement with NRWS. <b>NRWS took delivery of new collection trucks in 2025 to begin</b>

OCEP-36	(6-54)	Archaeologically sensitive lands	<b>organics collection in 2026.</b> Implemented and ongoing.
OCEI-8	(6-54)	Develop standards for stream and drainage way protection	Implemented and ongoing.
OCEI-9	(6-54)	Low density on sensitive land	Implemented and ongoing.
OCEI-10	(6-54)	Regulations for creek discharges	Implemented and ongoing via RWQCB and the Town's Wastewater Management District.
OCEI-11	(6-54)	Seek grants for reforestation	Implemented and ongoing as opportunity affords itself.
OCEI-12	(6-54)	Mitigation for tree removal	Largely implemented via tree ordinance regulations.
OCEI-13	(6-54)	Encourage Arbor Day	Ongoing directive.
OCEI-14	(6-54)	Preserve natural wildlife areas	Implemented and ongoing.
OCEI-15	(6-54)	Undergrounding utilities	Partially implemented and ongoing. See OCEP 22.
OCEI-16	(6-54)	Acquire conservation easements	Not implemented; lack of funding.
OCEI-17	(6-54)	Establish Williamson Act program	Not implemented; lack of local opportunities.
OCEI-18	(6-55)	Compliance with CEQA archaeological impacts	Implemented and ongoing directive.
OCEI-19; 20	(6-55)	Use of qualified archaeologists	Implemented and ongoing.
OCEI-21; 22; 23; 24	(6-55)	Implement recycling programs	Implemented and ongoing. See OCEP-34; 35 and SP-18; 19 comments
OCEI-25	(6-55)	Eliminate leaf burning	Progress toward implementation has been achieved; the post-fire reopening of the green waste yard has helped reduce the need to burn.
OCEI-26	(6-55)	Support water conservation	Partial implementation and ongoing. See note for LUP-6 and LUP-18.
OCEI-27	(6-55)	PRPD impact mitigation program	Implemented and ongoing.
OCEP-37	(6-56)	Cogeneration possibilities	Not implemented due to a history of limited opportunities and constraints predating the 2018 Camp Fire.
OCEP-38	(6-56)	Support recycling	Required by State law; implemented and ongoing.
OCEP-39	(6-56)	Siting of multi-family housing	Ongoing directive. <b>In 2025, the Town Council approved the rezone of an underutilized residential property along an evacuation route for a 12-unit multi-family development.</b>
OCEP-40	(6-56)	Commercial sign design	Implemented by Town-wide Design Standards adopted in 2010 and updated in 2022.

OCEP-41	(6-57)	Landscape plan standards	Implemented and ongoing. Landscaping was incorporated into the updated Design Standards for the Downtown and Community Commercial corridors in 2022.
OCEP-42	(6-57)	Pedestrian and bicycle consideration in new subdivisions	Ongoing and partially implemented on a case-by-case basis.
OCEP-43	(6-57)	Bike lanes on collector streets	Implemented as opportunities arise.
OCEI-28	(6-57)	Energy conservation partnership	Partially implemented and ongoing.
OCEI-29	(6-57)	Energy conservation ordinance	Functionally implemented through adoption of CA Green Building Standards.
OCEI-30	(6-57)	Energy conservation in zoning	Ongoing directive.

**EDUCATION AND SOCIAL SERVICES ELEMENT:**

**SOCIAL SERVICES ELEMENT - (Education and Schools)**

ESP-1-7	(6-59)	School siting requirements	Ongoing directives; implemented as opportunities arise.
ESP-8	(6-60)	PUSD review of rezone	Ongoing directive.
ESP-9; 10	(6-60)	PUSD/PRPD review for density	Implemented and ongoing.
ESI-1	(6-60)	PUSD to review GP amendments	Implemented and ongoing.
ESI-2	(6-60)	Notify PUSD of Fed or State develop.	Ongoing directives implemented as opportunities arise.
ESI-3; 4	(6-61)	Ongoing review of school sites	Ongoing directives implemented as opportunities arise.
ESI-5	(6-61)	Findings for school capacities	Not implemented.
ESI-6	(6-61)	PUSD impact mitigation program	Not implemented; prohibited by California State law.

**SOCIAL SERVICES ELEMENT - (Senior Services):**

ESP-11-13	(6-62)	Needs of the aging and elderly	Ongoing directive.
ESP-14-16	(6-62)	Help improve senior facilities/svcs	Ongoing directive.
ESI-7	(6-62)	Work with senior groups	Partially implemented and ongoing (pre-fire) but no formally established

ESI-8; 9	(6-62)	Add Community Services land uses	liaison. Implemented.
ESI-10	(6-62)	Alternative means to improve svcs	Partially implemented via federally funded Town housing programs.

