



# Town of Paradise Planning Commission Meeting Agenda 6:00 PM – August 20, 2024

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

**Planning Commission Staff:**

Susan Hartman, Community Development Director  
Melanie Elvis, Deputy Town Clerk

**Planning Commission Members:**

Charles Holman, Chair  
Kim Morris, Vice Chair  
Lynn Costa, Commissioner  
Carissa Garrard, 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 the Regular Meeting Minutes of June 18, 2024 Planning Commission Meeting.

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

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

**4. CONTINUED PUBLIC HEARING - None**

**5. PUBLIC HEARING**

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

**RV Temporary Use Permit Revocation (PL21-00010), 6384 Oak Way, Paradise:** Revoke approval of a temporary use permit authorizing occupancy of an RV authorized under Paradise Municipal Code Section 17.32.100 which is in violation of the ordinance standards.

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

**RV Temporary Use Permit Revocations (PL19-00385) 666 Elliott Rd, (PL19-00389) 6075 Williams Dr, & (PL20-00125) 1771 Heynen Rd, Paradise:** Revoke approval of temporary use permits authorizing occupancy of an RV, authorized under Urgency Ordinance 612, relating to interim housing which is in violation of the ordinance standards

**6. OTHER BUSINESS**

**7. COMMITTEE ACTIVITIES**

**8. COMMISSION MEMBERS**

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

**9. ADJOURNMENT**

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



# Town of Paradise Planning Commission Minutes 6:00 PM – June 18, 2024

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

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

**PLANNING COMMISSIONERS PRESENT:** Carissa Garrard, Kim Morris, and Vice Chair Charles Holman

**PLANNING COMMISSIONERS ABSENT:** Lynn Costa and Zeb Reynolds

## 1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Garrard**, approved the Special meeting minutes of the February 27, 2024 Planning Commission meeting. Roll call vote was unanimous with Costa and Reynolds absent and not voting.

## 2. SWEARING IN OF REAPPOINTED PLANNING COMMISSIONER

- 2a. Secretary Melanie Elvis swore in reappointed Planning Commissioner Charles Holman.

## 3. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2024/2025 FISCAL YEAR

- 3a. Secretary Elvis opened nominations for the position of Chair for the 2024/2025 Fiscal Year.

Commissioner Morris nominated Commissioner Holman seconded by Garrard. Roll call vote was unanimous with Costa and Reynolds absent and not voting. Commissioner Holman was elected to serve as Chair for the 2024/2025 Fiscal Year.

- 3b. Chair Holman opened the nominations for the position of Vice Chair for the 2024/2025 Fiscal Year.

Commissioner Morris volunteered to serve as Vice Chair. Commissioner Garrard moved to close the nominations, seconded by Chair Homan. Commissioner Morris was elected to serve as Vice Chair for the 2024/2025 Fiscal Year.

## 4. COMMUNICATION

Community Development Director Susan Hartman provided an overview of recent Town Council actions including approving three double-sided handprint mural walls along the Yellowstone Kelly Trailway; directing staff to draft a new ordinance to elevate the standards for defensible space; and extending the downtown zoning moratorium for single-family, two-family, &

multi-family land uses for 10-months & 15 days for a smaller area of the downtown (Central Business zone).

**5. PUBLIC COMMUNICATION - None**

**6. CONTINUED PUBLIC HEARINGS - None**

**7. PUBLIC HEARINGS**

- 7a. Senior Planner Amber DePaola presented the proposed McGlothlin tentative parcel map application to divide a 1.04-acre property zoned TR-1/2 (Town Residential ½-acre minimum) into two (2) lots. Ms. DePaola reminded commission that there is a 10-day appeal period upon approval and no permits would be issued before that time.

Chair Holman opened the public hearing at 6:23 p.m.

There were no public comments.

Chair Holman closed the public hearing at 6:24 p.m.

**MOTION by Morris seconded by Garrard,** 1. Adopted the mitigated negative declaration McGlothlin Tentative Parcel Map; and 2, Approved the McGlothlin Tentative Parcel Map Application (PL24-00026) to divide a 1.04-acre property zoned TR-1/2 (Town Residential ½-acre minimum) into two (2) lots and is further identified as 6180 N. Libby Rd, Assessor Parcel No. 053-150-139 subject to the general conditions outlined below. Roll call vote was unanimous with Costa and Reynolds absent and not voting.

**CONDITIONS TO BE MET PRIOR TO RECORDATION OF FINAL PARCEL MAP**

**Site Development**

1. All easements of record shall be shown on the final parcel map.
2. Any leach line pipe and rock located within 5' of both sides of the common property line between proposed Parcels 1 and 2 shall be cut and removed to the satisfaction of the Onsite Sanitary Official, through the issuance of an abandonment permit; the associated septic tank can be abandoned in place or removed.
3. Place the following note on the final parcel map information sheet:
  - a) "At the time of building permit issuance authorizing new buildings or building additions, owners of Parcel Nos. 1 and 2 may be required to pay Town of Paradise adopted development impact fees."
  - b) "If, during site preparation activities such as grading, excavation, and the installation of utilities, sewage disposal systems, etc., any archaeological or paleontological resources are discovered, all work shall be immediately halted. The Paradise Development Services Department (planning division) shall be

- c) notified of the discovery, and a qualified archaeologist shall be retained, at the expense of the property owner, to perform a site assessment and to develop mitigation measures as appropriate.” **(Mitigation)**
- d) “Secure a grading permit through the Town of Paradise Public Works Department, Engineering Division department if more than 50 cubic yards of soil is disturbed outside of the building footprints on Parcels 1 or 2.”
- e) “Prior to the issuance of a building permit authorizing residential development upon Parcel 2, the project developer shall secure a Town-issued encroachment permit and construct the driveway encroachment to the Town’s adopted driveway standard to the satisfaction of the Town Engineer.”

**Utilities**

- 4. Meet all other requirements of utility companies regarding the establishment of necessary public utility easements.
- 5. At such time as the resulting parcels cease to be under identical ownership, additional water meters will be necessary to serve water to each individual parcel. Payment of a Service Capacity Fee and Meter Installation Fee will be necessary at the time each meter is ordered.

**Others**

- 6. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon area-wide recreation facilities. Provide evidence of payment to the Town Development Services Department planning division.
- 7. Provide a “Statement of Taxes” from the office of the Butte County Tax Collector.
- 8. Provide monumentation as required by the Town Engineer in accordance with the State Subdivision Map Act and Town of Paradise standards.

**8. OTHER BUSINESS**

- 8a. Chair Holman volunteered and was subsequently appointed to serve on the Town of Paradise Design Review Committee during the FY 2024-2025. All Commission concurred with Costa and Reynolds absent and not voting.
- 8b. Commissioners Garrard and Morris volunteered and were subsequently appointed to serve on the Town of Paradise Landscape Committee (appeals body) during the FY 2024-2025 (Requirement of PMC Chapter 15.36). All Commission concurred with Costa and Reynolds absent and not voting.

**9. COMMITTEE ACTIVITIES - None**

**10. COMMISSION MEMBERS**

- 10a. Community Development Director Susan Hartman provided an overview of future agenda items including 6-7 possible revocations of Temporary Use Permits and a phased, multifamily housing project projected to come to Commission in November.

**11. ADJOURNMENT**

Chair Holman adjourned the meeting at 6:30 p.m.

Date Approved:

By:

Attest:

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

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



**Town of Paradise**  
**Planning Commission Agenda Summary**      **Agenda Item: 5(a)**  
**Date: August 20, 2024**

**ORIGINATED BY:** Anne Vierra, Associate Planner  
**REVIEWED BY:** Susan Hartman, Planning Director  
**SUBJECT:** RV Temporary Use Permit Revocation (PL21-00010) 6384 Oak Wy

**COMMISSION ACTION REQUESTED:**

1. Revoke approval of a temporary use permit authorizing occupancy of an RV while a permanent dwelling is under construction, authorized under Paradise Municipal Code Section 17.32.100 which is in violation of the ordinance standards; or,
2. Provide staff with alternative direction.

**Background:**

**Applicant:** Jonathon Ray Detro  
6384 Oak Wy  
Paradise, CA 95969

**Location:** 6384 Oak Wy, APN 051-145-026

**Present Zoning:** Town Residential 1/2 acre minimum (TR 1/2)

**General Plan Designation:** Town Residential (TR)

**Existing Land Use:** Vacant parcel

**Parcel Size:** 0.39 ac

Jonathon Detro and his wife lost the residence they were renting in Concow due to the Camp Fire before moving onto his parent's fire destroyed property on Oak Way, where he grew up, since the parents had ended up purchasing a home in Oregon and relocating. On December 31, 2020, the parents added Mr. Detro to the deed for the Oak Way property. Since June 2020, the property has been subject to code enforcement actions due to numerous code violations including multiple RVs without a Temporary Use Permit (TUP). The property was finally brought into compliance December 2021, short of having a TUP for the RV, at which time the Mr. Detro filed for an exception with the Exceptions Committee.

The post-fire code enforcement history for 6384 Oak Way is as follows:

- Code Enforcement case opened in June 2020 for 3 RVs and trash/debris.
  - 1<sup>st</sup> citation issued July 2020
  - 2<sup>nd</sup> citation issued October 2020
- The parents added the applicant to the deed in December 2020.

- The applicant applied for an RV TUP and electrical permit in January 2021 (in response to the code enforcement actions).
- The RV TUP was not issued because of code violations that still existed on the property from June 2020:
  - Too many RVs
  - Trash/debris (appliances, tires, junk)
- 3<sup>rd</sup> citation issued March 2021.
- Notice of Abatement sent August 2021.
- Electrical permit for power pedestal finalized August 2021.
- TUP Notice of Denial sent to applicant September 2021 in response to ordinance changes requiring all TUP sites to be in full compliance with the ordinance by September 30, 2021.
- Code Enforcement compliance inspection October 2021 – trash/appliances still needed to be removed, owner working on it.
- New Notice of Abatement sent October 2021 for marijuana grow. Plants removed two weeks later; case closed.
- Code Enforcement compliance inspection December 2021 – property finally cleaned up and in compliance other than needing a TUP for the RV. Removed from Town Attorney's list of abatements while owner applies for Exceptions Committee consideration.
- Applicants contract with Rancho Engineering for use of a mastered set of building plans which they hope to have permitted in spring 2022.

