



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

Ray Groom, Chair
Anita Towslee, Vice Chair
James Clarkson, Commissioner
Stephanie Neumann, Commissioner
Martin Nichols, Commissioner

PLANNING COMMISSION AMENDED - SPECIAL MEETING AGENDA

6:00 PM – May 10, 2017

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 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, including closed session. 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 Council 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. OTHER BUSINESS

- 1a. **Hornback Tentative Parcel Map Extension (PL17-00043)** Request for a time extension for the conditional approval of the Hornback Tentative Parcel Map (PM-06-15) at 5977 Williams Dr. AP No. APN 053-070-019 for an additional six years beyond March 14, 2017.
- 1b. Skyway Land Project Tentative Subdivision Map Extension (PL17-00062) Request for a time extension for the conditional approval of the Skyway Land Project Tentative Subdivision Map (SD-08-2) at 9141 & 9189 Skyway, AP No. 050-011-012 & 013, for an additional six years beyond May 19, 2017.
- 1c. Acceptance and referral of the Planning Commission Annual Report for calendar year 2016 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan Housing Element.
- 1d. Acceptance and referral of the Planning Commission Annual Report for the calendar year 2016 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan.

2. ADJOURNMENT

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

M E M O R A N D U M

TO: Paradise Planning Commission Agenda No. 1(a)

FROM: Craig Baker, Community Development Director

SUBJECT: **Hornback Tentative Parcel Map Extension (PL17-00043)** Request for a time extension for the conditional approval of the Hornback Tentative Parcel Map (PM-06-15) at 5977 Williams Dr. AP No. APN 053-070-019 for an additional six years beyond March 14, 2017.

DATE: May 3, 2017

BACKGROUND:

On **March 14, 2007**, the Planning Commission conducted a public hearing and conditionally approved the above-noted tentative parcel map application authorizing the division of a 1.8 acre property located at 5977 Williams Drive into four separate parcels subject to 17 conditions of project approval.

Town records indicate that the Town's conditional approval of this tentative parcel map and its authorization to be completed as a recorded final parcel map would have expired on **March 14, 2010**. However, in consideration of the poor economy, the California State Legislature automatically extended the life of all unexpired land division approvals in the state several times. As a result of these legislative actions, the expiration date for the Hornback Parcel Map was extended to **March 14, 2017**. In anticipation of this circumstance, the project applicant, Jon Hornback, submitted a formal request on March 15, 2017 and supplemented by an a letter from L&L Surveying submitted to the Town on April 26, 2017, for the Planning Commission to grant an additional six year time period in order to accommodate fulfillment of the map conditions and recordation of the map as proposed. Pursuant to PMC Section 16.08.085, submittal of the time extension request automatically extended the parcel map for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. Please note that submittal of the time extension request was timely, since it was submitted on the first business day following the expiration date of the parcel map approval, and was accepted by the Town.

The statutory provisions of PMC Chapter 16.08 (Subdivisions of Four or Fewer Parcels) empowers the Planning Commission to legally exercise discretion on behalf of the Town of Paradise to either approve or deny applications for a time extension for any tentative parcel map. PMC section 16.08.085 stipulates that the Planning Commission may extend an approved tentative parcel map up to an additional six years.

DISCUSSION:

The design of the original parcel map application proposed to create three parcels; Parcel 1 at 0.56 acre, Parcel 2 at 0.50 acre and Parcel 3 at 0.69 acre. All three proposed parcels are compliant with the existing Town Residential 1/2 acre minimum (TR-1/2) zoning assigned to the project site. The project was deemed not to have a significant effect upon the environment and a Mitigated Negative Declaration environmental document was adopted by the Planning Commission on the date of project approval, pursuant to the requirements of the California Environmental Quality Act (CEQA).

The project applicant has indicated to staff that due to the economy downturn, it has been difficult to fulfill all of the parcel map conditions before the March 14, 2017 deadline. A review of the project files associated with the project reveals that the owner submitted and secured Town approval of engineered private road and drainage improvement plans, public street and drainage improvement plans and has made significant progress toward the development of a final parcel map for recordation. As a consequence of these efforts, Mr. Hornback has fulfilled a number of the conditions of approval. Additionally, Mr. Hornback has incurred a total of approximately \$22,000 pursuing the project and attempting to fulfill project conditions. Please refer to the attached letter received on April 26, 2017 from L&L Surveying for additional details.

The statutory authority for the Planning Commission to approve an extension application is contained within Paradise Municipal Code (PMC) Section 16.08.085, which states that the Planning Commission must find evidence that a “good faith effort” has been made in satisfying the conditions of the approved tentative parcel map.

The circumstances outlined above compel staff to be supportive of Mr. Hornback’s request for a six year extension and therefore staff recommends that the Planning Commission grant a six year extension of time for assignment to this tentative parcel map in order to provide the applicant ample opportunity to successfully complete the remaining conditions of project approval and record a final map.

COMMISSION ACTION REQUESTED:

Adopt a **MOTION TO:**

1. Approve, on behalf of the Town of Paradise, the granting of a six year time extension for assignment to the conditionally approved Hornback Tentative Parcel Map (PM-06-15), thereby creating a new tentative parcel map expiration date of **March 14, 2023**.

APPEAL PROCESS: In accordance with the provisions of PMC Section 16.08.070(B), in the event that the Planning Commission denies the time extension application the project applicant can appeal such decision to the Town Council.

If a written appeal to the Town Council is not filed with the Town Clerk within ten calendar days

of any denial decision, then the Planning Commission's decision on behalf of the Town of Paradise becomes legally effective.

LIST OF ATTACHMENTS

FOR

HORNBACK PARCEL MAP TIME EXTENSION REQUEST

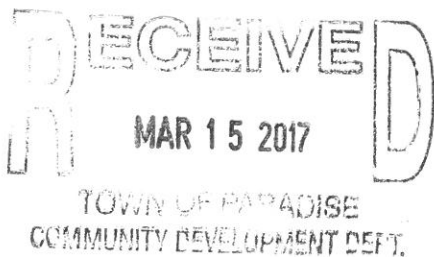
1. Project vicinity map.
2. Time extension request letter from Jon Hornback, dated March 13, 2017.
3. Letter from L&L Surveying received on April 26, 2017 requesting a 6 year time extension.
3. Hornback Tentative Parcel Map conditions of approval
4. Conditionally approved Hornback Parcel Map

APPLICANT: John Hornback		ADDRESS: 5977 Williams Dr.
PROJECT DESCRIPTION: Request for Planning Commission approval of a six year time extension for a previously approved parcel map.		
Zoning: TR-1/2	GENERAL PLAN: TR	FILE NO. PM-06-15
ASSESSOR PARCEL NO. 053-070-019		MEETING DATE:

DATE: 3-13-17

Craig Baker

I Jon Hornback would respectfully request an extension for my tentative parcel map PM-06-15 5977 Williams dr Aprn 053-070-019. so I can meet with land L surveying to complete this project. Due to the land market and decrease in prices till now it wasn't profitable to so. I have invested a lot of money and would like to finish this project if given the time

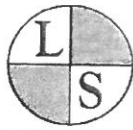


Thank you for your time

Sincerely

Jon Hornback
Jon Hornback

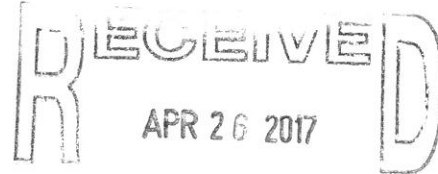
530-521-7696



L&L SURVEYING, INC

1007 Bille Road - P.O. Box 671 - Paradise, CA 95967
Telephone: (530) 877-4300 - FAX: (530) 877-2251

Town of Paradise Planning Department
5555 Skyway
Paradise, CA 95969



Re: Time Extension of Hornback Parcel Map APN 053-070-019

Dear Mr. Baker

On behalf of my client, Jon Hornback, I would like to provide you with additional information as to why Mr. Hornback should be allowed a time extension on his project.

Prior to the beginning of the Great American Recession, Mr. Hornback had been diligently following through on the work on his project. He had his final map checked by Jim Riotto and it was ready for recording. He also had his improvement plans designed, final stamped by the Engineer and in the Town office, stamped by Dennis Schmidt and ready for Mr. Hornback to pay his fees. We were all moving forward to complete the project.

Mr. Hornback has spent almost \$22,000 on this project between Engineering, surveying and fees. He has done all the work to make viable building lots in the future when the economy turns around. He is a builder and will be adding to the value of the homes in the area as well as the tax base of the Town when he builds these lots out.

With this in mind, I respectfully request that you grant his extension with a 6 year future expiration date.

Sincerely,

Lorraine Lundy, PLS



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

(530) 872-6291

March 14, 2007

Jon Hornback
P. O. Box 2215
Paradise, CA 95967

Subject: Tentative Parcel Map Application (PM-06-15); AP 053-070-019

Dear Mr. Hornback:

The Paradise Planning Director conducted a public hearing on March 14, 2007 to consider the above-noted parcel map application to divide an existing ± 1.8 acre property into three parcels of record on property located at 5977 Williams Drive.

After concluding the public hearing, the Planning Director adopted the findings of fact as presented by staff and conditionally approved your tentative parcel map subject to the conditions listed below.

CONDITIONS TO BE MET PRIOR TO RECORDATION OF FINAL PARCEL MAP

ROADS AND ACCESS

1. Access to parcels for ingress and egress/public utilities shall be shown on the final parcel map.
2. Submit three copies of road upgrade improvement plans for Williams Drive and road and drainage improvements plans for construction of the on site private road to the town-adopted A-2a road standard, stamped and signed by a registered civil engineer to the Engineering Division for approval. Pay appropriate plan check and inspection fees. Street grades and all design features shall comply with town ordinances, design resolution and accepted engineering standards. Road and drainage plans must be approved **PRIOR** to the construction or installation of the required facilities. The extent of the required Williams Drive upgrade shall be based upon a prorata share of the estimated cost to upgrade the entire length of Williams Drive to the town-adopted A-3a private road standard. Location of the upgrade improvement to portions of Williams Drive shall be determined by the Town Engineer.

