

**TOWN OF PARADISE  
RESOLUTION NO. 10-34**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE  
AMENDING THE LAND USE MAP OF THE 1994 PARADISE GENERAL PLAN  
(PL10-00260: FEATHER RIVER HOSPITAL AND PL10-00194: RINEHART)**

**WHEREAS**, the Paradise Planning Commission and the Paradise Town Council have conducted public hearings, pursuant to California planning and zoning law concerning a proposed amendment to the land use map of the 1994 Paradise General Plan; and

**WHEREAS**, said public hearings also included review of potential environmental impacts associated with said amendment to the Paradise General Plan, pursuant to requirements of the California Environmental Quality Act; and

**WHEREAS**, Section 65358 of the California Government Code allows a legislative body to amend its General Plan, and

**WHEREAS**, the action of the Town Council follows the requirements of Government Code Sections 65353, 65354, 65854 and 65090; and

**WHEREAS**, the Town Council has considered the analysis and recommendation of the Community Development Department; has received and considered the recommendations of the Planning Commission via adopted Planning Commission Resolutions Nos. 10-10 and 10-11; and has considered the comments made at a public hearing conducted by the Council; and on the basis thereof has determined pursuant to Section 65358 of the Government Code that a certain amendment of the 1994 Paradise General Plan Land Use Map is in the public interest; and

**WHEREAS**, the Paradise Planning Commission and the Town Council have determined that the proposed General Plan (land use map) amendments and rezone projects are appropriate and reasonable because they would assign general plan land use designations and zoning to the affected properties that are appropriate and reasonable in a manner that **a)** promote the development of additional housing opportunities in the town, **b)** are compatible with existing residential land uses in the surrounding area and therefore are consistent with 1994 Paradise General Plan policies that are applicable to single-family residential land development, **c)** promote the development of a portion of property in accordance with a general lack of physical constraints and **d)** promote the development of additional health care services for Paradise citizens.

**RESOLUTION NO. 10-34**

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**Section 1.** The Town Council hereby adopts said amendment to the 1994 Paradise General Plan known as PL10-00260 affecting the General Plan land use map designation for a land area located at 1933 Peach Lane and 5960 Pentz Road in Paradise and further identified as AP Nos. 053-271-006 and 053-390-010 and a portion of AP No. 053-390-011, and as set forth in Exhibit "A" and attached hereto and made a part hereof by reference.

**Section 2.** The Town Council hereby adopts said amendment to the 1994 Paradise General Plan known as PL10-00194 affecting the General Plan land use map designation for a land area located at 3527 Neal Road in Paradise and further identified as AP No. 055-050-025, and as set forth in Exhibit "B" and attached hereto and made a part hereof by reference.

**PASSED AND ADOPTED** by the Town Council of the Town of Paradise this 14<sup>th</sup> day of September 2010, by the following vote:

**AYES:** Steve "Woody" Culleton, Joe DiDuca, Alan White and  
Scott Lotter, Mayor

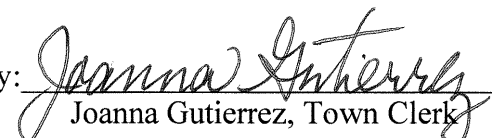
**NOES:** None

**ABSENT:** Frankie Rutledge

**NOT VOTING:** None

  
\_\_\_\_\_  
Scott Lotter, Mayor

**ATTEST:**

By:   
\_\_\_\_\_  
Joanna Gutierrez, Town Clerk

**APPROVED AS TO FORM:**

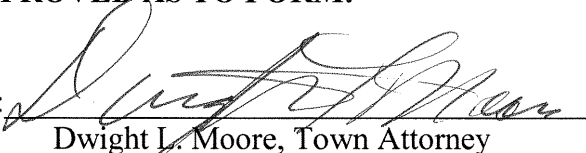
By:   
\_\_\_\_\_  
Dwight L. Moore, Town Attorney

EXHIBIT "A"

FEATHER RIVER HOSPITAL

All that real property being a portion of the northwest one-quarter of Section 19, T.22 N., R.4 E., M.D.M., situated in the Town of Paradise, County of Butte, State of California, being more particularly described as follows:

**Beginning** at the northeast corner of said northwest one quarter of said Section 19 as shown that map entitled "Parcel Map for Reversion To Acreage for Feather River Hospital" as filed January 21, 1981 in Book 81 of Maps at pages 48, 49 and 50 in the Office of the Recorder, County of Butte, State of California;

Thence from said point of beginning on and along the easterly line of said northwest one quarter of said Section 19 as shown on said Parcel Map, South  $01^{\circ}08'44''$  East 100.00 feet more or less to a point on the boundary of Parcel One as shown on said map;

Thence on and along the boundary of said Parcel One the following courses, South  $89^{\circ}19'15''$  West 124.99 feet;

Thence South  $01^{\circ}08'44''$  East 94.68 feet;

Thence South  $89^{\circ}41'46''$  West 389.79 feet to a point on the easterly right-of-way line of the Pentz Magalia Highway;