The application for exceptions was brought to the full Town Council for consideration at the January 11, 2022 meeting. As the conclusion of the meeting, the Council directed the application be brought back for consideration at the February 8, 2022 Council meeting. If the applicant could show evidence that his rebuild permit application had been submitted to the Town's building department, the Council would take action towards approval of his Exceptions Committee application. If not, the Council would then discuss denying the application.

At the February 8, 2022 Council meeting, the Council was informed that the applicant's building plans were only just available for pick up from Rancho Engineering that day and therefore the building permit application submittal had not been made before the end of business day on February 8<sup>th</sup>. There was a level of agreement amongst Council and staff that for the amount of work the applicant had put in thus far, it was likely his intention to comply with the request of the Council and submit the building plans for plan check in the immediate future. As such, the Council gave direction back to staff that if the applicant both submitted and secured his building permit before the March 8, 2022 Council meeting, the temporary use permit could be issued (under the auspices of the Temporary Use Ordinance, not the Urgency Ordinance). If not, the application would need to come back to the Council at the March 8<sup>th</sup> meeting for further decision-making action.

On February 28, 2022, a building permit for a residence on this parcel was issued, therefore the temporary use permit could be issued without the approval of the Exception Committee. Since the issuance of the building permit, additional code violations continued to occur as follows:

- Code Enforcement Case opened for an unattended burn in June 2023
  - A field citation was issued on-site and the Town Fire Prevention Inspector and Code Enforcement Officer soaked the fire with a near by hose to mitigate the spread of the fire after multiple attempts to make contact on the property were unsuccessful.
  - The case was closed once the fire was extinguished.
- Code Enforcement Case opened for no solid waste service in February 2024:
  - 1<sup>st</sup> citation issued March 2024



- 2<sup>nd</sup> citation issued April 2024, case closed May 2024 with verification from Northern Recycling and Waste Services that services had been started.

On April 21, 2024, the issued building permit for the primary residence expired with no inspections completed on the project. Since the temporary use permit was issued under the zoning code, a building permit must be active to continue to stay in the RV. A Notice of Violation and revocation notice were sent on April 29, 2024.

When the applicant received the notices, a request for building permit extension was received and granted until June 30, 2024. In this time, a progress inspection on the building permit was required to be completed to continue to extend the building permit. As of July 1, 2024, no inspections have been completed on this project, the building permit expired a second time, and a second revocation notice was issued via certified mail, standard mail, and posted on the site. The certified mail was returned July 31, 2024.

### **Analysis:**

Paradise Municipal Code 17.32.100 (Temporary Use Regulations) provides that a temporary dwelling must be removed from the site after one year from the date of the approval of the temporary dwelling, if the building permit for construction of the permanent dwelling is not renewed. In addition, the temporary use permit shall be effective for the same length of time as the building permit for the permanent dwelling; violation of this may be cause for revocation of the temporary use permit in accordance with the procedures outlined in PMC Section 17.32.600.

Section 17.32.600 (Revocation of temporary use permit) of the Paradise Municipal Code details that after providing the permittee with written notification and a public meeting, the planning director is vested with the administrative authority to officially revoke a temporary use permit whenever evidence exists and a determination is rendered verifying that the affected temporary land use activity is not being conducted in a manner that complies with the provisions of this chapter or its town-adopted and assigned conditions of approval.

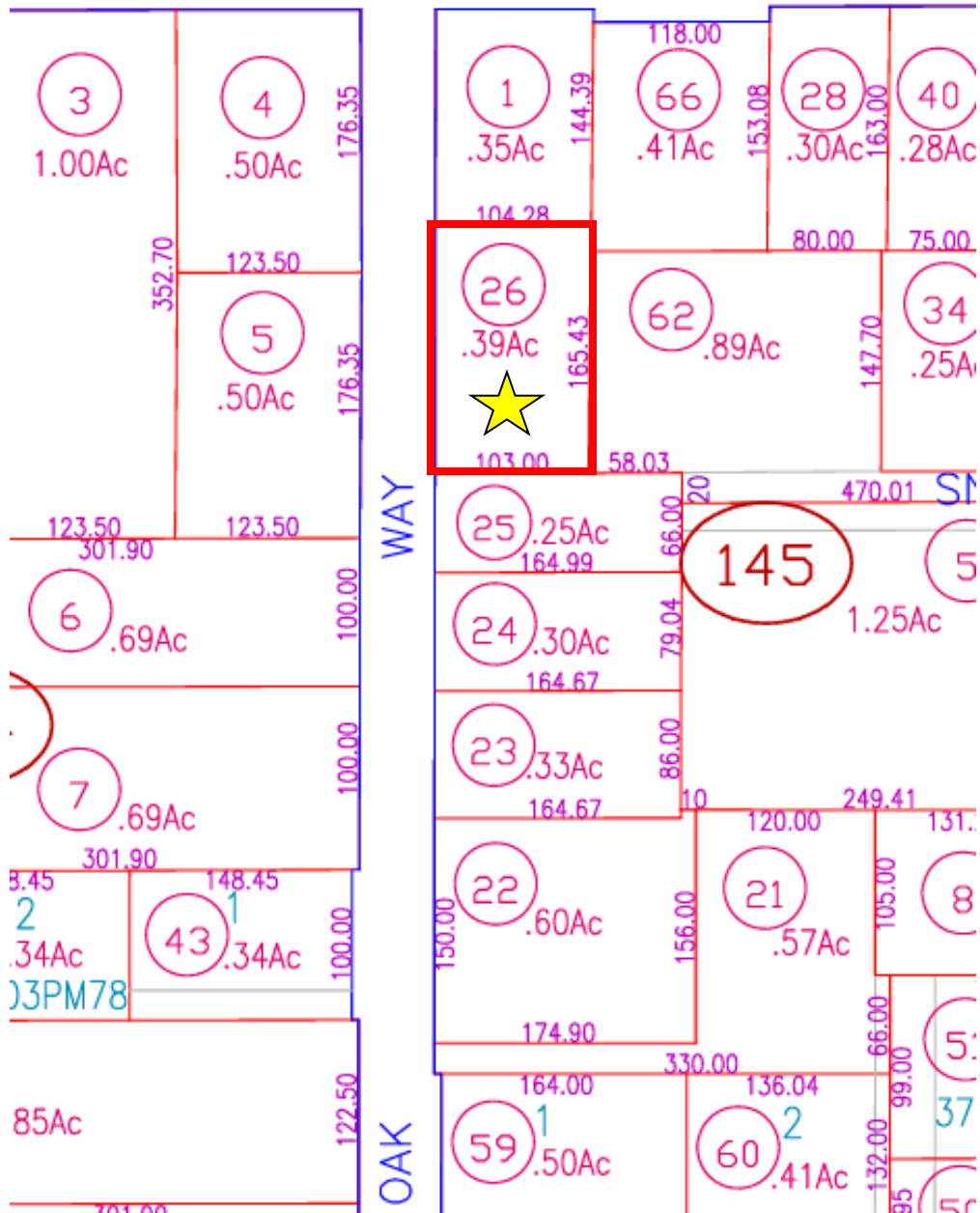
The revocation of a permit through the enforcement of a local ordinance is an activity that is exempt from environmental review through CEQA (California Environmental Quality Act) Categorical Exemption 15321, Class 21 *Enforcement Actions by Regulatory Agencies*.

### **Financial Impact:**

There is no general fund cost associated with the revocation of the temporary use permit. When the case is forwarded to the Town Attorney for abatement, there will be costs associated with the execution of a court warrant to remove the RV which may become a lien on the property. Such abatement costs are a budgeted item for the 2024/25 fiscal year.

LIST OF ATTACHMENTS FOR PERMIT REVOCATION 6384 OAK WY, PL21-00010

1. Vicinity Map
2. CE21-00926 Notice To Abate
3. CE23-00306 Citation 1 – Unattended Burn
4. CE24-00070 –Citation 1 – No Solid Waste
5. CE24 -00070 Citation 2 – No Solid Waste
6. CE24 -00260 Citation 1 – RV w/o Building Permit
7. Revocation Notice
8. Issued Temporary Use Permit



APPLICANT: Jonathon Ray Detro		6384 Oak Wy
OWNER: Jonathon Ray Detro		
PROJECT DESCRIPTION: Temporary use of an RV as interim housing		
ZONING: Town Residential 1/2 (TR ½)	GENERAL PLAN: Town Residential (TR)	FILE NO. PL21-00010
ASSESSOR PARCEL No. : 051-145-026-000		MEETING DATE: 8.20.2024



Town of Paradise Building Resiliency Center (BRC)  
 Code Enforcement Division  
 6295 Skyway, Paradise CA 95969  
 Telephone (530) 872-6291 ext. 411 • Fax (530) 872-6201

**72-HOUR NOTICE TO ABATE  
 CULTIVATION OF MARIJUANA ORDINANCE VIOLATION**

Date Issued & Posted: October 11, 2021 Case #: TBD  
 Violation Address: 6384 Oak Wy Parcel #: 051-145-026  
 Owner: Jonathan R Detro  
 Tenant: Same

**You are hereby on notice, pursuant to Paradise Municipal Code Section 17.31 (Cultivation of Marijuana) you are maintaining a public nuisance on the above-referenced property by:**