3. The following notes shall appear upon the final map information data sheet:
 - a.. "Prior to the issuance of a building permit authorizing residential development upon Parcel Nos. 1 or 2, the project developer shall construct the pro-rata share upgrade improvement to Williams Drive in accordance with town-approved Williams Drive upgrade improvement plans."
 - b. "Prior to the issuance of a building permit authorizing residential development upon Parcel Nos. 1 or 2, the project developer shall construct a full width private road access for all three parcels to the Town adopted A-2a road standard including a town approved turn around facility."
 - c. "If more than 50 cubic yards of material to be moved in association with required road and/or driveway improvements, the project developer shall apply for and secure town issuance of a grading permit satisfying all Engineering Division requirements and the current adopted edition of the U.B.C. Pay applicable grading permit fees per current fee schedule."
 - d. "Prior to the start of any grading operations that displace fifty cubic yards or more of material and are associated with required road and/or driveway improvements, the project developer shall submit an Erosion Control Plan to the Town Public Works Engineering Division for approval by the Town Engineer. Show all erosion control devices and sedimentation basins required by the PMC 15.04.280."
 - e. "Prior to the issuance of a building permit that results in the residential development of three parcels for which the on site private road easement provides primary access, the project developer shall apply for and secure town approval for a new road name to be assigned to the on site private road. All residences for which the on site private road provides primary access shall be addressed to the new road name, rather than Williams Drive. The project developer may also seek approval from the Town of Paradise for the new road name prior to residential development of vacant parcels."
4. Provide a recorded road maintenance agreement(s) in a form deemed acceptable to the Town Engineer obligating all owners of the resultant parcels to participate in the maintenance of the on site private access road and Williams Drive.

SITE DEVELOPMENT

5. All easements of record shall be shown on the final parcel map.
6. Indicate a thirty foot building setback line measured from the center of the on site private road.

DRAINAGE

7. The design of the required engineered private roadway improvement plans shall include necessary drainage improvements both on and off site to accommodate existing and additional project induced drainage flows without generating any off-site adverse effects.
8. Place the following note on the final map information data sheet: "Prior to issuance of a building permit authorizing construction on Parcel Nos. 1 or 2, a storm water mitigation plan shall be submitted and approved by the Town Engineer. This plan must address how the additional storm water drainage from the new impervious surfaces will be detained, rerouted, or otherwise mitigated to prevent adverse impacts to the downstream neighboring properties."

FIRE PROTECTION

10. Place the following notes upon the final parcel map information data sheet:
 - a. "Future owners of parcels created via recordation of the Hornback parcel map shall implement and maintain a fuel reduction plan for the parcels meeting the requirements of the Paradise Fire Department in accordance with the Paradise Fire Department project review memorandum dated October 31, 2006 for the Hornback parcel map application and on file in the Town Community Development Department."
 - b. "All buildings constructed upon Parcel Nos. 1 and 2 shall be built of non-combustible exterior construction meeting the requirements of the Wildland Urban Interface Code and in accordance with the Paradise Fire Department project review memorandum dated October 31, 2006 for the Hornback parcel map application and on file in the Town Community Development Department."
11. Meet all other requirements of the Paradise Fire Department in accordance with the Plan Check Review for the Hornback project, dated October 31, 2006 and on file in the Town Community Development Department.

UTILITIES

12. Meet the requirements of the Paradise Irrigation District (PID) in accordance with the letter from PID staff regarding the Hornback project dated October 31, 2006 and on file in the Town Community Development Department.

SEWAGE DISPOSAL

13. Satisfy all requirements of the Town of Paradise Onsite Sanitary Official concerning the design of the final parcel map.

OTHERS

14. The following notes shall appear upon the final parcel map information sheet:
 - a. "At the time of building permit issuance, owner will be required to pay any Town of Paradise adopted development impact fees."
 - b. "If any archaeological resources are uncovered during the course of future development or construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery." **[mitigation measure]**
15. Provide written documentation verifying payment of current property taxes and payment of any assessment liens imposed by the Town.
16. Provide monumentation as required by the Town Engineer in accordance with accepted town standards.
17. 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 Community Development Department planning division.

If you wish to appeal the decision you must do so within ten (10) days of the date of the Planning Director's decision by filing your written appeal together with the appeal fee deposit of \$141.70 with the Town Clerk's Office. **If no appeal is filed within the time period, your parcel map will be deemed approved for a period of three years with an expiration date of March 14, 2010.** If you should have any questions, please contact Assistant Community Development Director Craig Baker.

Sincerely,



Al McGreehan
Community Development Director

Encl.

cc: L & L Surveying
Kari Eurotas, CDD/PW Project Coordinator
Fire Department
Paradise Irrigation District
Joanna Gutierrez, Town Clerk

M E M O R A N D U M

TO: Paradise Planning Commission Agenda No. 1 (b)

FROM: Susan Hartman, Assistant Planner

SUBJECT: Application for Approval of an Extension of Time Assigned to the Conditionally Approved Skyway Land Project Tentative Subdivision Map (SD-08-2); APN 050-011-012, and 013)

DATE: May 10, 2017

BACKGROUND:

On **May 18, 2010**, the Planning Commission conducted a public hearing and conditionally approved the above-noted tentative subdivision map application authorizing the development of a combined 16.9 acre land area located on the east side of Skyway, near the Clark Rd intersection, into 35 condominium units with common areas as well as a community wastewater disposal system subject to 69 conditions of approval.

Town records indicate that the Town's conditional approval of this tentative subdivision map and its authorization to be completed as a recorded subdivision map approval would have expired on **May 19, 2013**. However, in consideration of the poor economy, the California State Legislature automatically extended the life of all unexpired land division approvals in the state several times. As a result of these legislative actions, the expiration date for the Map was ultimately extended to **May 19, 2017**. In anticipation of this circumstance, the project applicant's agent, NorthStar Engineering, submitted a formal request on April 5, 2017 for the Planning Commission to grant an additional six year period, expiring on **May 19, 2023** in order to accommodate fulfillment of the map conditions and recordation of the map as proposed. Pursuant to PMC Section 16.08.085 that action automatically extended the subdivision map for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.

The statutory provisions of PMC Chapter 16.07 (Subdivision of Five or More Lots) empowers the Planning Commission to legally exercise discretion on behalf of the Town of Paradise to either approve or deny applications for a time extension for any subdivision map. PMC section 16.07.060 stipulates that the Planning Commission may extend an approved subdivision map up to an additional six years.

DISCUSSION:

The design of the original subdivision map application proposed to create 35 condominium units with 2 lots held in common to accommodate community facilities such as a clustered wastewater treatment system, drainage facilities, potable water, and private roads. Parcel 050-

011-013 where the condominium units will be located is zoned Multiple-Family Residential which requires a land use entitlement prior to the establishment of multi-family housing. As such, the developer secured an Administrative Permit for 35 housing units, in association with the subdivision map, on May 18, 2010. The project was accompanied by required environmental review pursuant to the California Environmental Quality Act (CEQA) that resulted in the adoption of a mitigated negative declaration document and a finding that all project-induced impacts would be reduced to a less than significant level with mitigation measures assigned to the project.

On behalf of the project applicant, NorthStar Engineering has indicated that due to the downturn in the economy and its effects upon the real estate market, it has not been feasible to fulfill all of the project conditions and record the map prior to the May 19, 2017 expiration date. A review of the project file and documentation submitted with the time extension request reveals that the applicant has incurred expenses totaling approximately \$72,974.00 pursuing conditions of map approval such as wastewater discharge requirements from the State Regional Water Quality Control Board and preparation of preliminary grading and drainage plans for site improvements. A number of conditions remain unfulfilled (construction of site improvements, interior roadways, tree felling, clustered wastewater treatment system, etc.).

The statutory authority for the Planning Commission to approve an extension application is contained within Paradise Municipal Code (PMC) Section 16.07.060, which states that the commission must find evidence that a “good faith effort” has been made in satisfying the conditions of the approved subdivision map.

The circumstances outlined above compel staff to be supportive of the request for a six year extension and therefore staff recommends that the Planning Commission grant the a six year extension of time for assignment to this subdivision map in order to provide the applicant ample opportunity to successfully complete the remaining conditions of project approval and record a final map.

COMMISSION ACTION REQUESTED:

Adopt a **MOTION TO:**

1. Approve, on behalf of the Town of Paradise, the granting of a six year time extension for assignment to the conditionally approved Skyway Land Project Tentative Subdivision Map (SD-08-2), thereby creating a new subdivision map expiration date of **May 19, 2023.**

APPEAL PROCESS: In accordance with the provisions of PMC Section 16.07.060(B), in the event that the Planning Commission denies the time extension application the project applicant can appeal such decision to the Town Council.