Thence on and along said right-of-way line North  $01^{\circ}28'12''$  East 14.95 feet;

Thence leaving said right-of-way line North  $89^{\circ}41'46''$  East 205.48 feet;

Thence North  $01^{\circ}08'44''$  West 178.53 feet;

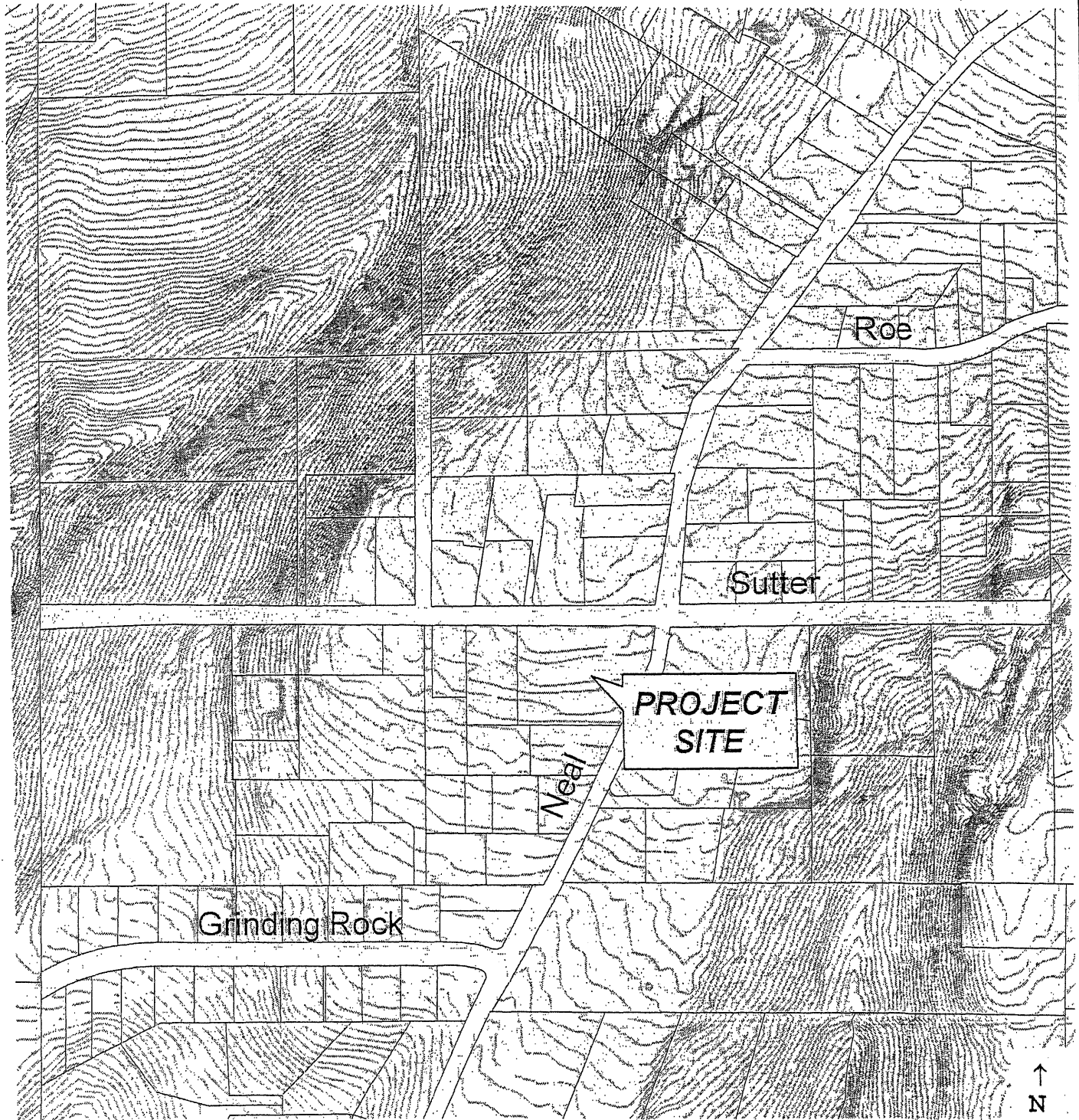
Thence leaving said boundary of said Parcel One, North  $89^{\circ}19'15''$  East 308.60 feet more or less to point of beginning.

Containing, 1.18 acres more or less.



*Malcolm J. Macdonald*  
5/5/2010

# EXHIBIT B



APPLICANT: Verrill & Wilbur Rinehart

ADDRESS: 3527 Neal Rd

OWNER: Verrill & Wilbur Rinehart

## PROJECT DESCRIPTION:

General Plan amendment/property rezone application proposing to change the General Plan land use designation from AR to RR for a +2.27 acre property to facilitate a division of the property into three parcels of record

Zoning: AR-1

GENERAL PLAN: AR

FILE NO. PL10-00193, 194

ASSESSOR PARCEL NO. 055-050-025

MEETING DATE: 8/17/2010