- Illegal outdoor cultivation (indoor required) – PMC 17.31.500(D)(2)
- Cultivation in excess of 6 cannabis plants – PMC 17.31.500 (E)(12)
- All accessory structures and buildings, associated with the cultivation of cannabis, shall comply with all California Building Standards Code, as adopted in the Town of Paradise. Structures shall be accessible only through one or more lockable doors, has an air filtration system approved by the town building official, and is not visible from a public right-of-way. Plastic sheeting, regardless of gauge, or similar products do not satisfy this requirement. If indoor grow lights or air filtration systems are used, they must comply with the California building, electrical, and fire codes. - PMC 17.31.300(D)
- No odor, light, heat, or other environmental impacts shall be detected from public and/or private property – PMC 17.31.500 (E)(11)
- Cannabis plants, cultivation activities and equipment public view – PMC 17.31.500 (E)(5)
- Generators and/or gas products (CO2, butane, propane, methane or any other flammable or non-flammable gas) shall be prohibited for cultivation/processing of cannabis – PMC 17.31.500(E)(4)
- Lighting shall not exceed 1200 watts – PMC 17.31.500 (E)(3)
- Grower is not a lawful, permanent resident of property (not on lease/rental agreement) – PMC 17.31.500 (E)(6)
- No written, notarized permission from property owner – PMC 17.31.500(E)(1)
- Other Violations/Suggested Corrections:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**You are also on notice that an Administrative Penalty of \$500 per day may accrue each day that the nuisance exists after the first 72 hours that you are in violation (\$100 day 1, \$200 day 2, and \$500 each day afterwards) and the matter may be set for a Nuisance Abatement Hearing. In order to prevent the accrual of ongoing penalties and costs, it is your obligation to contact the Code Enforcement Office, arrange a time for a Code Enforcement Officer to re-inspect your property, and demonstrate that all violations have been corrected. If you fail to do so and a Nuisance Abatement Hearing is scheduled, you will be required to pay all costs and penalties, which, if not paid, will become a lien on your property.**

X [Signature]  
 Code Enforcement Officer  
 My signature above acknowledges delivery of this 72-Hour Notice to Abate

X \_\_\_\_\_  
 Owner/Tenant/Cultivator



**TOWN OF PARADISE  
CODE ENFORCEMENT  
ADMINISTRATIVE CITATION**

Date <u>6/13/23</u>		Time <u>1100</u>		Day of Week <u>TUES</u>	
Name (first, middle, last)					
Residence Address <u>6384 OAK WY</u>					
City <u>PARADISE</u>		State <u>CA</u>		Zip <u>95969</u>	
Location of Violation(s) <u>6384 OAK WY</u>				APN <u>051-145-026</u>	
Birthdate		Drivers Lic. No.		State	Class
Sex	Hair	Eyes	Height	Weight	
<b>OFFENSE(S)</b>					

Paradise Muni Code Section	Description of Offense	Fine(s)
1. <u>15.09.050</u>	<u>Fire unattended</u>	<u>\$100-</u>
2. <u>15.09.100</u>		
3.		
4.		

**NOW DUE AND PAYABLE** \$ 100-

**PENALTY AMOUNT (FOR EACH COUNT)**

1<sup>ST</sup> Citation \$100.00     2<sup>ND</sup> Citation \$200.00     3<sup>RD</sup> Citation \$500.00

**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. PAYMENT MUST BE MADE AT THE TOWN OF PARADISE FINANCE DEPARTMENT, 5555 SKYWAY. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH AND CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE".

Executed at the date shown above at Paradise, California  
 Name of Code Enforcement Officer KRUGER C.  
 Signature of Code Enforcement Officer [Signature]

If you require further information about the violation(s) or compliance needs, call Paradise Code Enforcement Division at 530-872-6291 X110

Cited Party Signature [Signature]

**SEE REVERSE SIDE**

White: Finance    Yellow: Cited Party    Pink: Issuing Department

**IMPORTANT INFORMATION – READ CAREFULLY**

**ORDER:** You are ordered to immediately cease violating the Paradise Municipal Code Section(s) listed on the front of this citation. **This is a serious matter which can cost you thousands of dollars in additional fines.**

**ADMINISTRATIVE CITATION:** Pursuant to Paradise Municipal Code Chapter 1.09, administrative citations may be issued for any violation of the Paradise Municipal Code. There are three levels of citations that can be issued progressively. The penalties, as indicated on the front of this citation, are \$100 for each count for the first citation, \$200 for each count for the second citation, and \$500 for each count for the third and subsequent citations for violations of the same Paradise Municipal Code Section within one year. **These penalties are cumulative, and citations may be issued each day the violation exists. In addition, a Notice to Appear in Superior Court may be issued, and/or the Town of Paradise may pursue any other legal remedy in order to bring about compliance.**

**PAYMENT OF ADMINISTRATIVE PENALTY:** Unless an appeal is filed, the penalty amount must be paid to the Town of Paradise **within thirty (30) calendar days** of the date this citation was issued. Failure to pay the fine within thirty (30) calendar days will result in an additional penalty of 100% of the penalty amount, and a priority lien will be recorded against any real property involved. Payment of the penalty must be made by mail or in person at:

Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969.

Please write the citation number on your check or money order (cash or credit cards may also be accepted) and make payable to “Town of Paradise”. **Payment of the penalty shall not excuse the failure to correct the violation(s), nor shall it bar further enforcement action by the Town of Paradise.**

**REQUEST FOR ADMINISTRATIVE HEARING:** You have the right to contest this citation **within ten (10) calendar days** after its issuance (an appeal may not bar further enforcement action). In order to contest this citation, you must complete the Administrative Hearing/Appeal Form below and return the administrative citation (or a front and back copy of this citation) to: Town of Paradise, Finance Department, 5555 Skyway, Paradise, CA 95969. You will be notified of the date, time, and place set for your hearing. Your failure to appear at the hearing will constitute a failure to exhaust your administrative remedies and opportunity for a hearing. **Unless you prevail at the administrative hearing, you will be responsible for all costs and fees associated with the administrative process.**

Copies of applicable Paradise Municipal Code Section(s) violated, and Paradise Municipal Code Chapter 1.09 describing the administrative citation, hearing and appeal process may be obtained from the Town Clerk, 5555 Skyway, Paradise, CA 95969.

**ADMINISTRATIVE HEARING/APEAL FORM**

<b>1. Name:</b>	<b>2. Phone:</b>
<b>3. Address:</b>	
<b>4. Reason for Appeal:</b>	

You must fill out this form completely (if necessary, an attachment is permitted). Failure to complete all boxes (1-4) will result in automatic denial of the request.



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: March 18, 2024	CITATION #: CE24-000070-1 RWPLNG
NAME: DETRO JONATHON RAY	
ADDRESS: 6384 OAK WAY	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: March 15, 2024	CASE #: CE24-000070	APN: 051-145-026
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6384 OAK WAY		

**TOWN OF PARADISE CODE VIOLATION(S):**  
 8.61.070 - Standards.  
 J. At all times the temporary dwelling shall be in compliance with all Code requirements and laws relating to maintenance of real property.

8.08.090 - Universal collection.  
 A. The property owner of any residential, commercial, industrial, quasi-public or other land use in the town shall be responsible for contracting with the franchisee authorized by this chapter for the satisfactory collection and removal of all MSW, recyclable material, and organic waste accumulated on the property. MSW, recyclable material, and organic waste shall not be allowed to accumulate more than seven (7) consecutive days on a property in order to prevent the creation of a nuisance, a fire hazard, or the propagation or attraction of flies, insects, rodents, or other vectors.

**ACTION NECESSARY TO CORRECT VIOLATION(S):**  
 Call NRWS at 530-876-3340 to contract for solid waste removal.

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


**PENALTY AMOUNT (FOR EACH COUNT)**

1<sup>st</sup> Citation \$100.00     
  2<sup>nd</sup> Citation \$200.00     
  3<sup>rd</sup> and Subsequent Citations \$500.00  
**(YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)**

**\$ 100 PENALTY DUE UPON RECEIPT**

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

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

  
 \_\_\_\_\_  
 Roy Wallis, Senior Supervising Code Enforcement Officer  
 530.872.6291 x425

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: April 18, 2024	CITATION #: CE24-000070-2 RWPLNG
NAME: DETRO JONATHON RAY	
ADDRESS: 6384 OAK WAY	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: April 17, 2024	CASE #: CE24-000070	APN: 051-145-026
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6384 OAK WAY		

**TOWN OF PARADISE CODE VIOLATION(S):**  
 8.61.070 - Standards.  
 J. At all times the temporary dwelling shall be in compliance with all Code requirements and laws relating to maintenance of real property.

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


**PENALTY AMOUNT (FOR EACH COUNT)**

1<sup>st</sup> Citation \$100.00      ~~X~~ 2<sup>nd</sup> Citation \$200.00      3<sup>rd</sup> and Subsequent Citations \$500.00  
**(YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)**

**\$ 200 PENALTY DUE UPON RECEIPT**

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

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

  
 \_\_\_\_\_  
 Roy Wallis, Senior Supervising Code Enforcement Officer  
 530.872.6291 x425



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: July 2, 2024	CITATION #: CE24-000260-1 RWPLNG
NAME: DETRO JONATHON RAY	
ADDRESS: 6384 OAK WAY	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: July 1, 2024	CASE #: CE24-000260	APN: 051-145-026
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6384 OAK WAY		

**VIOLATION(S):**  
Unauthorized RV

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**TOWN OF PARADISE MUNICIPAL CODE(S):**  
17.14.200 - Permitted and conditional uses.  
In the town residential zones, the following land uses are permitted uses where indicated by the letter "P" and are uses permitted subject to town issuance of a conditional use permit where indicated by the letter "C." Uses indicated by the letter "S" are permitted uses with town approval and issuance of a site plan review. Uses identified with the letter "A" are permitted land uses upon town approval and issuance of an administrative permit.

RVs are not permitted on vacant lots in the TR 1/3 zone.

---

**ACTION NECESSARY TO CORRECT VIOLATION(S):**  
Remove RV.  
Clear all trash and debris from property.

---

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


**PENALTY AMOUNT (FOR EACH COUNT)**

1<sup>st</sup> Citation \$100.00     
  2<sup>nd</sup> Citation \$200.00     
  3<sup>rd</sup> and Subsequent Citations \$500.00  
**(YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)**

**\$100 PENALTY DUE UPON RECEIPT**

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

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

  
 \_\_\_\_\_  
 Roy Wallis, Senior Supervising Code Enforcement Officer  
 530.872.6291 x425



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

April 26, 2024

DETRO SCOTT LANE & GLORIA RUTH ETAL  
DETRO JONOTHON RAY  
6384 OAK WAY  
PARADSIE, CA 95969

## **Notice of Revocation RV Temporary Use Permit**

RV Location: 6384 OAK WY  
APN: 051-145-026-000

Dear Mr. Detro,

**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 municipal code (17.32.100 H) states that the temporary use permit shall be effective for the same length of time as the building permit for the permanent dwelling. Building permit BP22-00221 for the permanent dwelling expired 4/15/2024 and may be cause for revocation.