**SOCIAL SERVICES ELEMENT - (Child Day Care):**

ESP-17-19	(6-63)	Large family daycare requirements	Implemented.
ESI-11	(6-63)	Streamline large family daycares	Implemented. Updated large family daycare ordinance in 2021 to comply with current state law requiring they be treated the same as small family daycares (permitted-by-right).

**SOCIAL SERVICES ELEMENT - (The Arts)**

ESP-20	(6-64)	Encourage art and retail crafts	Partially implemented and ongoing as opportunities are afforded. <b>In 2025, the Town Council adopted zoning amendments to make art galleries permitted-by-right in the Central Commercial area of town.</b>
ESP-21	(6-64)	Dramatic theater facility siting	Implemented and ongoing.
ESP-22	(6-64)	Add arts program opportunities	Implementation ongoing.
ESP-23	(6-64)	Local arts education program	Partially implemented and ongoing.
ESI-12	(6-64)	Ongoing support of the arts	Partially implemented, but no formally established liaison.
ESI-13	(6-64)	Feasibility of art related incentives	<b>The Town's 2025 public utility box mural project showcased the talents of local artists on town owned utility boxes that included a \$300 stipend to the selected artists.</b>
ESI-14	(6-64)	Display local art within Town Hall	Partially implemented and ongoing (pre-fire). <b>See ESI-13 for public display of local art.</b>
ESP-24	(6-65)	Education on value of library	Limited implementation effort.
ESP-25	(6-65)	Assist in funding library programs	Not implemented. Such opportunities have yet to materialize.
ESP-26	(6-65)	Support offerings of local library	Limited implementation effort.

**SOCIAL SERVICES ELEMENT - (Library Services)**

ESI-15	(6-65)	TOP and library liaison	Limited implementation effort.
ESI-16	(6-65)	Consolidate library with TOP	Not implemented. No advocacy nor demand for implementation currently exists.

**SOCIAL SERVICES ELEMENT - (Activities for Teenagers):**

ESP-27; 28	(6-66)	Facilities available for teens	Implemented and ongoing. PRPD programs/activities contribute greatly as does the newly reopened Boys & Girls Club in 2022.
ESP-29	(6-66)	Solicit teen input	Limited implementation as opportunities are afforded.
ESI-17; 18	(6-66)	Develop avenues for teen input	Implemented as the opportunity arises.
ESI-19	(6-66)	Teens on citizen committees	Limited opportunities for implementation.

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## Town of Paradise

### Planning Commission Agenda Summary

Agenda Item: 6(b)

Date: February 17, 2026

**ORIGINATED BY:** Anne Vierra, Community Development Manager  
**REVIEWED BY:** Susan Hartman, Community Development/Planning Director  
**SUBJECT:** Planning Commission Discussion of the Draft Annual Housing Element Progress Report for Calendar Year 2025

#### COMMISSION ACTION REQUESTED:

1. Adopt a motion to forward the annual General Plan Housing Element implementation status report to the Town Council; OR
2. Direct staff to make any changes desired by a majority of Planning Commissioners.

#### Background:

Government Code Section 65400 requires each local jurisdiction to prepare an annual report on the status and progress in implementing its General Plan Housing Element using forms and definitions adopted by the California State Department of Housing and Community Development (HCD). The annual progress report must be submitted to HCD and the Governor's Office of Planning and Research (OPR).

Section 65400 further states that the annual Housing Element progress report "shall be at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments." In order to provide an opportunity for members of the public to provide this input, staff desire to provide the progress report for Town Council consideration during their regularly scheduled March 10, 2026 meeting, thereby facilitating submittal to HCD and OPR by the end of March 2026.

The annual Housing Element progress report reveals that, of a total of five hundred eleven (511) new dwelling units issued, the majority of permits applied for were for moderate income dwelling units. This annual report reflects the third year of the 2022-2030 Housing element. Remaining units needed for the 2022-2030 planning period are 4,330 Above Moderate, 519 Moderate, 0 Low, and 294 Very Low income levels.

Staff continues to pursue opportunities to further the implementation of housing program objectives in addition to those programs where implementation involves ongoing directives to promote affordable housing through various means. The report contains a detailed enumeration of each program and its implementation status as of December 31, 2025.