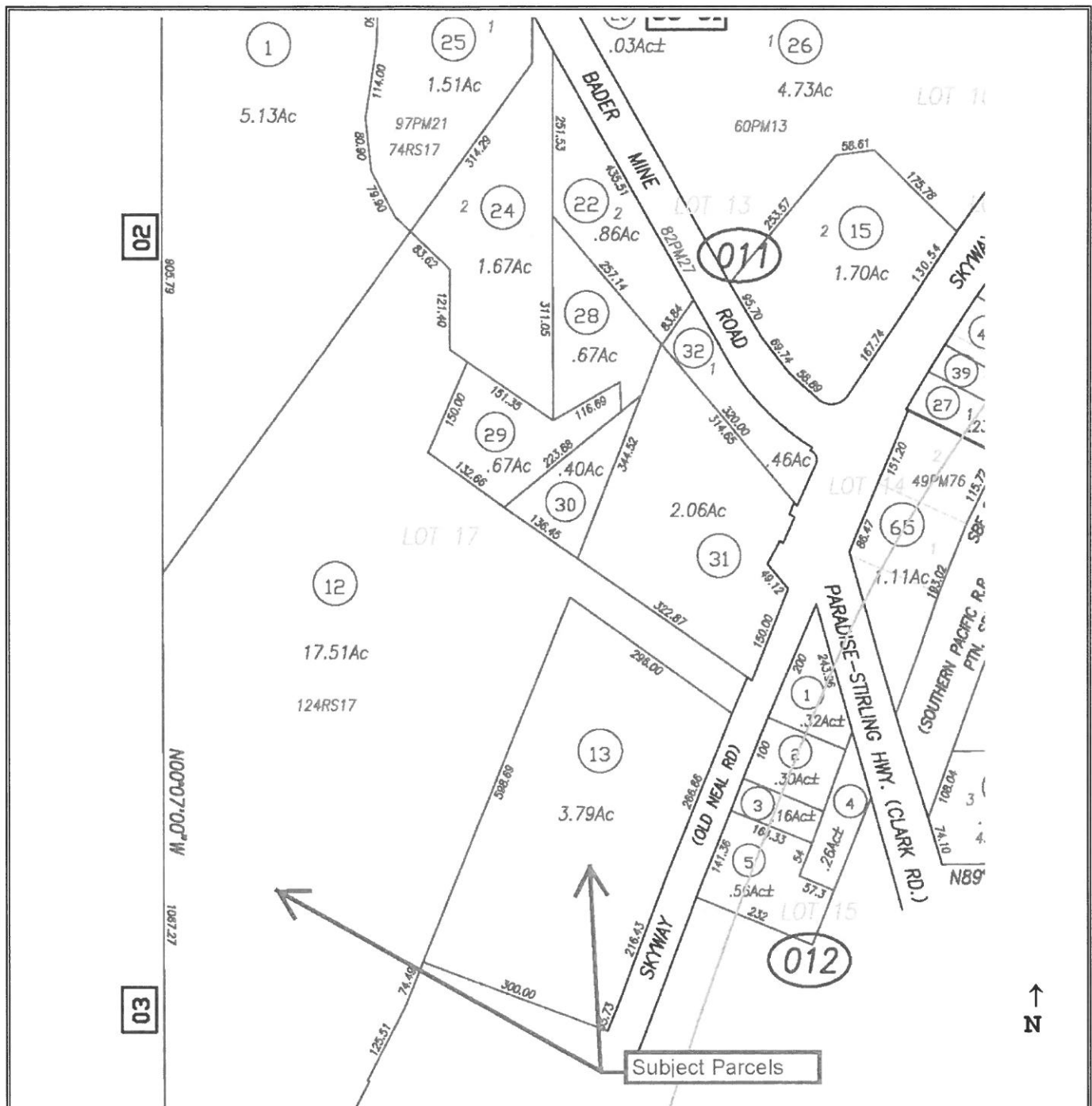
If a written appeal to the Town Council is not filed with the Town Clerk within ten calendar days of any denial decision, then the Planning Commission decision becomes legally effective.

LIST OF ATTACHMENTS

FOR

SKYWAY LAND PROJECT TENTATIVE SUBDIVISION MAP TIME EXTENSION REQUEST

1. Project vicinity map.
2. Time extension request letter from NorthStar Engineering, dated April 5, 2017, with attached list of expenses incurred pursuing development of the project.
3. Skyway Land Project Subdivision Map project description
4. Skyway Land Project Tentative Subdivision Map conditions of approval
5. Skyway Land Project Tentative Subdivision Map



APPLICANT: Skyway Land Project		ADDRESS: 9141 & 9189 Skyway
OWNER: Skyway Land Project		
PROJECT DESCRIPTION: Tentative Subdivision Map for 35 condominium units on a combined 16.9 acre land area zoned Multiple-Family Residential and Agricultural Residential 3 acre minimum.		
Zoning: MF & AR-3	GENERAL PLAN: MR & AR	FILE NO. SD-08-2
ASSESSOR PARCEL NO. 050-011-012 & 013		MEETING DATE:

March 28, 2017

Town of Paradise Planning Commission
c/o Craig Baker
5555 Skyway
Paradise, CA 95969

RE: Skyway Land Project PL09-00191; TPC-08-10 and SD-08-2

Dear Commissioners,


On behalf of the Skyway Land Project, LLC. we would like to respectfully request the six (6) year extension of the Skyway Land Project Tentative Subdivision Map (PL09-00191), and Tree Felling Permit (TP-08-10 and SD-08-02). The map, and related applications, is set to expire May 18, 2017. To date the owners have invested \$139,179 into the study and development of plans for the project site. The breakdown of costs is as follows:

Entitlement	\$ 21,262
Development Studies	\$ 44,943
Design and Land Preparation	\$ 72,974

After the entitlement process, the main investment for the project site has been in relation to the wastewater capacity to meet the project needs. A Report of Waste Discharge was developed and approved at the California Regional Water Quality Control Board. In addition, preliminary grading and drainage plans were prepared for the site so we could insure the project could conform to the approved TSM.

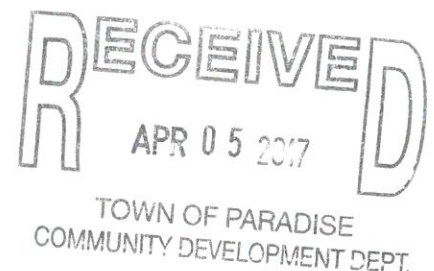
We believe the project would be a benefit for the Town of Paradise and we look forward to seeing the project move forward into development. Thank you for your consideration on the TSM extension application.

Sincerely,
NorthStar



Nicole Ledford
PE, LEED AP BD&C

Encl:
cc:



Skyway Land Project

Project Costs to Date

\$139,179

ENTITLEMENT

	Type	Purpose	Cost
1	Subdivision Map and Rezone	Application Fees	\$ 3,781
2	Land Use Review	Application Fees	\$ 305
3	Tentative Map and Rezone	Entitlement	\$ 7,215
4	Site Rendering	Entitlement	\$ 4,000
5	Mitigated Neg. Dec from PMC	CEQA	\$ 5,620
6	Drainage Analysis	Town Fee	\$ 341
			<u>\$21,262</u>

DEVELOPMENT STUDIES

	Type	Purpose	Cost
1	Surveying	Boundary and Topographic	\$14,500
2	Soils Testing and Report	Wastewater Capacity	\$ 1,395
3	Archaeological Study	Entitlement	\$ 2,047
4	Biological Analysis and Delineation	Entitlement	\$ 3,300
5	Acoustical Analysis	Entitlement	\$ 3,350
6	Delineation - Waters of the US	Entitlement	\$ 4,450
7	Traffic Analysis	Entitlement	\$ 4,946
8	Tree Survey	Tree Permit	<u>\$10,955</u>
			<u>\$44,943</u>

DESIGN AND LAND PREPARATION

	Type	Purpose	Cost
1	Surveying	Boundary - Final Map	\$ 5,600
2	Groundwater Monitoring	Wastewater Capacity	\$ 6,561
3	Report of Waste Discharge	State Wastewater Approval	\$ 9,065
4	Anti-Degradation Analysis	State Wastewater Approval	\$ 1,500
5	Engineering	Prelim. Grading and Drainage	\$18,663
6	Brush and Trash Removal	Site Preparation	\$13,497
7	Vegetation Management	Site Clearing	\$ 5,000
8	Erosion Control	Site Preparation	\$ 504
9	Removal of Abandoned Buildings	Site Preparation	<u>\$12,584</u>
			<u>\$72,974</u>

SKYWAY LAND PROJECT

Skyway and Clark Road

Paradise, CA

Project Description

The proposed project is comprised of a 2 lot condominium tentative subdivision map. The lots are broken down as 1 multifamily lot with 35 condo units and 1 single-family residential lot with the wastewater treatment and disposal for the condo project. The site will have a community septic system and private roads and is located within the Town of Paradise.

Environmental Setting

Location

The site is located at 9189/9141 Skyway in Paradise, California. This is adjacent to the intersection with Clark Road. The assessor's parcel numbers for the site are 050-011-012 and 013. Lot 050-011-012 (Town of Paradise jurisdiction) and lot 050-011-001 (County of Butte jurisdiction) are actually one parcel with two tax designations. The portion of the parcel within the County of Butte (050-011-001, 5.13 ac) is not included in the lot acreage nor is it a part of the project; please see the attached exhibit A.

Land Use

At present the parcel is vacant and has recently been cleared of an abandoned house. The three parcels on the site have different zoning designations.

APN	Zoning	Acreage
050-011-012	AR 3 (Ag. Residential 3-ac. Min.)	13.64 ac
050-011-013	MF (Multi-family)	3.46 ac

The requested designations are:

APN	Zoning	Acreage
050-011-012	AR 3 (Ag. Residential 3-ac. Min.)	13.38 ac
050-011-013	MF (Multi-family) Planned Development	3.52 ac

Unit Mix

The 35 residential units are planned to have a range of residential uses including townhouses as well detached garage units. There are 35 units proposed all of which will share a single common area. Fifteen of the proposed townhouses will have attached garages and twenty of the proposed townhouses will have detached carports/garages. The units will most likely be two-story.

Vegetation, Topography and Soils

At present the building site consists of minimal vegetation and a number of pine, oak and other trees. A tree survey is currently underway by a licensed forester.

The site has an upper and a lower portion. The upper section slopes at approximately 10% toward Skyway. The lower portion has some areas of low slope and with slopes up to 40%. We will be utilizing areas with less than 30% slopes for building, roadway, storm water and wastewater treatment areas. The elevation on-site ranges from 2065-2290 feet above sea level.

Soil on the project is classified as *Aiken soil (AVD and BA)* to depths of 9+-feet. This soil type consists of silty clay loam however the site does have some variation along the steep slopes.

Improvements

The project development will occur in one phase and will include private roads, storm drain and sewer facilities. The site will take access from Skyway at the signalized intersection with Clark Road and has an additional emergency access. A public road standard is planned for use within the entrance through APN 050-011-031 and then a private road will continue to the residential area.