**Code violations listed on Notice of Violation case CE24-00260 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: CE24-00260



March 1, 2022

Jonathon Detro  
6384 Oak Wy  
Paradise, CA 95969

## **TEMPORARY USE PERMIT NO. PL21-00010**

Dear Mr. Detro:

Pursuant to the statutory provisions of Section 17.32.400 of the Paradise Municipal Code (PMC), you are hereby granted a temporary use permit legally sanctioning your short-term and temporary use of a recreational vehicle ("RV") as a temporary residence during construction of a single-family residence on property located at 6384 Oak Wy, Paradise (**AP 051-145-026-000**)

The temporary use permit is granted **based upon and subject to the findings and conditions listed as follows:**

### **FINDINGS:**

1. The temporary use will not adversely affect the public health, safety or convenience, or create undue traffic hazards or congestion, because it is residential in character and will not itself generate additional vehicle movement beyond that normally associated with a residential land use.
2. The temporary use will not adversely interfere with the normal conduct of other land uses and activities on the site or in the general vicinity, because it is a temporary residential use which is minor in nature.
3. The temporary use will be conducted in a manner compatible with the residential land uses in the general vicinity, because it is a minor variation in the TR 1/2 zone land use limitations that is temporary in nature.
4. The project is categorically exempt from environmental review pursuant to Section 15304 (Class 4) of the California Environmental Quality Act Guidelines.



## CONDITIONS OF TEMPORARY OCCUPANCY

1. The temporary placement and occupancy of the RV is only permitted **after** a building permit for a single family residence has been issued.
2. The applicant shall establish and retain a 30 feet minimum flammable fuels (vegetation) clearance area around the RV during its occupancy.
3. Placement of the RV shall be no closer than 50' from centerline of Oak Wy as well as 5' from all other property lines.
4. Terminate temporary residential occupancy of the RV on the property **no later than fifteen (15) days after the date of the final inspection of the first residence completed.**
5. Disconnect all utility lines providing service to the travel trailer **no later than fifteen (15) days after the date of the final inspection of the first residence completed.**
6. The site occupied by the temporary land use shall be left free of debris, litter or other evidence of temporary use upon completion or removal of the temporary use.

**Failure to uphold and maintain compliance with the conditions of this permit may result in the permit being administratively revoked by the Town of Paradise.**

If you wish to appeal the decision of the Planning Director, you must do so within seven (7) days of the date of the Planning Director's decision by filing your written appeal together with the appeal fee deposit of \$117.38 to the Development Services Department. If no appeal is filed within the time period, your temporary use permit will be deemed approved.

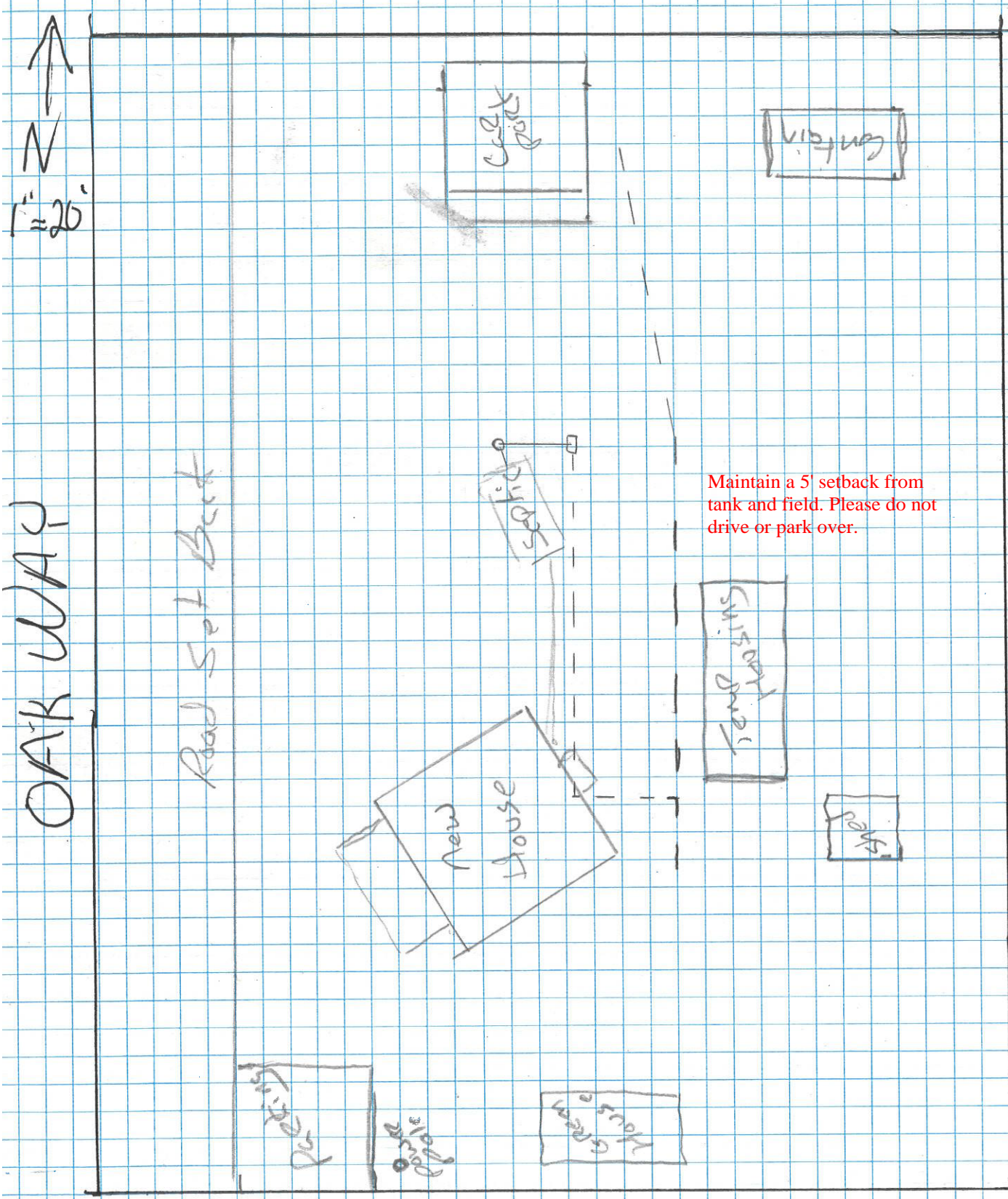
If you have any questions regarding this matter, please do not hesitate to contact me at this office, Monday through Thursday.

Sincerely,

A handwritten signature in black ink that reads "Susan Hartman".

Susan Hartman  
Planning Director





**REQUIRED SETBACKS:**  
 Minimum Front Yard: 50' CL Oak Wy  
 Minimum Side Yard: 5'  
 Minimum Rear Yard: 5'  
 Comments: 5'

TR1/2

Sign: Anne & Viera  
 Date: 03/01/2022

051-145-029  
 6384 OAK WAY  
 Paradise Ca  
 Scale 1" = 20'  
 S. Dejea  
 1-19-21



**Town of Paradise**  
**Planning Commission Agenda Summary**      **Agenda Item: 5(b)**  
**Date: August 20, 2024**

**ORIGINATED BY:** Anne Vierra, Associate Planner  
**.REVIEWED BY:** Susan Hartman, Planning Director  
**SUBJECT:** RV Temporary Use Permit Revocations (PL19-00385) 666 Elliott Rd, (PL19-00389) 6075 Williams Dr, & (PL20-00125) 1771 Heynen Rd, Paradise

**COMMISSION ACTION REQUESTED:**

1. Revoke approval of temporary use permits authorizing occupancy of an RV, authorized under Urgency Ordinance 612, for 666 Elliott Rd, 6075 Williams Dr, & 1771 Heynen Rd relating to interim housing which is in violation of the ordinance standards; or,
2. Provide staff with alternative direction.

**Background:**

Applicant:	Eric Turner for Andrew Alagree (owner) 666 Elliott Rd Paradise, CA 95969
Location:	666 Elliott Rd, APN 052-121-002
Present Zoning:	Town Residential 1/3 acre minimum (TR 1/3)
General Plan Designation:	Town Residential (TR)
Existing Land Use:	Vacant parcel
Parcel Size:	0.57
Applicant:	Marty Fenton 6075 Williams Dr Paradise, CA 95969
Location:	6075 Williams Dr, APN 053-060-002
Present Zoning:	Town Residential 1/2 acre minimum (TR 1/2)
General Plan Designation:	Town Residential (TR)
Existing Land Use:	Vacant parcel
Parcel Size:	0.80 acres
Applicant:	Michael Scott Taylor 1771 Heynen Rd Paradise, CA 95969
Location:	1771 Heynen Rd, APN 053-250-082
Present Zoning:	Rural Residential 1/2 acre minimum (RR 1/2)

General Plan Designation: Rural Residential (RR)  
Existing Land Use: Vacant parcel  
Parcel Size: 0.28 acres

Mr. Turner (666 Elliott Rd) was issued a temporary use permit on June 18, 2020, Mr. Fenton (6075 Williams Dr) was issued a temporary use permit on January 3, 2020, and Mr. Taylor (1771 Heynen Rd) was issued a temporary use permit on March 27, 2020. The temporary use permits legally sanctioned short term/ temporary residential occupancy of a recreational vehicle for the effective period of the interim housing urgency ordinance.

On January 9, 2024, the interim housing urgency ordinance was updated stating that the continued occupancy of a temporary dwelling, as authorized with a temporary use permit, utilizing hook-ups for water, sewage disposal, and/or electricity on an eligible property shall be allowed only until April 30, 2025. Permit holders must present to the town upon request, and at least annually, a current water, garbage, and electric company invoice demonstrating that those utility services are currently being provided to the property that is the subject of the temporary use permit.