<b>Jurisdiction</b>	Paradise	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	06/15/2022 - 06/15/2030

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
		1	Projection Period	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 12/31/2021-06/14/2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	5	-	
	Non-Deed Restricted	-	1	-	4	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	383	-	-	-	-	-	-	-	-	-	-	89	294	
	Non-Deed Restricted	-	2	1	3	2	76	-	-	-	-	-	-	-	
Low	Deed Restricted	374	-	-	-	-	-	-	-	-	-	-	515	-	
	Non-Deed Restricted	-	65	44	116	218	72	-	-	-	-	-	-	-	
Moderate	Deed Restricted	1,319	-	-	-	-	-	-	-	-	-	-	800	519	
	Non-Deed Restricted	-	82	127	218	153	220	-	-	-	-	-	-	-	
Above Moderate		5,103	200	130	155	145	143	-	-	-	-	-	773	4,330	
Total RHNA		7,179													
Total Units			350	302	496	518	511	-	-	-	-	-	2,177	5,143	

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Jurisdiction		Paradise						
Reporting Year		2025 (Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
HI-1 Reduce Infrastructure constraints to development	Continue to reduce infrastructure constraints to new development.	Annually an ongoing to 2030	6th Cycle	In Progress	While a 2023-24 \$182M grant application to the State Water Board Division of Financial Assistance (DFA) was not successful, in 2025 Town Council reallocated CDBG-DR funds so that the total committed funds to the sewer project are now \$122M which is now enough to acquire and build a sewer system for a smaller, Phase I, area that will encompass the Downtown. Land acquisition for the treatment plant is currently underway.			
Affordable Housing Resources	Continue to promote affordable housing by working with and assisting developers who are interested in producing affordable housing and by providing staff support.	Housing stakeholders group held by July 2022. Affordable housing brochure prepared by December 2022.	6th Cycle	In Progress	The Housing Division convened a Housing Advisory Committee which includes affordable housing developers that meets quarterly to discuss housing projects, housing constraints, housing market analysis, and potential partnerships with Town funding programs. Affordable housing projects are listed on the Town's housing webpage.			<a href="https://www.townofparadise.com/housing/page/affordable-apartments">https://www.townofparadise.com/housing/page/affordable-apartments</a>

Affordable Housing Incentives	Provide incentives through project processing and development regulations to promote extremely low, very low, and low income households.	Identify incentives and prepare brochure by December 2022.	6th Cycle	In Progress	The Town has identified parking reductions and density bonuses as potential incentives for affordable housing projects, in addition to the incentives applied to rebuild permits including waivers of development impact fees to the Town. A Zoning Ordinance update contract was awarded to PlaceWorks in August 2025 which will include updating the Affordable Housing incentives in the municipal code.			
Density Bonus, SSA Overlay, and other opportunities for increased density	Revise the density bonus ordinance (Chapter 17.44) to be consistent with Government Code Sections 65915 and 65917 and identify incentives for affordable housing development	PMC revision by 8/22. Affordable housing incentives by 2/23. Density bonus brochure by 6/23. Identify areas for tiny home villages by 12/23. Rezoning SSA parcels by 01/25.	6th Cycle	In Progress	Awarded HCD REAP 2.0 funds were used to secure a consultant to draft the Sewer Service Overlay Zone with increased density. The draft Ordinance is done and ready for adoption pending the kickoff of sewer construction. One parcel shown for rezoning in the Housing Element was rezoned to Multi-family in 2025.			
Publicly Owned Land Inventory	Continue to maintain an inventory of publicly owned land in the Town and its sphere of influence for potential housing sites.	updated bi-annually	6th Cycle	Continuous	On the Town's internal GIS map, a layer was created by the GIC(Chico State) to show the publicly owned land in Town limits.			
Housing Authority	Support the Housing Authority's continued implementation of the conventional Public Housing Rental Program and the Housing Choice Voucher	ongoing	6th Cycle	Continuous	21-unit senior housing project, finalized in 2025 and subsidized with some of the Town's CDBG-DR MHP funds, was leased up through the Butte Housing Authority.			
Small lot consolidation and development	Continue to encourage consolidation of small multi family parcels as well as small, commercially designated parcels appropriate for residential use.	Small lot owners contacted by June 2023	6th Cycle	In Progress	The Town is working on a redevelopment plan for the downtown that includes many small lots and has a consult (Urban Design Associates) to help identify areas for lot consolidation for interested developers.			