Drainage

The storm drain runoff for the site will be collected and a form of first flush treatment will be used to mitigate the quality of the storm water discharge. The entire site is currently within the Secondary Zone as shown in the 1980 Paradise Master Drainage Study prepared by McCain and Associates. A detailed Preliminary Drainage Analysis has been submitted to the Town of Paradise for review.

Sanitary Sewer

A community system is proposed for the site. It includes the use of STEP/STEG collection systems to convey septic tank effluent to the treatment facility. After secondary treatment the effluent is then dispersed throughout the open space on the site via pressure dosed trenches or drip dispersal.

Public Services

Services and facilities presently or potentially available to the project include but are not limited to the following:

Access:	Skyway (Public Street)
Sewage Disposal:	Community Septic System
Storm Water Disposal:	Onsite Quality Treatment
Communications:	AT&T Telephone/Comcast Cable Services
Electricity:	Pacific Gas and Electric Company
Water Supply:	Paradise Irrigation District

Applications

The current applications for the project include:

- Tentative Subdivision Map - A 2 lot subdivision map that denotes the reconfiguration of the lot areas to match current zoning boundaries and to map the 35 condominium units.
- Administrative Permit - An Administrative Permit is required in order to allow the condominium units to be created in the MF zone.
- Tree Permit - A tree permit is required to remove more than 5 qualifying trees from the project site.

Attachments

Exhibit A: Assessors Parcel Map

Special Studies Included in Application

Traffic Impact Analysis Update- MRO Engineers, April 2009

Archaeological Evaluation - Cultural Research Associates, November 2006

Biological Resources Assessment - Gallaway Consulting, Inc., November 2006

Draft Delineation of Waters of the United States - Gallaway Consulting, Inc., November 2006

Phase 1 Environmental - Chico Environmental, November 2006

Sound Study Update - Eco-Analyst, April 2009



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

May 20, 2010

REVISED*

Cecil Wall
1041 Dias Drive
Chico, CA 95926

SUBJECT: Skyway Land Project PL09-00191; TPC-08-10 and SD-08-2
AP Nos. 050-011-012, -013 and -031

Dear Mr. Wall:

The Planning Commission conducted a public hearing on May 18, 2010 concerning the above noted project applications. After receiving public testimony and closing the hearing, the Planning Commission adopted the required findings as provided by staff and approved the proposed Tentative Subdivision Map (PL09-00191), Tree Felling Permit (TPC-08-10) and Administrative Permit ((PL09-00191) for the property located at 9189 and 9141 Skyway.

Be advised that your applications were conditionally approved subject to the conditions listed below.

CONDITIONS OF CONDOMINIUM SUBDIVISION MAP APPROVAL

CONDITIONS TO BE MET PRIOR TO RECORDATION OF FINAL CONDOMINIUM SUBDIVISION MAP

ROADS/ACCESS

1. Prepare and submit three copies of a detailed and engineered site development, grading plan and road and drainage improvements plan for the subdivision development to the Public Works Department (engineering division) for review and approval by the Town Engineer and secure the issuance of a town-approved grading permit. Approval of the designed improvements plans by the Town Engineer must be secured PRIOR TO COMMENCEMENT of project improvements construction.

2. Deed +/-40 feet from the centerline of Skyway or offer for dedication to the Town of Paradise. Right-of-way line shall be established a minimum of 2.5 feet behind the back of the sidewalk and shall encompass all public facilities.
3. Deed all necessary right-of-way around the Clark Road/Skyway intersection to the Town of Paradise to allow for future widening and maintenance, as determined by the Town Engineer.
4. Construct all necessary road widening, traffic signal pole relocation, curb and gutter removal/replacement, etc., as necessary to allow for full roadway width through the Clark/Skyway intersection. Perform striping modifications and lengthen the left turn pocket to provide sufficient queuing for the ultimate traffic flows.
5. Establish sixty-foot minimum width public street access right-of-way at the Skyway/Clark Road intersection as proposed; secure a town issued encroachment permit, construct full street section improvements within the public street access instrument and offer for dedication to the Town of Paradise.
6. Construct pedestrian and handicapped ramps at all proposed intersections to the County of Butte Department of Public Works Improvement Standard No. S-5 (Standard P.C.C. ADA-Compliant Pedestrian Ramp Type A) or equivalent as determined by the Town Engineer.
7. The proposed fire and emergency access connecting to the Skyway near the southerly boundary of the project site shall be for fire and emergency vehicle access only and shall be physically restricted to such purposes in a manner deemed satisfactory to the town Fire Marshal and the Town Engineer.
8. All public street and private road improvements shall be designed and constructed in accordance with the requirements of the Town Engineer, outlined in written comments regarding the Skyway Land Project, dated May 7, 2010 and on file with the Town of Paradise.
9. Secure Town of Paradise approval for public street and interior access road names. Place the approved names upon the final map.
10. Street and road name signs shall be provided by the developer at all intersections per town requirements. Contact the town Public Works Department (engineering division) for information regarding the purchase and installation of street signs.
11. The project developer shall install appropriate stop signs and other traffic signs and thermoplastic pavement markings as determined by the Town Engineer. Show all required markings upon project improvement plans.
12. Establish twenty-foot radius property line returns or a similar design feature deemed

acceptable to the Town Engineer at all proposed street intersections.

13. Submit reproducible "**AS BUILT**" improvement plans for abutting public street improvements and any off-site drainage improvements in accordance with the requirements of the Town Engineer.

DRAINAGE

14. Provide a final design solution for drainage per requirements of the Town Engineer in accordance with INTERIM DRAINAGE DESIGN GUIDELINES prepared April 2, 1998. Drainage improvements shall be engineered and constructed in a manner that includes the establishment of all necessary drainage improvements onsite and possibly offsite to adequately accommodate existing and project induced drainage flows without generating any offsite significant adverse environmental effects.

UTILITIES

15. Satisfy all utility company requirements regarding the construction and installation of new utility facilities as well as relocation of existing utility facilities, including establishment and offer of dedication of public utility easements. NOTE: All on-site utilities are required to be placed underground in accordance with PMC Section 16.11.020. **NOTE:** At least two joint utility poles will require relocation within the Skyway right-of-way to accommodate the construction of required public street frontage improvements.

WATER SUPPLY

16. Meet the requirements of the Paradise Irrigation District (PID) regarding the installation of water main extensions, payment of development fees, and fulfillment of other requirements in accordance with written comments received from PID staff on June 24, 2009 for the Skyway Land Project. Submit evidence thereof to the town Public Works Department (engineering division).

FIRE PROTECTION

17. Establish minimum required fire flow via fire hydrant(s) installation, water main installation, etc. Infrastructure improvements (water supply and fire hydrants) shall be completed and fire flow available prior to recordation of the final map and the placement of flammable materials on the site.
18. As determined by the Town Fire Chief, fulfill, establish and maintain all other project-

related requirements applicable to required subdivision improvements of the Paradise Fire Department in accordance with the Paradise Fire Department project review memorandum dated July 22, 2009 for the Skyway Land Project and on file with the Town of Paradise.

- 19.* Prior to, and within three years of commencement of grading and construction, a qualified biologist shall conduct a pre-construction botanical U.S. Department of Fish and Wildlife Service (USFWS)/California Department of Fish and Game (CDFG) protocol-level survey, within the months of May or June, to determine if there are any CNPS List 1B plants, including clarkia or checkerbloom, occurring onsite. If any special-status plant species occurrences are found onsite, the applicant shall comply with the Native Plant Protection Act, Sections 2062 and 2067, USFWS, and CDFG. (Mitigation) [MM 3.4.1]

SANITATION

20. Satisfy all requirements of the Onsite Sanitation Official and the California Regional Water Quality Control Board regarding the design of the final subdivision map and compliance with Town of Paradise sewage disposal regulations.

SITE DEVELOPMENT

21. Show a twenty foot building setback line measured from the center of all interior private roads and a fifty foot building setback line measured from the centerlines of the Skyway and the proposed public street connecting to the Skyway/Clark Road intersection.
22. All vegetation (i.e., trees, shrubs) that will need to be removed for construction shall be cut down between the months of August 1 and February 15 (**outside of the nesting season of migratory bird species**) to ensure that active nests are not removed as a result of the project. To avoid potential erosion impacts, vegetation removal should be limited to cutting of shrubs and trees at ground level to maintain the root system. Once the rainy season has passed, the root systems can be removed. If all vegetation removal associated with construction activities is completed between August 1 and February 15, no pre-construction surveys or additional mitigation is required. If vegetation removal cannot be accomplished between August 1 and February 15, prior to commencement of grading and construction activities the project proponent shall retain a qualified biologist to:
- Conduct a survey for the migratory bird species in all suitable nesting habitats within the project area no more than 30 days prior to any construction activity. Active nests located within 500 feet of construction activities shall be mapped. If nesting migratory birds are not detected, no further mitigation will be necessary.