On April 16, 2024, a Notice of Violation was sent to each property owner for no proof of utilities connected to the RV.

On May 23, 2024, the first citations for \$100 were issued to the property owners for violation of Paradise Municipal Code Section 8.61.050 relating to requirements to extend the RV temporary use permit. Second citations for \$200 were issued June 25, 2021, and initial revocation notices were sent July 1, 2024. 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. Additionally, notices were sent standard mail and posted on site.

A third citation for \$500 was issued July 25, 2024 to the property owner of 6075 Williams Dr and on July 31, 2024 to the property owners of 666 Elliott Rd and 1771 Heynen Rd. The mailed revocation notices for 666 Elliott Rd were returned, unable to forward on July 12, 2024 (certified) and July 31, 2024 (standard).

**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.

Proof of utilities were not provided to continue to be permitted as occupied RVs. When Town Code Enforcement Officers conducted site inspections and posted the revocation notices on the RVs, all of the RVs were closed-up and appeared to be unoccupied and stored on the sites. However, stored RVs are no longer permitted under the urgency ordinance as of April 30, 2024 and utilities must be provided in order to maintain the RVs on-site until April 30, 2025.

Non-compliance with the ordinances 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 health and safety hazards created through the lack of utilities, including garbage service, are mitigated through the forwarding of these active code enforcement cases to the Town's legal counsel to begin abatement proceedings once the temporary use permits are 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 permits. When the case is forwarded to the Town Attorney for abatement, there will be costs associated with the execution of a court warrant to remove the RVs which may become a lien on the property. Such abatement costs are a budgeted item for the 2024/25 fiscal year.



## LIST OF ATTACHMENTS FOR PERMIT REVOCATION

### **666 Elliott**

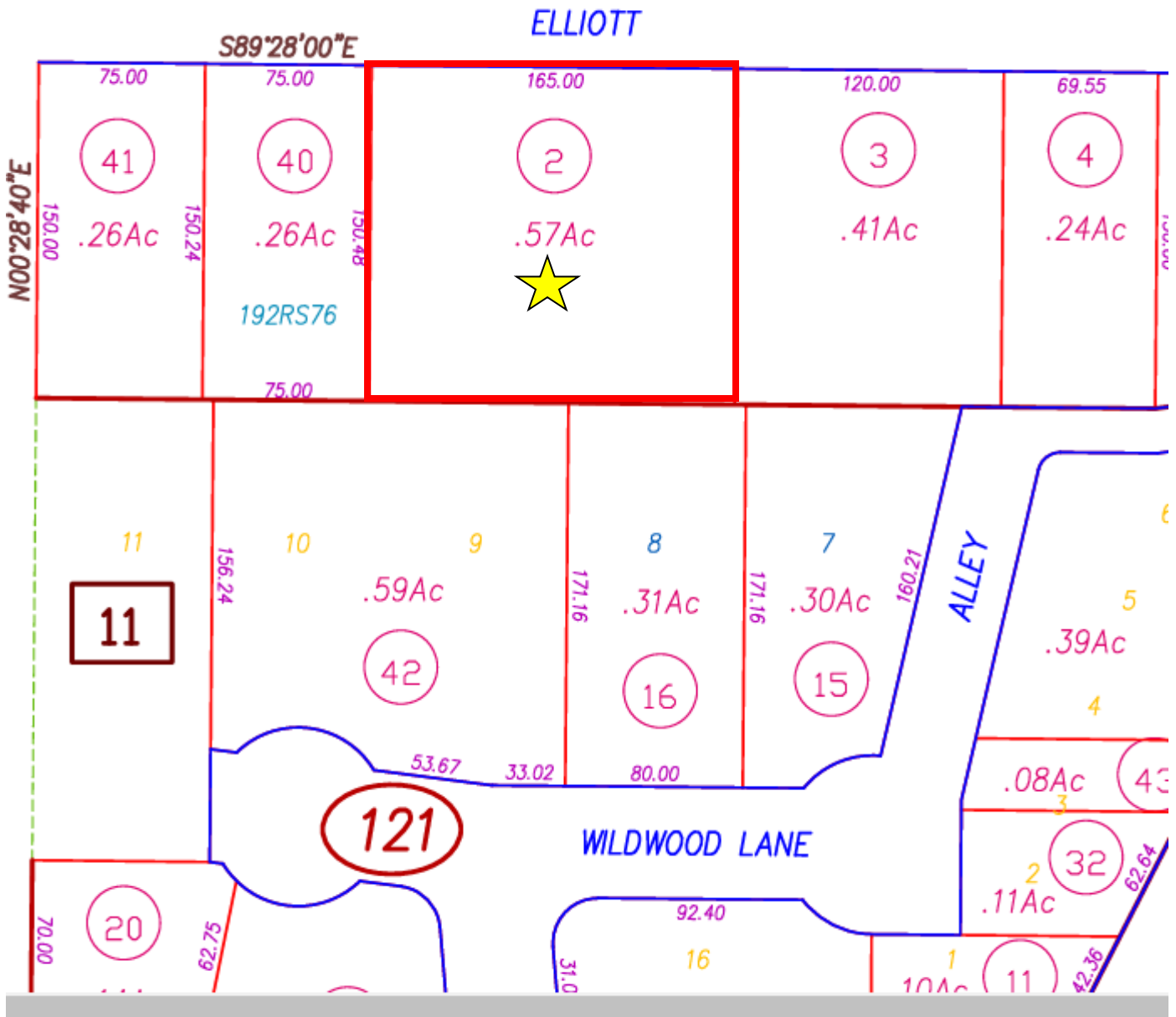
1. Vicinity Map
2. CE24-00223 Citation 1
3. CE24-00223 Citation 2
4. CE24-00223 Citation 3
5. Revocation Notice
6. Issued Temporary Use Permit – PL19-00385
7. CEQA Notice of Exemption

### **6075 Williams**

8. Vicinity Map
9. CE24-00230 Citation 1
10. CE24-00230 Citation 2
11. Revocation Notice
12. Issued Temporary Use Permit – PL19-00389
13. CEQA Notice of Exemption

### **1771 Heynen**

14. Vicinity Map
15. CE24-00233 Citation 1
16. CE24-00233 Citation 2
17. CE24-00233 Citation 3
18. Revocation Notice
19. Issued Temporary Use Permit – PL20-00125
20. CEQA Notice of Exemption



APPLICANT: Eric Turner for ANDREW B & GRAHAM JENIFER L ALLAGREE		666 Elliott Rd
OWNER: ANDREW B & GRAHAM JENIFER L ALLAGREE		
PROJECT DESCRIPTION: Temporary use of an RV as interim housing		
ZONING: Town Residential 1/3 (TR 1/3)	GENERAL PLAN: Town Residential (TR)	FILE NO. PL19-00385
ASSESSOR PARCEL NOS. : 052-121-002-000		MEETING DATE: 8.20.2024

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: June 25, 2024	CITATION #: CE24-000223-2 RWPLNG
NAME: ALLAGREE ANDREW B ETAL GRAHAM JENIFER L	
ADDRESS: 666 ELLIOTT RD	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: June 25, 2024	CASE #: CE24-000223	APN: 052-121-002
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 666 ELLIOTT RD		

<b>VIOLATION(S):</b> Failure to provide required proof of utilities.
<b>TOWN OF PARADISE MUNICIPAL CODE(S):</b> Town of Paradise Urgency Ordinance No. 632 extension guidelines.
<b>ACTION NECESSARY TO CORRECT VIOLATION(S):</b> 1. Provide proof of utilities (NRWS, PID, & PG&E). or 2. Remove RV and contact Paradise Planning Department (530-872-6291 ext. 435) and request to void the occupied TUP.
If you have any questions please contact Code Enforcement at (530)872-6291 x110


**PENALTY AMOUNT (FOR EACH COUNT)**

1<sup>st</sup> Citation \$100.00      ~~X~~ 2<sup>nd</sup> Citation \$200.00      3<sup>rd</sup> and Subsequent Citations \$500.00  
**(YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)**

**\$200 PENALTY DUE UPON RECEIPT**

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

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

  
 Roy Wallis, Senior Supervising Code Enforcement Officer  
 530.872.6291 x425

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: July 31, 2024	CITATION #: CE24-000223-3 RWPLNG
NAME: ALLAGREE ANDREW B ETAL GRAHAM JENIFER L	
ADDRESS: 666 ELLIOTT RD	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: July 26, 2024	CASE #: CE24-000223	APN: 052-121-002
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 666 ELLIOTT RD		

**VIOLATION(S):**  
Failure to provide required proof of utilities.

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**TOWN OF PARADISE MUNICIPAL CODE(S):**  
Town of Paradise Urgency Ordinance No. 632 extension guidelines.

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**ACTION NECESSARY TO CORRECT VIOLATION(S):**  
1. Provide proof of utilities (NRWS, PID, & PG&E). or  
2. Remove RV and contact Paradise Planning Department (530-872-6291 ext. 435) and request to void the occupied TUP.