Promote Second Units	Continue to encourage development of affordable second units.	Prepare an ADU handbook, publicize 2nd unit program online, explore partnerships with prefabricated ADU manufacturers by 12/22.	6th Cycle	In Progress	Through the Dept of Conservation Wildfire Resiliency & Planning Grant, the Town secured 4 ADU plans which have been preapproved resulting in lower permitting fees and had an ADU handbook created both digitally and hard copy. The ADU mastered plan program was promoted to the public at the Town's monthly Building Stakeholders Meeting in October 2023. Through an HCD ADU audit in December 2025, the Town found multiple new ADU laws that need to be incorporated into the municode and publications and will be done so through a consultant (PlaceWorks) already hired for a zoning code update.			<a href="https://www.townofparadise.com/planning/page/pre-approved-adu-plans">https://www.townofparadise.com/planning/page/pre-approved-adu-plans</a>
Address Discrimination	Continue to provide filing information and direct residents with discrimination complaints to the CA Dept of Fair Employment and Housing and/or the US Dept of Housing and Urban Development	ongoing	6th Cycle	Continuous	No housing discrimination complaints were received or referred to the CA Dept of Fair Employment and Housing and/or HUD for 2025.			
Annual Report	Provide an annual report to the Town Council and Planning Commission that describes 1. implementation of Housing Element to date, 2. the amount an type of housing activity and 3. an updated summary of the Town's housing needs.	ongoing	6th Cycle	Continuous	Housing Element & General Plan implementation reports were reviewed by the Planning Commission at their February 17, 2026 meeting and accepted by the Town Council at their March 10, 2026 meeting.			
Housing Rehabilitation and Improvement	Continue to provide housing rehabilitation and repair opportunities for extremely low income, very low income, low income, elderly, disabled, developmentally disabled and special needs households.	Update housing conditions survey by 12/23, Update housing brochure no less than annually by December of each year.	6th Cycle	Continuous	8 OOR loans from CalHome & 40 FTBH loans from CalHome issued in 2025. Housing Brochure updated for 2025 on website.			<a href="https://www.townofparadise.com/housing/page/owner-occupied-housing-rehabilitation">https://www.townofparadise.com/housing/page/owner-occupied-housing-rehabilitation</a>
Condominium and Mobile Home Conversions	Revise Chapter 16.10 of the municipal code to address both condominium and mobile home park conversions.	Municipal Code Revisions by June 2024	6th Cycle	In Progress	Hired PlaceWorks in August 2025 to work on required Zoning code amendments concurrently with the 2045 General Plan update.			
Enforce Housing Codes	Provide a safe and decent living environment through enforcement of housing codes.	Ongoing	6th Cycle	ongoing	Town staff continues to enforce current building codes			

Fire Resiliency	Increase wildfire resiliency through identified actions.	Safety Element Adoption by 7/23. Meetings with insurance companies by 10/23. Meeting on wildfire risk reduction buffers by 1/24. Community engagement plan on a wild fire risk reductions by 8/24.	6th Cycle	In Progress	The Safety Element was approved by the Board of Forestry in January 2024. Continued to meet with the Paradise Recreation & Parks District and other stakeholders to identify the highest priority parcels for Wildfire Risk Reduction Buffers and held one community engagement meeting and one Technical Advisory Committee meeting in 2025. Additionally, completed a community poll (through FM3 Research) in Nov 2025 on a potential parcel tax to fund the buffers. Town Council established a Insurance Advocacy Committee in Oct 2025 to engage with insurance providers.			
Transitional/ Supportive Housing	Revise the zoning ordinance to allow transitional housing and supportive housing by-right in zones where multifamily and mixed uses are permitted.	Amend Zoning Ordinance by June 2024	6th Cycle	In Progress	Hired PlaceWorks in August 2025 to work on required Zoning code amendments concurrently with the 2045 General Plan update.			
Housing for Persons with Disabilities	Continue to ensure that new housing for persons with disabilities and home improvements intended to provide accessibility for projects for persons with disabilities are reasonably accommodated.	Brochure prepared by March 2023, after the 2022 building code adoption.	6th Cycle	Not Yet Started				
Special Needs Housing	Provide incentives, such as a density bonus, expediated processign, relaxation of development standards etc to encourage development of housing for persons with special needs	outreach program within a year of adopting housing element, Prepare brochure by June 2023. Review Zoning ordinance by Dec 2022	6th Cycle	Not Yet Started				
Residential Care facilities	The Town will amend the zoning regulations to include provisions to allow residential care facilities of any size only subject to those restrictions that apply to residential uses in the same zone to make it easier to locate these types of facilities.	Amend Zoning Ordinance by June 2024	6th Cycle	In Progress	Hired PlaceWorks in August 2025 to work on required Zoning code amendments concurrently with the 2045 General Plan update.			
Energy conservation and efficiency	Promote energy efficiency and conservation in residential development.	Review every 2 years and revise codes as necessary	6th Cycle	In Progress	2025 Title 24 energy codes adopted December 2025.			
Utilize ADUs to provide affordable housing in higher opportunity areas	Use of the Town's mastered ADU plans would require they affirmatively market the ADU to populations with disproportionate housing needs.	ongoing	6th Cycle	In Progress	12 ADUs ministerially entitled and 8 ADUs started construction in 2025			
Non enforcement of private CC&Rs	Continue to disallow the governmental enforcement of private Covenants, Conditions, and Restrictions given their potential to cause areas of affluence and exclusion.	ongoing	6th Cycle	Continuous	The Town continues to NOT enforce private CC&Rs			
Affirmatively Market Affordable Developments	Require affordable housing developments be affirmatively marketed to households with disproportionate housing needs.	Ongoing, Marketing plans are submitted at time of building inspection.	6th Cycle	Continuous	Marketing materials were submitted to the Housing Division for three affordable housing developments in 2025			