- If active nests are located in, or within 500 feet of, construction activities, appropriate no-disturbance buffer zones shall be established. Construction activities shall be prohibited within the buffer zone until the end of the nesting season (late July to early August), or until the young have fledged. The qualified biologist shall monitor the nest to determine when the young have fledged and submit weekly reports throughout the nesting season. Also signs will be placed locating areas to be avoided.
 - If necessary, identified nest trees may only be removed prior to the onset of the nesting season (March) or after the young have fledged (late July to early August). **(Mitigation) [MM 3.4.4]**
23. Should the project interfere with Waters of the U.S., prior to grading or construction, the project applicant shall obtain a water quality certification and construction stormwater permit from the Regional Water Quality Control Board (Clean Water Act, Section 401), and Army Corps of Engineers (COE) Nationwide permit (Clean Water Act, Section 404), and final approval by CDFG. **(Mitigation) [MM 3.4.3]**
24. Submit a detailed storm water pollution prevention plan (SWPPP) and a Notice of Intent (NOI) to the State Regional Water Quality Control Board for the entire project (along with the appropriate filing fee). Provide a copy of this plan to the Town of Paradise prior to initiation of grading activities.
25. Prior to commencement of grading and construction activities for the project, the project applicant shall incorporate as many Standard Mitigation Measures and applicable general air quality strategies as feasible into the project, as recommended by the Butte County Air Quality Management District (BCAQMD) as outlined within the BCAQMD letter regarding the Skyway Land Project, dated December 1, 2008 and on file with the Town of Paradise. **(Mitigation) [MM 3.3.1]**
26. Prior to the start of any site improvements construction and/or earthwork activities on the site, submit and secure Town Engineer approval of an engineered soils erosion, sedimentation prevention and dust emission control plan for the entire project. All activities associated with project development shall be conducted in compliance with all control and prevention measures outlined in the approved plan.
27. Prior to commencement of grading activity for the project, the project developer shall avoid the valley elderberry occurrences on the project site by establishing and maintaining a 100-foot buffer around elderberry plants containing stems measuring one inch or greater in diameter at ground level. The buffer area shall be identified on the final site plan. If encroachment within the 100-foot buffer around the elderberry complex will occur during construction, the developer shall consult with the U.S. Fish and Wildlife Service (USFWS) and implement mitigation measures consistent with the USFWS Conservation Guidelines for Valley Elderberry Longhorn Beetle. If disturbance of the elderberry bushes

is anticipated with implementation of the proposed project, the project applicant shall initiate a Section 7 consultation under ESA and adhere to any mitigation measures proposed as a result of the consultation and construction. **(Mitigation) [MM 3.4.2]**

28. The project's wastewater treatment system facility site shall be designed and constructed such that the facilities are not visible from nearby public streets and adjacent land uses. It is expected that this action will be accomplished by utilizing sight obscuring site improvement design features such as low-profile treatment facilities, landscaping etc., or a combination thereof. The proposed design of project improvements shall be included within the project's landscaping plan that shall be reviewed and subject to approval by the Town Planning Director as well as the town's Design Review Board (or equivalent).
29. Access to Lots 1 and 2 for ingress, egress and public utilities shall be reserved and shown on the final map.
30. All easements of record shall be shown on the final subdivision map. Properly abandon any easements that conflict with the project design.

OTHERS

31. Place the following notes on the final map information data sheet:
 - a. "At the time of building permit issuance, owner will be required to pay any Town of Paradise adopted development impact fees."
 - b. "No final building inspection or occupancy shall be permitted for any residence within the Skyway Land Project until all proposed landscaping for the individual building site has been installed in accordance with the approved landscape plan for the Skyway Land Project."
 - c. "All residential building designs, project sound or retaining walls, permanent project identification signs and the project's required landscape plan shall be compatible with the Town of Paradise Design Standards (or equivalent) and all such designs shall be subject to review and approval by the Town of Paradise."
 - d. "All buildings constructed upon lots determined by the Paradise Fire Chief to be subject to the requirements of the Wildland Urban Interface Code shall be built of exterior construction meeting the requirements of the Paradise Fire Department."
32. Provide a "Statement of Taxes" from the office of the Butte County Tax Collector.
33. Provide monumentation as required by the Town Engineer complying with the State Subdivision Map Act and Town of Paradise standards.

34. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon areawide recreation facilities. Provide evidence of payment to the town Community Development Department.
35. Make application, pay current processing fees and execute and record an agreement with the Town of Paradise in a form approved by the Town Attorney in which the developer agrees to form a Mello-Roos community facilities district (CFD) affecting all lands within the Skyway Land Project. **NOTE:** The project developer will be responsible for the cost of consultant's fees associated with the formation of the Mello-Roos CFD.
36. The project developer shall defend, indemnify and hold harmless the Town of Paradise or its agents, officers and employees from any claim, action or proceeding against the Town of Paradise or its agents, officers or employees to attach, set aside, void or annul the Town of Paradise approval of the Skyway Land Project if such action is brought forward within the time period provided in California Government Code Section 66499.37, including any legal challenge relating to the California Environmental Quality Act. The Town of Paradise shall promptly notify the developer of any claim, action or proceeding and shall cooperate fully in the defense. In the event that the Town of Paradise fails to promptly notify the developer of any claim, action or proceeding, or if the Town fails to cooperate fully in the defense, the developer shall not thereafter be responsible to defend, indemnify, or hold harmless the Town of Paradise. Nothing contained within this condition prohibits the Town of Paradise from participating in the defense of any claim, action, or proceeding, if both the following occur: (1) The Town of Paradise bears its own attorney's fees and costs; and (2) The Town of Paradise defends the action in good faith. The developer shall not be required to pay or perform any settlement unless the settlement is approved by the developer.

CONDITIONS OF ADMINISTRATIVE PERMIT APPROVAL

CONDITIONS TO BE MET PRIOR TO BUILDING PERMITS ISSUANCE

SANITATION

37. Complete the requirements of the Town Onsite Sanitary Official concerning issuance of permit approvals for installation of an engineered sewage treatment and disposal system to service the proposed project. Provide evidence thereof to the Town Community Development Department (building division).
38. Apply for and secure issuance of wastewater discharge requirements assigned to the proposed project from the California Regional Water Quality Control Board (RWQCB) and provide material evidence to the town staff.

SITE DEVELOPMENT

39. Meet the requirements of the town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
40. All residential building designs, project sound or retaining walls, permanent project identification signs and the project's required landscape plan shall be compatible with the Town of Paradise Design Standards (or equivalent) and all such designs shall be subject to review and approval by the Town of Paradise.
41. Maintain a twenty foot building setback line measured from the center of all interior private roads and a fifty foot building setback line measured from the centerlines of Skyway and the proposed public street connecting to the Skyway/Clark Road intersection.
42. All vegetation (i.e., trees, shrubs) that will need to be removed for construction shall be cut down between the months of August 1 and February 15 (**outside of the nesting season of migratory bird species**) to ensure that active nests are not removed as a result of the project. To avoid potential erosion impacts, vegetation removal should be limited to cutting of shrubs and trees at ground level to maintain the root system. Once the rainy season has passed, the root systems can be removed. If all vegetation removal associated with construction activities is completed between August 1 and February 15, no pre-construction surveys or additional mitigation is required. If vegetation removal cannot be accomplished between August 1 and February 15, prior to commencement of grading and construction activities the project proponent shall retain a qualified biologist to:
 - Conduct a survey for the migratory bird species in all suitable nesting habitats within the project area no more than 30 days prior to any construction activity. Active nests located within 500 feet of construction activities shall be mapped. If nesting migratory birds are not detected, no further mitigation will be necessary.
 - If active nests are located in, or within 500 feet of, construction activities, appropriate no-disturbance buffer zones shall be established. Construction activities shall be prohibited within the buffer zone until the end of the nesting season (late July to early August), or until the young have fledged. The qualified biologist shall monitor the nest to determine when the young have fledged and submit weekly reports throughout the nesting season. Also signs will be placed locating areas to be avoided.
 - If necessary, identified nest trees may only be removed prior to the onset of the nesting season (March) or after the young have fledged (late July to early August). (**Mitigation**) [MM 3.4.4]

43. Submit and secure approval for the project's required landscaping plan application to the town Planning Director for review and approval in accordance with the Paradise Municipal Code requirements. Landscape plan(s) for this project shall include provisions for the use of noise attenuating plantings, drought resistant plant species, low-flow irrigation systems, recreational amenities within common areas and conifer or large shade tree plantings within common areas. Trees shall be a minimum fifteen-gallon size and most tree plantings shall be selected and ultimately approved by the Town for inclusion within the landscape plan primarily based upon their ability to provide summer shade for the project site. Small ornamental tree species (i.e. dogwood, crepe myrtle) shall not be considered suitable for purposes of mitigating the loss of native trees on the site unless larger native tree species are conspicuously and aggressively included in the landscape plan. At least fifty percent of the tree plantings included within the project site landscape plan shall be conifer species native to Northern California.
44. The proposed project buildings shall be designed to be constructed of non-glare material and shall be subject to formal design review by the Town of Paradise. Exterior project lighting shall be designed to be shielded and/or to reflect away from any nearby land uses and recreation facilities and shall not exceed sixteen feet above grade.

UTILITIES

45. Meet all utility company and Paradise Irrigation District requirements concerning the relocation, extension and installation of new utility facilities, water main, etc. Provide evidence of compliance with such requirements to the town Building Official.

FIRE PROTECTION

46. All buildings constructed upon lots determined by the Paradise Fire Chief to be subject to the requirements of the Wildland Urban Interface Code shall be built of exterior construction meeting the requirements of the Paradise Fire Department.
46. Pursuant to Town of Paradise requirements, prior to the issuance of a building permit, the applicant must prepare and submit a fuel modification plan for review and approval to the Town of Paradise Fire Department in order to identify any fire fuels on the site and determine if the standard buffer requirement of 100 feet is adequate to address the fire risk at the wildland/urban interface. **(Mitigation) [MM 3.7.1]**

OTHERS

48. Pay development impact fees to the Town of Paradise in accordance with the requirements of the Paradise Municipal Code, etc.