---

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


**PENALTY AMOUNT (FOR EACH COUNT)**

1<sup>st</sup> Citation \$100.00      2<sup>nd</sup> Citation \$200.00      ~~X~~ 3<sup>rd</sup> and Subsequent Citations \$500.00  
**(YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)**

**\$500 PENALTY DUE UPON RECEIPT**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL PENALTY AND  
RECORDED LIEN AGAINST ANY REAL PROPERTY.  
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**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

  
 \_\_\_\_\_  
 Roy Wallis, Senior Supervising Code Enforcement Officer  
 530.872.6291 x425



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

July 1, 2024

ALLAGREE ANDREW & GRAHAM JENNIFER  
 666 ELLIOTT RD  
 Paradise, CA 95969

## Notice of Revocation RV Temporary Use Permit

RV Location: 666 ELLIOTT  
 APN: 052-121-002-000

Dear ANDREW & GRAHAM JENNIFER,

**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 and 632 state 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 CE24-000223 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: CE24-000223

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only																									
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.																									
OFFICIAL USE																									
<table border="1" style="width: 100%;"> <tr> <td colspan="2">Certified Mail Fee</td> </tr> <tr> <td colspan="2">\$</td> </tr> <tr> <td colspan="2">Extra Services &amp; Fees (check box, add fee as appropriate)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Return Receipt (hardcopy)</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (electronic)</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Required</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>\$</td> </tr> <tr> <td colspan="2">Postage</td> </tr> <tr> <td colspan="2">\$ 9</td> </tr> <tr> <td colspan="2">Total Postage and Fees</td> </tr> <tr> <td colspan="2">\$ 8.69</td> </tr> </table>	Certified Mail Fee		\$		Extra Services & Fees (check box, add fee as appropriate)		<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	<input type="checkbox"/> Return Receipt (electronic)	\$	<input type="checkbox"/> Certified Mail Restricted Delivery	\$	<input type="checkbox"/> Adult Signature Required	\$	<input type="checkbox"/> Adult Signature Restricted Delivery	\$	Postage		\$ 9		Total Postage and Fees		\$ 8.69		Postmark Here
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Total Postage and Fees																									
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Sent To Allagree Andrew & Jennifer Graham 666 Elliott Rd Paradise CA 95969																									



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

January 2, 2020

Eric Turner  
15078 Jack Pine Way,  
Magalia, CA. 95954

## TEMPORARY USE PERMIT NO. PL19-00385

Dear Mr. Turner:

Pursuant to the provisions of the Town adopted Urgency Ordinance relating to interim housing inside the Camp Fire area, you are hereby granted a temporary use permit legally sanctioning your short-term/temporary residential occupancy of a recreational vehicle (RV) for the effective period of the urgency ordinance on property located at 666 Elliott Road, Paradise (AP 052-121-002).

The temporary use permit is granted **based upon and subject to the findings and conditions listed as follows:**

### FINDINGS:

- A. The temporary use will not adversely affect the public health, safety or convenience, or create undue traffic hazards or congestion, because it will not itself generate additional vehicle movement beyond that normally associated with a residential land use.
- B. The temporary use will not adversely interfere with the normal conduct of other land uses and activities on the site or in the general vicinity, because it is a temporary residential use which is minor in nature.
- C. The temporary use will be conducted in a manner compatible with the residential land uses in the general vicinity, because it is a permissible although temporary land use.
- D. The project is categorically exempt from environmental review pursuant to Section 15304 (Class 4) of the California Environmental Quality Act Guidelines.



**CONDITIONS OF TEMPORARY OCCUPANCY**

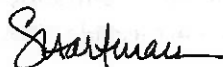
1. Temporary power pole placement is subject to an electrical permit from the Town's Building Division.
2. The applicant shall establish and retain a 30 feet minimum flammable fuels (vegetation) clearance area around the RVs during occupancy. The recreational vehicles (RV) shall be located and placed no closer to the septic tank and the front and other property lines than as depicted upon the Town of Paradise "approved" site plan. **[See attached "approved" site plan.]**
3. If the temporary land use is to be using PID water then applicant must apply for and pay for PID "Interim water service" prior to RV occupancy. Remove the felled tree blocking road access.
4. The applicant shall employ erosion control best management practices to keep disturbed soils from being carried offsite in conjunction with the uses authorized on the site.
5. Property owner(s) shall be required to have the property subject to waste collection services provided by NRWS during the temporary residential occupancy.
6. Terminate temporary residential occupancy of the RV and disconnect all utility lines providing service to the RV on the property **no later than December 31, 2020 or until such time as stated in the Town adopted Urgency Ordinance, if extended.**
7. The site occupied by the temporary land use shall be left free of debris, litter or other evidence of temporary use upon completion or removal of the temporary use.

**Failure to uphold and maintain compliance with the conditions of this permit may result in the permit being administratively revoked by the Town of Paradise.**

If you wish to appeal the decision of the Planning Director, you must do so within seven (7) days of the decision date by filing your written appeal together with the appeal fee deposit of \$117.38 to the Development Services Department. If no appeal is filed within the time period, your temporary use permit will be deemed approved.

If you have any questions regarding this matter, please do not hesitate to contact me at this office, Monday through Thursday.

Sincerely,



Susan Hartman  
Planning Director

Attachment

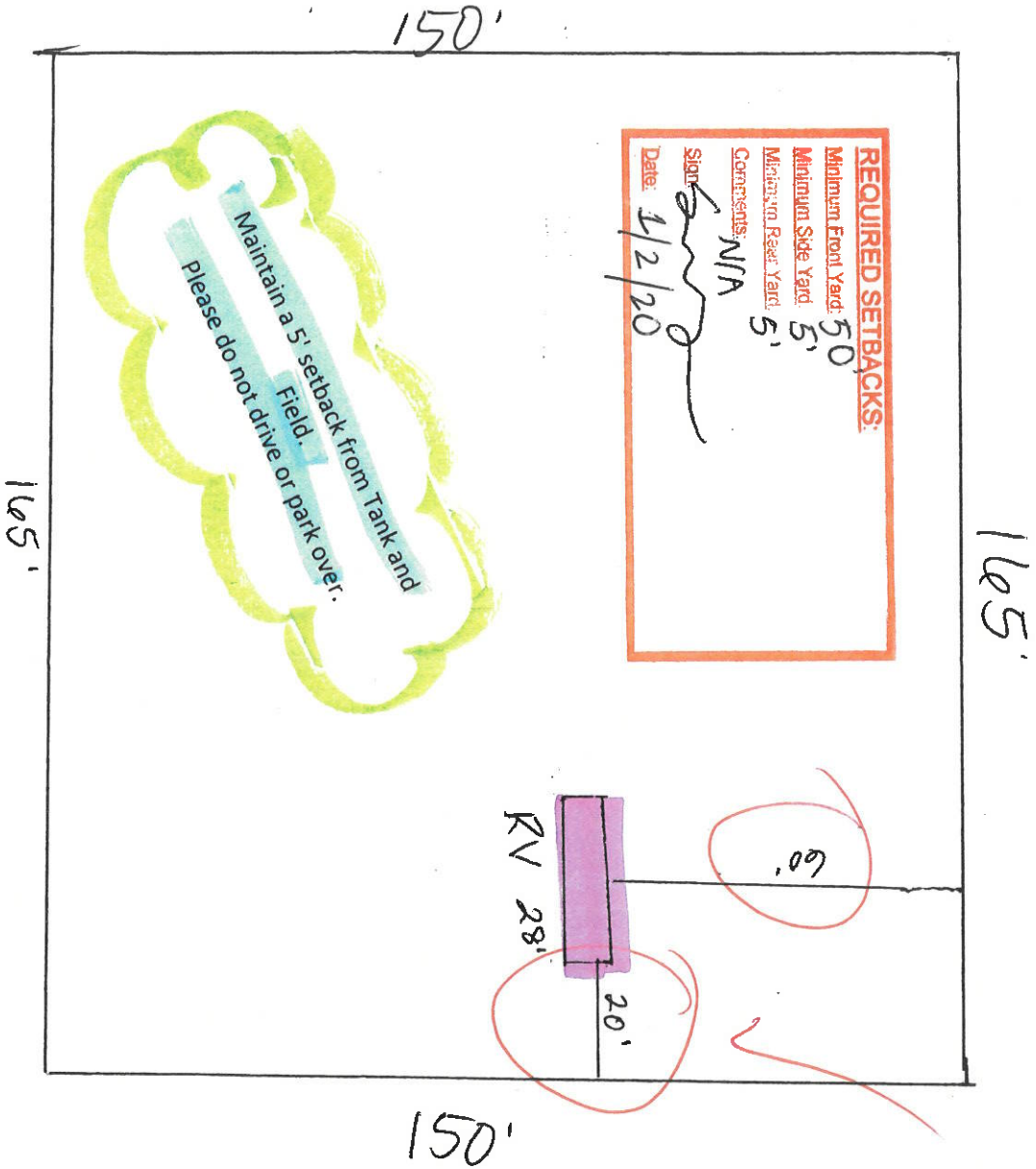
APPROVED

Elliott

666 Elliott, Paradise, CA  
052-121-002



1" = 30'





# NOTICE OF EXEMPTION

**TO:** File – [PL19-00385]; AP No. 052-121-002

**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** Eric Turner Temporary Use Permit

**PROJECT APPLICANT:** Eric Turner

**PROJECT LOCATION:** 666 Elliott Road, Paradise, CA.

**PROJECT DESCRIPTION:** Proposed “interim housing” occupancy of a recreational vehicle (RV) while possibly rebuilding a home on property. Site to be serviced via a temporary power pole, septic system, “interim water service”, etc.

**APPROVING PUBLIC AGENCY:** Town of Paradise

**PERSON OR AGENCY CARRYING OUT PROJECT:** Eric Turner [Applicant]; Jennifer Graham-Allagree [Owner]

**EXEMPT STATUS:**  
 General Rule Exemption (Section 15061)  
 Ministerial (Section 15268)  
 Emergency Project (Section 15269)  
 Categorical Exemption  
Section 15304; Class 4

**REASON FOR EXEMPTION:** Minor alteration to land.

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

**SIGNATURE:** 

\_\_\_\_\_  
Planning Director

Date: December 27, 2019



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: May 22, 2024	CITATION #: CE24-000230-1 RWPLNG
NAME: FENTON MARTY W	
ADDRESS: 6075 WILLIAMS DR	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: May 22, 2024	CASE #: CE24-000230	APN: 053-060-002
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6075 WILLIAMS		

<b>VIOLATION(S):</b> Failure to provide required proof of utilities.
<b>TOWN OF PARADISE MUNICIPAL CODE(S):</b> Town of Paradise Urgency Ordinance No. 632 extension guidelines.
<b>ACTION NECESSARY TO CORRECT VIOLATION(S):</b> 1. Provide proof of utilities (NRWS, PID, & PG&E). or 2. Remove RV and contact Paradise Planning Department (530-872-6291 ext. 435) and request to void the occupied TUP.
If you have any questions please contact Code Enforcement at (530)872-6291 x110


**PENALTY AMOUNT (FOR EACH COUNT)**

1<sup>st</sup> Citation \$100.00     
 2<sup>nd</sup> Citation \$200.00     
 3<sup>rd</sup> and Subsequent Citations \$500.00  
**(YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)**

**\$100 PENALTY DUE UPON RECEIPT**

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

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND  
 APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION.  
 PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE  
 CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY  
 ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO**  
**THE "TOWN OF PARADISE."**

  
 \_\_\_\_\_  
 Roy Wallis, Senior Supervising Code Enforcement Officer  
 530.872.6291 x425

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: June 25, 2024	CITATION #: CE24-000230-2 RWPLNG
NAME: FENTON MARTY W	
ADDRESS: 6075 WILLIAMS DR	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: June 25, 2024	CASE #: CE24-000230	APN: 053-060-002
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 6075 WILLIAMS		

**VIOLATION(S):**  
Failure to provide required proof of utilities.

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**TOWN OF PARADISE MUNICIPAL CODE(S):**  
Town of Paradise Urgency Ordinance No. 632 extension guidelines.

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**ACTION NECESSARY TO CORRECT VIOLATION(S):**  
 1. Provide proof of utilities (NRWS, PID, & PG&E). or  
 2. Remove RV and contact Paradise Planning Department (530-872-6291 ext. 435) and request to void the occupied TUP.

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


**PENALTY AMOUNT (FOR EACH COUNT)**

1<sup>st</sup> Citation \$100.00      ~~X~~ 2<sup>nd</sup> Citation \$200.00      3<sup>rd</sup> and Subsequent Citations \$500.00  
**(YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)**

**\$200 PENALTY DUE UPON RECEIPT**

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

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

  
 Roy Wallis, Senior Supervising Code Enforcement Officer  
 530.872.6291 x425



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

July 1, 2024

FENTON MARTY  
 6075 WILLIAMS DR  
 Paradise, CA 95969

## Notice of Revocation RV Temporary Use Permit

RV Location: 6075 WILLIAMS  
 APN: 053-060-002-000

Dear MARTY,

**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 and 632 state 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 CE24-000230 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: CE24-000230

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____ Total Postage and Fees \$ <u>8.69</u>	Postmark Here
Sent to <u>Fenton Marty</u> Street and Apt. No., or P.O. Box No. <u>6075 Williams</u> City, State, ZIP+4® <u>Paradise CA 95969</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

# NOTICE OF EXEMPTION

**TO:** File – [PL19-AP 053-060-002]; AP No. 053-060-002

**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** Fenton Temporary Use Permit

**PROJECT APPLICANT:** Marty Fenton

**PROJECT LOCATION:** 6075 Williams Drive, Paradise, CA.

**PROJECT DESCRIPTION:** Proposed “interim housing” occupancy of a recreational vehicle (RV) while possibly rebuilding a home on property. Site to be serviced via a temporary power pole, septic system, “interim water service”, etc.


**APPROVING PUBLIC AGENCY:** Town of Paradise

**PERSON OR AGENCY CARRYING OUT PROJECT:** Marty Fenton [Applicant & Owner]

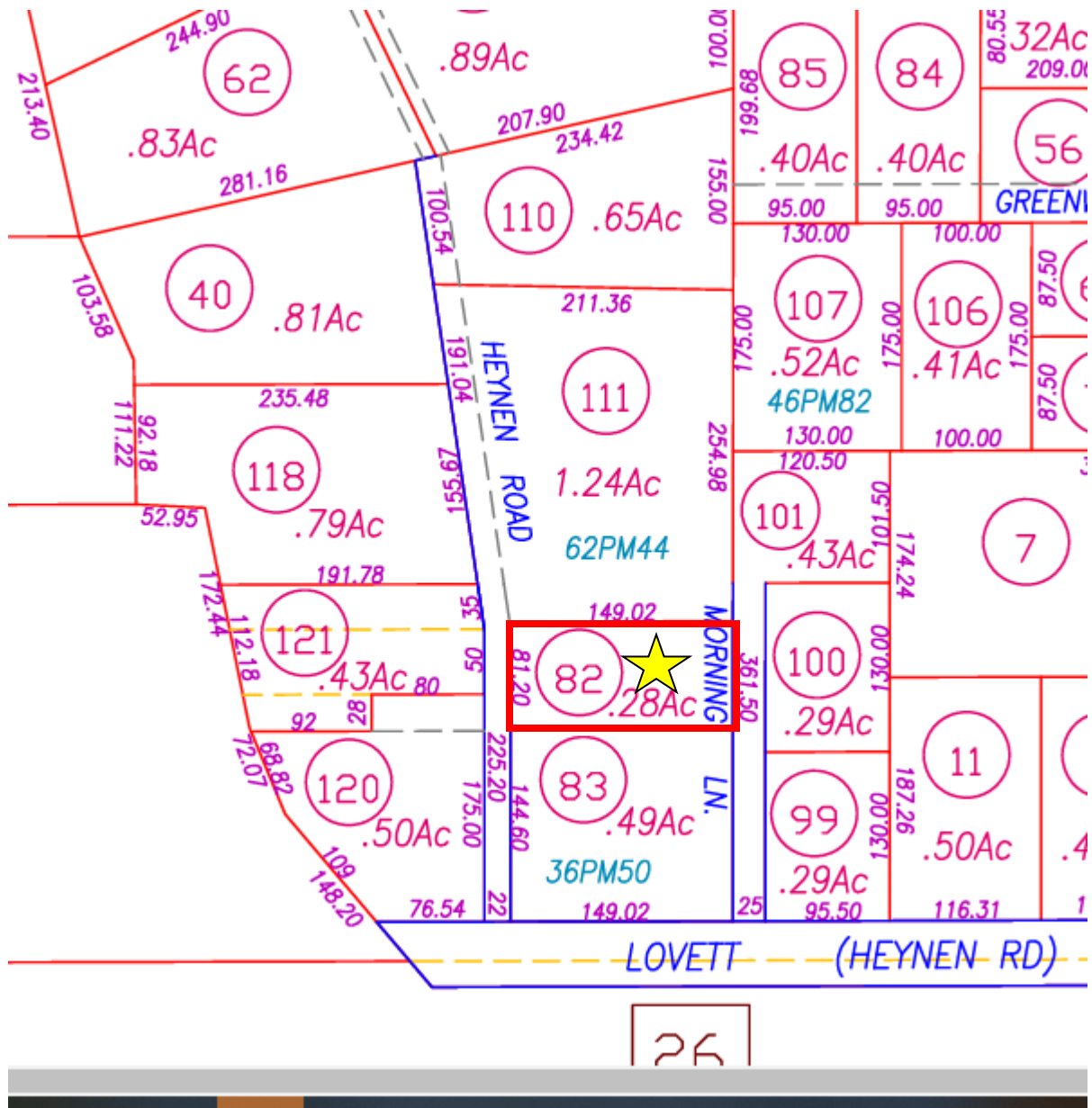
**EXEMPT STATUS:** \_\_\_ General Rule Exemption (Section 15061)  
\_\_\_ Ministerial (Section 15268)  
\_\_\_ Emergency Project (Section 15269)  
X Categorical Exemption  
Section 15304; Class 4

**REASON FOR EXEMPTION:** Minor alteration to land.

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

**SIGNATURE:**   
\_\_\_\_\_  
Planning Director

Date: December 31, 2019



APPLICANT: MICHAEL SCOTT TAYLOR		1771 Heynen
OWNER: MICHAEL SCOTT TAYLOR		
PROJECT DESCRIPTION: Temporary use of an RV as interim housing		
ZONING: Rural Residential 1/2 (RR ½)	GENERAL PLAN: Rural Residential (RR)	FILE NO. PL20-00125
ASSESSOR PARCEL No. : 053-250-082-000		MEETING DATE: 8.20.2024



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: May 22, 2024	CITATION #: CE24-000233-1 RWPLNG
NAME: TAYLOR MICHAEL SCOTT	
ADDRESS: 1771 HEYNEN RD	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: May 22, 2024	CASE #: CE24-000233	APN: 053-250-082
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1771 HEYNEN		

**VIOLATION(S):**  
Failure to provide required proof of utilities.

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**TOWN OF PARADISE MUNICIPAL CODE(S):**  
Town of Paradise Urgency Ordinance No. 632 extension guidelines.

**ACTION NECESSARY TO CORRECT VIOLATION(S):**  
Submit the below to the Town of Paradise Planning Department by either "in person" visit or email to [planning@townofparadise.com](mailto:planning@townofparadise.com):  
A copy of ALL PAGES of your latest PG&E bill or PG&E's payment reference letter  
Proof of water service through the Paradise Irrigation District  
Proof of garbage service through Northern Recycling and Waste Services

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

**PENALTY AMOUNT (FOR EACH COUNT)**

1<sup>st</sup> Citation \$100.00     
  2<sup>nd</sup> Citation \$200.00     
  3<sup>rd</sup> and Subsequent Citations \$500.00  
**(YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)**

**\$100 PENALTY DUE UPON RECEIPT**

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

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

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

  
 \_\_\_\_\_  
 Roy Wallis, Senior Supervising Code Enforcement Officer  
 530.872.6291 x425



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: June 25, 2024	CITATION #: CE24-000233-2 RWPLNG
NAME: TAYLOR MICHAEL SCOTT	
ADDRESS: 1771 HEYNEN RD	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: June 25, 2024	CASE #: CE24-000233	APN: 053-250-082
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1771 HEYNEN		

**VIOLATION(S):**  
Failure to provide required proof of utilities.

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**TOWN OF PARADISE MUNICIPAL CODE(S):**  
Town of Paradise Urgency Ordinance No. 632 extension guidelines.