CONDITIONS TO MEET PRIOR TO FINAL BUILDING INSPECTION/OCCUPANCY

SITE DEVELOPMENT

49. Construct all site improvements shown upon the town-approved site improvement plans in accordance with all applicable design standards administered by the Town of Paradise, all project assigned mitigation measures and all proposed site improvements and amenities in a manner deemed satisfactory to the Town Engineer.
50. Units along the Skyway shall have the minimum amount of window area facing the road allowed by the Town. All east-facing windows and southeast-facing windows in the units nearest the street should have a minimum Sound Transmission Class (STC) rating of 29. **(Mitigation) [MM 3.11.1]**
51. No final building inspection or occupancy shall be permitted for any residence within the Skyway Land Project until all proposed landscaping for the individual building site has been installed in accordance with the approved landscape plan for the Skyway Land Project. Excepting undeveloped building sites, all required landscaping for Lot 1 shall be installed prior to the issuance of certificates of occupancy for more than 50% of the thirty-five proposed condominium units. **NOTE:** Uncompleted landscaping may be bonded (or similar financial instrument) with the Town of Paradise to guarantee the installation of all required landscaping. Contact town staff for details of this procedure.
52. Completed site improvements shall include the construction of six foot-tall architectural sound wall segments, as proposed, to attenuate noise disturbances generated by vehicular traffic along Skyway. The design of the sound walls shall be subject to Town of Paradise design review and shall contain architectural features to lessen what may otherwise be a monolithic appearance. Project landscape plans shall be designed such that the sound walls will ultimately develop a vegetative cover via the use of climbing vines, etc.
53. Fulfill the requirements of the local solid waste services provider (Northern Recycling and Waste Systems) regarding the design and locations of solid waste containers and enclosures for the Skyway Land Project.

DRAINAGE

54. The proposed facilities shall be constructed in a manner that shall include establishment of all necessary drainage improvements onsite and possibly off-site to accommodate existing and additional project induced drainage flows; and without generating any off-site adverse environmental effects.

SANITATION

55. Complete construction and installation of the Town and RWQCB reviewed/approved community sewage treatment/disposal system for the proposed project.

FIRE PROTECTION

56. As determined acceptable by the Town Fire Chief, meet all other project requirements of the Paradise Fire Department in accordance with the Fire Department development review comments/conditions dated July 22, 2009 and on file with the Town of Paradise.

CONDITIONS OF TREE FELLING PERMIT APPROVAL**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF TREE FELLING PERMIT(S)**

57. Apply for and secure town approval of a tree-felling permit for any qualifying trees to be removed associated with required subdivision improvements.
58. To protect trees greater than 10 inches in dbh that will be avoided but are located in proximity to construction areas, a 4-foot tall, brightly colored (usually orange or yellow), temporary fence shall be installed as far as feasible outside the driplines of trees within the vicinity of construction areas prior to and during construction activities. At a minimum, the fencing shall extend outside tree driplines. No encroachment into the fenced areas shall be permitted and fencing shall remain in place until all construction activities have ceased. Protective fencing shall be shown upon grading and improvement plans. (Mitigation) [MM 3.4.6]
59. Removal of trees greater than 10 inches in dbh shall be avoided to the greatest extent practicable. Any removal of such trees shall be approved by the Town of Paradise. Planting of replacement trees and new trees shall be implemented as directed by the Town of Paradise. Prior to project grading, the developer shall provide a tree replacement/replanting plan and specifically identify which trees would be removed and submit a plan for replacing those trees. This mitigation measure shall identify minimum replanting and monitoring requirements for any tree loss to the satisfaction of the Town of Paradise. (Mitigation) [MM 3.4.5]
60. Apply for and secure Town Engineer/Public Works Director review and approval of the detailed project site improvements plan(s).
61. Secure Town Onsite Sanitary Official approval of the detailed engineered plan(s) and issuance of construction/installation permit(s) for the project's community sewage treatment/disposal system.

62. The applicant shall submit and secure town Planning Director review and approval of a professionally designed and accurately mapped "Tree Protection Plan" for the proposed project that provides for tree replacement planting as well as existing tree protection measures (fencing, etc.); prior to the commencement of ground disturbance site work.

GENERAL CONDITIONS OF TREE FELLING PERMIT(S) APPROVAL

63. All qualifying trees proposed to be retained and shown as such upon the project's tree protection plan, reviewed and approved by the Town Planning Director, and all native saplings proposed to be protected on the site as replacement trees shall be protected during construction activities in a manner consistent with the Town of Paradise "Suggested Practices for Protection of Trees on Commercial, Quasi-Public and Multi-Family Residential Construction Sites".
64. A certified arborist shall be engaged by the applicant to oversee the employment of tree protection measures during all project related improvements construction.
65. The approval action of the project's tree felling permit application shall only be valid and in effect until the expiration date of the Skyway Land Project Tentative Condominium Subdivision Map.
66. No heavy equipment shall be operated or stored within the drip line of any tree that is not planned for felling and removal.

GENERAL PROJECT CONDITIONS

67. Pursuant to CEQA Guidelines Section 15064.5(e), in the event of the accidental discovery or recognition of cultural or archaeological resources in an area subject to development activity, work shall be diverted from that area. Construction operations shall stop within 3 meters (10 feet) of exposure of any unanticipated significant cultural materials until a qualified archaeologist can evaluate the find (35 CFR 800.11.1). Examples of such cultural materials would include ground stone tools such as mortars, bowls, pestles, and manos; chipped stone stools such as projectile points or choppers; flakes of stone not consistent with the immediate geology such as obsidian or fused shale; fragments of non-fossil shell, concentrations of bottles and/or ceramics; or structural remains. Further, if human remains are discovered, the Coroner of Butte County must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission within 24 hours. Upon completion of the site examination, the archeologist shall submit a report to the County describing the significance of the finds and make recommendations as to its disposition. If human

- remains are unearthed during construction, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this section, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Mitigation measures, as recommended by the archaeologist and approved by the County in accordance with Section 15064.5 of the CEQA Guidelines, shall be implemented prior to commencement of construction activity within the 50-foot perimeter. **(Mitigation) [MM 3.5.1.]**
68. Construction activities shall be limited to the hours of 7am and 7pm. The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained. When feasible, existing power sources, such as power poles, or clean fuel generators should be used, rather than temporary power generators. Idling time will be minimized to 10 minutes. **(Mitigation) [MM 3.11.2]**
69. Unless otherwise noted, it shall be the sole responsibility of the project developer to implement, monitor and fulfill the requirements of all conditions and mitigations assigned to this development project. Prior to initiating construction activities on the site, the project developer shall post a bond (or similar financial instrument) with the Town to cover the costs of any mitigation monitoring conducted by Town staff. The amount of the financial instrument shall be determined by the Town planning director.

The decision of the Planning Commission can be appealed within ten (10) days of the decision date by filing a written appeal together with a \$166.88 appeal deposit fee with the Town Clerk. **If no appeal is filed within the time periods, your project applications will be deemed approved. The Tentative Subdivision Map will have an expiration date of May 19, 2013.** If you should have any questions, please contact Asst. Community Development Director Craig Baker at this office.

Sincerely,

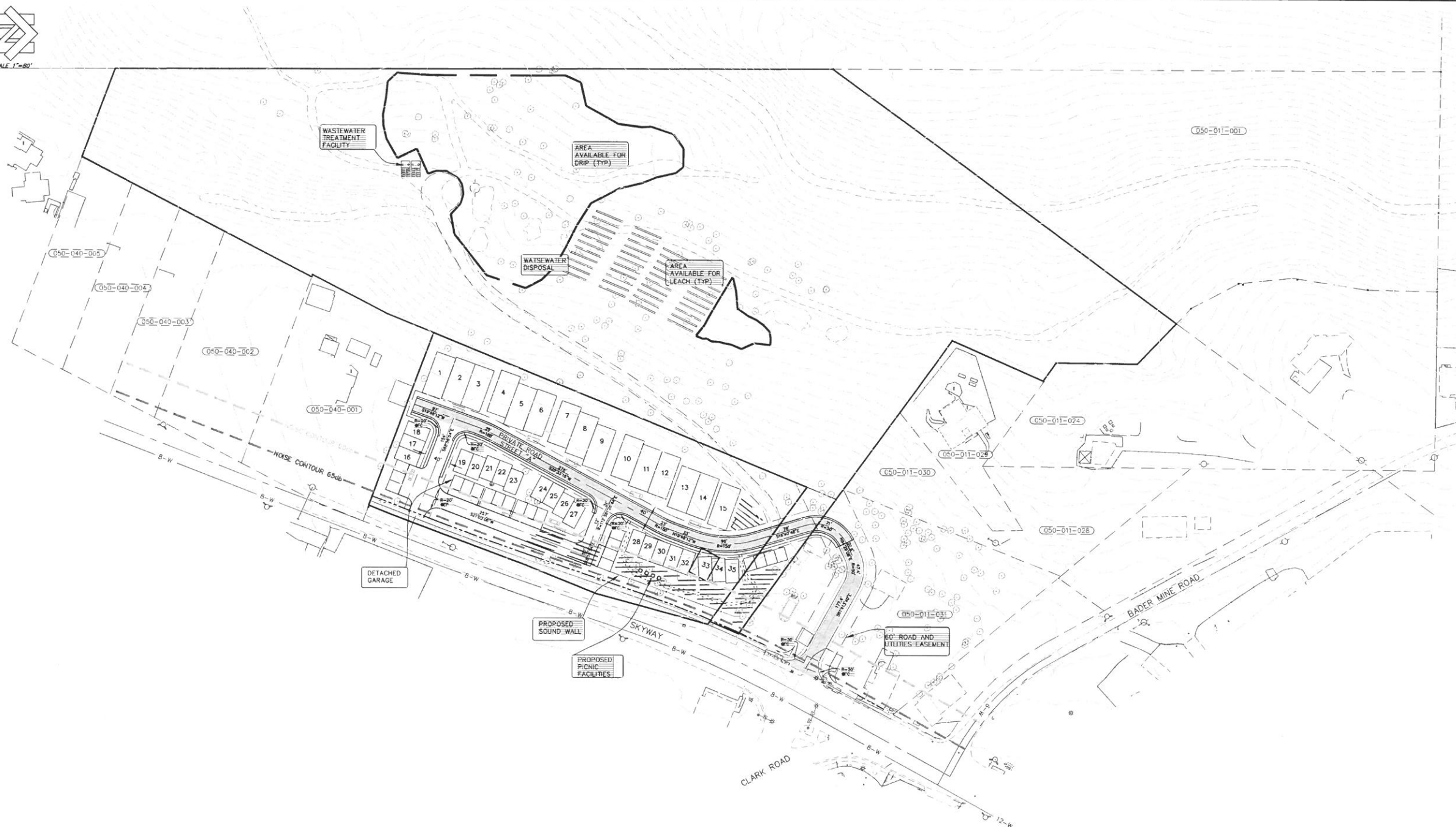


Al McGreehan
Community Development Director

cc: NorthStar Engineering, 111 Mission Ranch Blvd., Ste. 100, Chico CA 95925
Joanna Gutierrez, Town Clerk
Paradise Fire Department
Paradise Irrigation District
Kari Eurotas, CDD/PW Project Coordinator