**ACTION NECESSARY TO CORRECT VIOLATION(S):**  
Submit the below to the Town of Paradise Planning Department by either "in person" visit or email to [planning@townofparadise.com](mailto:planning@townofparadise.com):  
A copy of ALL PAGES of your latest PG&E bill or PG&E's payment reference letter  
Proof of water service through the Paradise Irrigation District  
Proof of garbage service through Northern Recycling and Waste Services

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

**PENALTY AMOUNT (FOR EACH COUNT)**

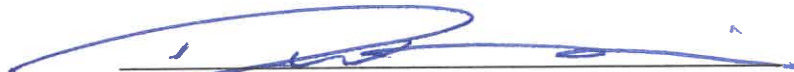
1<sup>st</sup> Citation \$100.00      ~~X~~ 2<sup>nd</sup> Citation \$200.00      3<sup>rd</sup> and Subsequent Citations \$500.00  
**(YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)**

**\$200    PENALTY DUE UPON RECEIPT**

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.**

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\_\_\_\_\_  
Roy Wallis, Senior Supervising Code Enforcement Officer  
530.872.6291 x425

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE: July 31, 2024	CITATION #: CE24-000233-3 RWPLNG
NAME: TAYLOR MICHAEL SCOTT	
ADDRESS: 1771 HEYNEN RD	
CITY STATE ZIP: PARADISE, CA 95969	

DATE OF VIOLATION: July 26, 2024	CASE #: CE24-000233	APN: 053-250-082
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1771 HEYNEN		

**VIOLATION(S):**  
Failure to provide required proof of utilities.

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**TOWN OF PARADISE MUNICIPAL CODE(S):**  
Town of Paradise Urgency Ordinance No. 632 extension guidelines.

**ACTION NECESSARY TO CORRECT VIOLATION(S):**  
Submit the below to the Town of Paradise Planning Department by either "in person" visit or email to [planning@townofparadise.com](mailto:planning@townofparadise.com):  
A copy of ALL PAGES of your latest PG&E bill or PG&E's payment reference letter  
Proof of water service through the Paradise Irrigation District  
Proof of garbage service through Northern Recycling and Waste Services

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


**PENALTY AMOUNT (FOR EACH COUNT)**

1<sup>st</sup> Citation \$100.00      2<sup>nd</sup> Citation \$200.00      ~~X~~ 3<sup>rd</sup> and Subsequent Citations \$500.00  
**(YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS)**

**\$500 PENALTY DUE UPON RECEIPT**

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

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

  
\_\_\_\_\_  
Roy Wallis, Senior Supervising Code Enforcement Officer  
530.872.6291 x425



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

July 1, 2024

TAYLOR MICHAEL SCOTT  
 1771 HEYNEN RD  
 PARADISE, CA 95969

## Notice of Revocation RV Temporary Use Permit

RV Location: 1771 HEYNEN  
 APN: 053-250-082-000

Dear MICHAEL SCOTT,

**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 and 632 state 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 CE24-000233 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: CE24-000233

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input checked="" type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____ Total Postage and Fees \$ <u>8.69</u>	Postmark Here
Sent to <u>Taylor Michael Scott</u> Street or Apt. No. or PO Box No. <u>1771 Heynen Rd</u> City, State, ZIP+4® <u>Paradise, CA 95969</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

**CONDITIONS OF TEMPORARY OCCUPANCY**

1. Temporary power pole placement is subject to an electrical permit from the Town's Building Division. Applicant shall install an address marker on the property and a private road sign for Heynen Road at its intersection with Pentz Road [See attached comments by Chris Rainy, Town Fire Prevention Inspector.]
2. No occupancy of the RV(s) is permitted until the electrical panel is inspected and tagged by the Town of Paradise Building Division.
3. The applicant shall establish and retain a 30 feet minimum flammable fuels (vegetation) clearance area around the RVs during occupancy. The recreational vehicles (RV) shall be located and placed no closer to the septic tank and the front and other property lines than as depicted upon the Town of Paradise "approved" site plan. [See attached "approved" site plan.]
4. If the temporary land use is to be using PID water then applicant must apply for and pay for PID "Interim water service" prior to RV occupancy. Remove the felled tree blocking road access.
5. The applicant shall employ erosion control best management practices to keep disturbed soils from being carried offsite in conjunction with the uses authorized on the site.
6. Property owner(s) shall be required to have the property subject to waste collection services provided by NRWS during the temporary residential occupancy.
7. RV(s) shall be connected to the existing septic system and operated in a manner that prevents the surfacing of raw sewage.
8. The RV(s) shall at all times be currently registered and licensed in California.
9. At the expiration of the temporary use permit, the RV(s) must be disconnected from all utilities and removed from the site unless a building permit has been **issued** for the primary residence on-site **no later than December 31, 2020 or until such time as stated in the Town adopted Urgency Ordinance, if extended.**
10. The site occupied by the temporary land use shall be left free of debris, litter or other evidence of temporary use upon completion or removal of the temporary use.

**Failure to uphold and maintain compliance with the conditions of this permit may result in the permit being administratively revoked by the Town of Paradise.**

If you wish to appeal the decision of the Planning Director, you must do so within seven (7) days of the decision date by filing your written appeal together with the appeal fee deposit of \$117.38 to the Development Services Department. If no appeal is filed within the time period, your temporary use permit will be deemed approved.

If you have any questions regarding this matter, please do not hesitate to contact me at this office, Monday through Thursday.

Sincerely,



Susan Hartman  
Planning Director

**REQUIRED SETBACKS:**

Minimum Front Yard: 30'

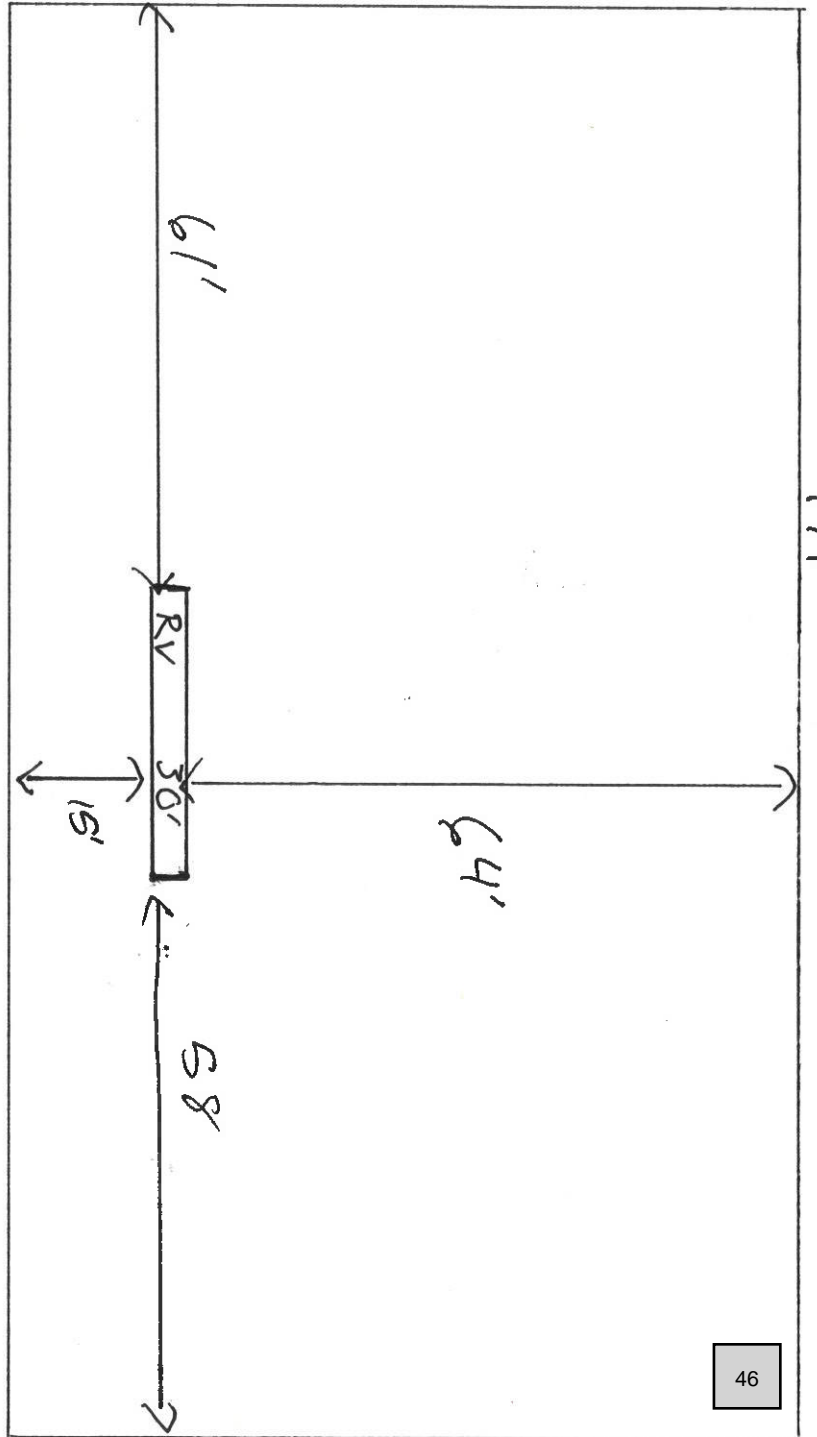
Minimum Side Yard: 5'

Minimum Rear Yard: 5'

Comments:

Sign: Nick Bateman

Date: 3/24/20



NAME: Michael Taylor Scott  
Address: 1771 Heynen  
APN: 053-250-082

Heynen





# NOTICE OF EXEMPTION

**TO:** File – [PL20-00125]; AP No. 053-250-082-000  
**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** M. Taylor Temporary Use Permit

**PROJECT APPLICANT:** Michael Taylor

**PROJECT LOCATION:** 1771 Heynen Road, Paradise, CA 95969

**PROJECT DESCRIPTION:** Proposed short term/temporary occupancy of one Recreational Vehicle (RV) while rebuilding a home on property. Site is to be serviced via a temporary power pole, septic system, “interim water service”, etc.

**APPROVING PUBLIC AGENCY:** Town of Paradise

**PERSON OR AGENCY CARRYING OUT PROJECT:** Michael Taylor [Applicant & Owner]

**EXEMPT STATUS:**  General Rule Exemption (Section 15061)  
 Ministerial (Section 15268)  
 Emergency Project (Section 15269)  
 Categorical Exemption  
Section 15304; Class 4

**REASON FOR EXEMPTION:** Minor alteration to land.

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

**SIGNATURE:**   
\_\_\_\_\_  
Planning Director

Date: March 26, 2020