SCALE 1"=80'

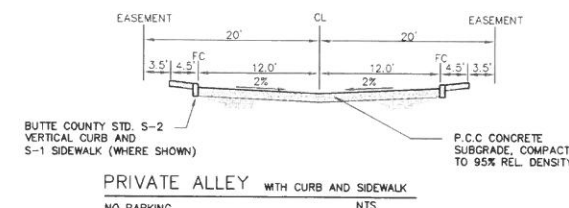
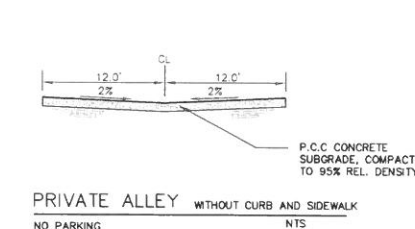
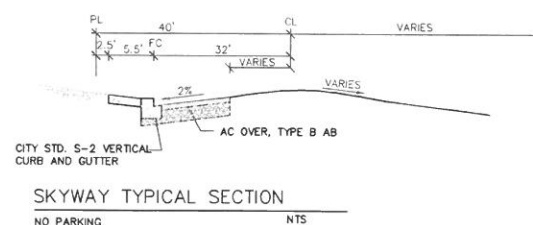
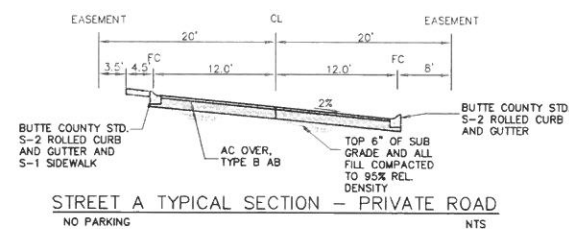
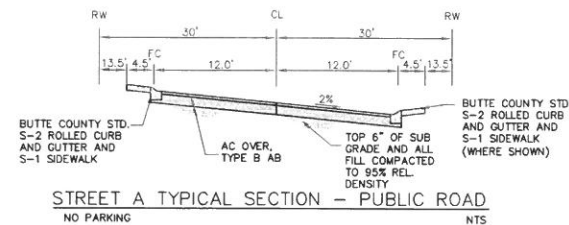


LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- EXISTING WATER LINE (SIZE AS SHOWN)
- PROPERTY BOUNDARY
- EXISTING BUILDING
- EXISTING POWER POLE WITH ANCHOR
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING CONCRETE UTILITY BOX
- EXISTING FIRE HYDRANT
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED SOUND WALL
- PROPOSED CURB, GUTTER AND SIDEWALK

UNIT DIMENSIONS/SQ.FT.

- TOWNHOUSE LOT, 1950 SQ.FT.
- SINGLE FAMILY DETACHED, 700 SQ.FT.
- DETACHED GARAGE, 320 SQ.FT.



TENTATIVE SUBDIVISION MAP SKYWAY LAND PROJECT A CONDOMINIUM SUBDIVISION FOR SKYWAY LAND PROJECT LLC

A PORTION OF LOT 17, TOWNSHIP 22 NORTH,
RANGE 3 EAST, M.D.B. & M., AS ON SHOWN
ON THAT CERTAIN MAP IN BOOK A OF MAPS,
AT PAGES 12 AND 13

TOWN OF PARADISE
COUNTY OF BUTTE STATE OF CALIFORNIA

NorthStar
Civil Engineers • Surveyors
Chico, California

111 MISSION RANCH BLVD., SUITE 100
CHICO, CALIFORNIA 95926
PHONE: (530) 893-1600 FAX: (530) 893-2111
WEB SITE: www.northstareng.com

SHT 2 OF 2 AP# 050-011-012/013 JUNE 2009 JOB #9319

M E M O R A N D U M

AGENDA NO. 1(c)

TO: Paradise Planning Commission

FROM: Susan Hartman, Assistant Planner

SUBJECT: Planning Commission Discussion of the Draft Annual Housing Element Progress Report for Calendar Year 2016

DATE: May 10, 2017

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 desires to provide the progress report for Town Council consideration during their regularly-scheduled June 13, 2017 meeting, thereby facilitating submittal to HCD and OPR by the end of June, 2017.

The attached annual Housing Element progress report reveals that, of a total of twenty-seven (27) new dwelling units, the majority of permits issued were for moderate to above-moderate income dwelling units. The remaining units needed for the 2014-2022 planning period, by income level are: 141 affordable to very low income households; 86 affordable to low income households; 55 affordable to moderate income households and 264 affordable to above moderate income households.

Since the adoption of the Housing Element on June 10, 2014 (Resolution 14-22), 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, 2016.

COMMISSION ACTION REQUESTED:

Be prepared to publicly discuss this matter and to provide direction via an adopted motion to staff regarding any specific recommendations to be forwarded to the Town Council to facilitate additional and/or further implementation of the 1994 Paradise General Plan Housing Element.

Attachment

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Paradise

Reporting Period 1/1/2016 - 12/31/2016

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
054-060-028-000	SF	R		1			1				Affordability based on building cost.
050-150-045-000	MH	R		1			1				Installation contracts were matched against the Housing Affordability rates adopting in the Housing Element.
050-070-052-000	MH	R		1			1				
055-120-110-000	MH	R		1			1				
051-173-057-000	MH	R		1			1				
054-040-129-000	MH	R		1			1				
052-012-040-000	MH	R		1			1				
(9) Total of Moderate and Above Moderate from Table A3 ▶▶				3	17	20					
(10) Total by income Table A/A3 ▶▶				7	3	17	27				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Paradise
Reporting Period 1/1/2016 - 12/31/2016

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate					3	3	
No. of Units Permitted for Above Moderate	17					17	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Paradise

Reporting Period 1/1/2016 - 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	141										141
	Non-deed restricted											
Low	Deed Restricted	100										86
	Non-deed restricted		1	6	7							
Moderate	Deed Restricted	93										55
	Non-deed restricted		4	31	3							
Above Moderate		303	9	13	17							264
Total RHNA by COG. Enter allocation number:		637										546
Total Units ► ► ►			14	50	27							
Remaining Need for RHNA Period ► ► ► ► ►												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Paradise

Reporting Period 1/1/2016 - 12/31/2016

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. 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.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HI-1: Reduce infrastructure constraints to development	Reduce constraints associated with wastewater disposal.	2014-2022	Issued an agreement for professional services in April 2016 to Bennett Engineering, out of Roseville, to prepare a sewer feasibility report.
HI-2: Affordable housing resources	Promote affordable housing.	2014-2022	The Town adopted guidelines in 2016 for a new Tenant Based Rental Assistance Program utilizing HOME grant funds for low income households.
HI-3: Affordable housing incentives	Reduction in development standards to promote affordable housing.	Mar. 2015	In March 2016 a Site Plan Review permit was issued for the conversion of a motel land use into studio apts w/in 36 months with a density bonus executed with the Town.
HI-4: Density bonus	Compliance with Government Code Sections 65915 & 65917.	Feb. 2016	Zoning ordinance amendments consistent with GC Sections 65915 & 65917 were adopted and implemented in January 2015. Density bonuses currently in-place for multi-family projects utilizing clustered wastewater treatment.
HI-5: Publicly owned lands inventory	Develop and maintain inventory of public land within Town limits and its sphere of influence for potential housing sites.	2014-2022	No new public lands acquired resulting in new housing opportunities since an inventory was compiled in 2009.
HI-6: Housing authority	Support the Housing Authority's role in Public Housing Rental Program and Housing Choice Voucher program.	2014-2022	On-going directive; on-going implementation.
HI-7: Small lot consolidation and development	Encourage consolidation of small parcels for residential use.	Dec. 2015	On-going directive. Opportunities for small lot consolidation did not present themselves during 2016.
HI-8: Promote second units	Prepare a Second Units Handbook.	Dec. 2015	Not yet implemented.
HI-9: Address discrimination	Provide filing information for discrimination complaints.	2014-2022	On-going directive. Fair housing/non-discrimination requirements are posted at Paradise Town Hall. No fair housing complaints were filed with the Town during 2016.
HI-10: Annual report	Provide annual report to Town Council and Planning Commission.	Annually	Implemented and on-going. Report for 2016 presented to Planning Commission during May 2017, Town Council during June 2017.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Paradise
Reporting Period 1/1/2016 - 12/31/2016

HI-11: Housing rehabilitation and improvement	Provide rehab and repair opportunities.	2014-2022	15 low-income homeowners were funded through the Town's Owner-Occupied Housing Rehabilitation program in 2016 for home repairs utilizing CDBG & HOME grants.
HI-12: Condominium and mobile home conversions	Revise Chapter 16.10 of the Paradise Municipal Code to address conversions.	June. 2015	Not yet implemented.
HI-13: Enforce housing codes	Provide a safe and decent living environment.	2014-2022	Procedure in place through building division for the thorough investigation of housing complaints and the prompt abatement of resulting violations.
HI-14: Conversion of at-risk units	Reduce potential conversion of affordable housing to market-rate.	2014-2022	The Town is notified as a party on title to assisted affordable housing units. Coordination with Butte County Housing Authority is on-going.
HI-15: Reduce standards for seniors and disabled housing	Revise Zoning Ordinance to provide reduced standards	Dec. 2014	Paradise Municipal Code revised April 2015 to allow for reduced parking requirements for senior housing.
HI-16: Transitional/ supportive housing	Revise zoning code to be consistent with requirements of state law.	Aug. 2015	Not yet implemented.
HI-17: Housing for persons with disabilities	Ensure projects for disabled accessibility are reasonably accommodated.	May. 2015	Housing Rehabilitation Program administered through Business & Housing includes projects involving improvements necessary to ensure accessibility for disabled persons.
HI-18: Special needs housing	Provide incentives for development of housing for persons with special needs.	Feb. 2015	Deferral of Development Impact Fees and increased density through the use of a clustered wastewater treatment system are available for interested developers.
HI-19: Farm labor housing	Compliance with the state's Employee Housing Act.	July. 2015	Paradise Municipal Code zoning ordinance amended November 2016 to include Agricultural Employee Housing.
HI-20: Energy conservation and efficiency	Promote energy conservation and efficiency in residential development.	2014-2022	Adopted 2016 CA Building Codes which incorporate mandatory green building standards. Residential solar permits are a reduced flat-fee and fast tracked through plan check.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Town of Paradise
Reporting Period	1/1/2016 - 12/31/2016

General Comments:

The Town of Paradise continued to see a steady stream of new construction submittals. In addition, the Town extended \$1,418,153 in loans for first-time low income home buyers and low income housing rehabilitations. 2016 also saw the issuance of a land use entitlement which included provisions for the execution of a density bonus within 36 months that could result in up to 7 deed-restricted affordable housing units. The Town remains committed to providing housing at all income levels and works diligently within the limited budget resources that remain to assist owners with rehabilitation and renovation of existing homes.

MEMORANDUM

TO: Paradise Planning Commission **AGENDA NO. 1(d)**

FROM: Craig Baker, Community Development Director

SUBJECT: Preparation of an Annual Report to the Town Council Regarding Present Status of the 1994 Paradise General Plan and Progress Toward its Implementation (2016 Calendar Year).

DATE: May 5, 2017

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. 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 the 1994 Paradise General Plan was adopted, staff has developed and the Planning Commission has 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 2016 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 **thus**.

In order 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 policy document via the Town's website (townofparadise.com).

COMMISSION ACTION REQUESTED: Be prepared to publicly discuss this matter and to adopt a motion to forward the status report to the Town Council as required by California Government Code Section 65400. Prior to forwarding the report, staff will be prepared to make any changes to the report that are desired by a majority of Planning Commissioners.

Attachment



CALENDAR YEAR 2016

1994 PARADISE GENERAL PLAN

IMPLEMENTATION STATUS REPORT

**Presented by the
Paradise Planning Commission**

May 2017

REPORT OF THE PLANNING COMMISSION

1994 PARADISE GENERAL PLAN IMPLEMENTATION STATUS REPORT

FOR CALENDAR YEAR 2014

LAND USE ELEMENT:

GROWTH AND LAND USE DEVELOPMENT:

<u>Policy/ Implem. Measure</u>	<u>Text Page</u>	<u>Policy Brief</u>	<u>Implementation Status</u>
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, but has slowed due to funding and staffing shortages. New Butte County General Plan adopted October 2010 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, above.
LUI-3	(6-4)	Amend PMC for grading	Largely implemented via Town adoption of the 2010 California Green Building Standards Code.
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	The last joint Town Council/P.I.D. meeting was held on May 30, 2006. However, the Town/PID Liaison Committee met on March 2, 2017 to publicly discuss several current issues of import to the Town and PID.
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, 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	The development of feasibility studies has been tabled by the Town Council pending adequate funding and other 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	Implemented. The Town successfully developed and adopted a 3-year capital improvements program in the summer of 2015.
LUI-6	(6-6)	Assure adequate water delivery	Partially implemented and ongoing.
LUI-7	(6-6)	Implement <i>Master Storm Drain Study & Facilities Plan</i>	Partially implemented and ongoing.
LUI-8	(6-6)	Public safety impact fees	Implemented and ongoing.
LUI-9	(6-6)	Service fees for existing uses	Partially implemented and ongoing.
LUI-10	(6-6)	Development impact fees	Implemented and ongoing.
LUI-11	(6-6)	Investigate forms of assessment districts	Partially implemented and ongoing. In 2016, the Town received grant funding to conduct a feasibility study to analyze the feasibility of constructing a wastewater collection system for the core commercial areas of Paradise, which would include the establishment of an assessment district in the area of benefit. A draft of this study has been completed and scheduled for Town Council consideration in May, 2017.
LUI-12	(6-6)	LAFCo to study any potential merging with special districts	Not implemented due to lack of necessity.
LUI-13	(6-6)	Monitor population trends for effects on public services	Partially 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, 2001.
LUP-29	(6-7)	Central Commercial area to focus	

		on visitors	Implemented and ongoing.
LUP-30	(6-7)	CIP for revitalization areas	Ongoing Directive. A number of pedestrian, park, signal and other infrastructure improvement projects completed within downtown and former RDA areas in recent years. Construction of an additional Park & Ride facility was completed in 2011 and new signal, street improvements and striping were completed in summer 2013 along Pearson Road between Black Olive Drive and Clark Road. Two underground Utility Districts were formed along Skyway north of Neal road and in Downtown Paradise in 2016. Portions of Skyway were rehabilitated with micro-surfacing in 2016. Additional State grant funded frontage improvements to complete sidewalks and bicycle lanes on Pearson Road between Academy Drive and Skyway are planned for 2017.
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, 2010.

LAND USE DENSITIES

LUP-45	(6-9)	Higher density compatibility	Ongoing directive.
LUP-46	(6-9)	Higher density locations	Partially implemented and ongoing.
LUP-47	(6-9)	½ acre minimum residential lot size	Ongoing implementation.
LUP-48	(6-9)	High density residential locations	Partially implemented and ongoing.
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; target industry study completed. Additional implementation as new opportunities arise.
LUP-52	(6-10)	Promote reuse of empty buildings	Ongoing directive, however, dissolution of RDA eliminated a primary

			funding source for the façade renovation program, which targeted reuse of existing buildings.
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.
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. The Town has formed a committee that includes local business owners as part of an effort to promote Downtown beautification and commerce.
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.
LUP-66	(6-11)	Update <i>Downtown Revitalization Plan</i> as needed	Plan is adopted and implementation is promoted via 2010 adoption of Design Standards.
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 are incorporated within the adopted Downtown Revitalization Plan and the 2010 Design Standards.
LUI-24	(6-12)	Promote farmers market	Ongoing implementation. Four separate farmers' markets operate seasonally within the Town with authorization from the Town.
LUI-25	(6-12)	Staffing business development	

		Programs and activities	Ongoing implementation.
LUI-26	(6-12)	Design guidelines for commercial	Implemented.
LUI-27	(6-12)	Enforce comm. zoning ordinance	Implemented.
LUI-28	(6-12)	Design review committee	Implemented.
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	Partially implemented; private efforts have assisted.
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.
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.
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	Implemented and ongoing as opportunities are afforded.
LUP-74	(6-14)	Improve code enforce program	Implemented and ongoing.
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.

TERTIARY PLANNING AREA

LUP-77; 78; 79	(6-15)	Projects in tertiary area should not be approved if adverse impacts on Town of Paradise	Partially implemented and ongoing directive.
LUP-80; 81	(6-15)	Projects in tertiary area should have open space	Partially implemented and ongoing as opportunities are afforded.
LUP-82	(6-15)	Projects in tertiary area should Acknowledge high fire hazards	Partially implemented and ongoing as opportunities are afforded.
LUI-46; 47	(6-15)	Coordinate with other county agencies/districts	Implemented and ongoing. Town staff provided input for the new Butte County General Plan adopted in October, 2010.
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	Partially implemented and ongoing.
CP-2	(6-18)	Circulation problems eliminated	Circulation problems have been formally prioritized for elimination as funding permits via BCAG adoption of Regional Transportation Plan. Grant funding secured in 2015 for 5 separate street improvement projects characterized by significant safety enhancements.
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 with little progress due to limited opportunities, constraints.
CP-7	(6-19)	New traffic signal synchronization	Partially implemented. The Downtown Paradise Safety Project completed in November 2014 synchronized traffic signals from Elliott Road to Neal Road along Skyway. Additional grant secured in 2015 will fund signalization of the Black Olive Drive/Skyway intersection, further improving signal synchronization along Skyway. Planned for 2017.
CP-8	(6-19)	Regulate truck routes	Implemented and ongoing.
CP-9	(6-19)	Establish park-and-ride facilities	Ongoing, partially implemented and in process.
CP-10	(6-19)	Sidewalk and pathway program	Ongoing directive. Pearson, Foster Roads sidewalk improvements completed. Additional Pearson Road improvements/signalization at Recreation Drive were completed in Summer 2013. Grant funding was secured in 2014 to infill sidewalks, curbs and gutters along Pearson Road between Academy Dr. and Skyway and is planned for construction 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 also secured for construction of new sidewalks along Pearson Road between Academy and Black Olive Drives. Approximately 6 other pedestrian improvement projects are planned

CP-11	(6-19)	Bicycle and hiking trails	<p>for 2017 through 2019.</p> <p>Ongoing directive; partially implemented. A Master Bicycle and Pedestrian Plan is adopted. Class 2 bicycle lanes completed along Pearson Road between Academy Drive and Clark Road in 2013. The Downtown Paradise Safety Project installed bicycle lanes along Skyway between Elliot and Pearson Roads in 2014. Grant funding secured in 2014 for bicycle lanes along Pearson Rd. between Pentz and Clark Roads and along Maxwell Dr. Construction plans were largely completed in 2015. Grant funding was secured to add flashing beacons to trailway crossing of major streets in 2015. Grant-funded shoulder widening and the addition of bicycle lanes on Pearson road from Clark Road to Pentz road was completed in 2016.</p>
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.
CP-14	(6-19)	Senior and handicapped transit	Ongoing directive; partially implemented via Paradise Express 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. The component regarding children has not been implemented due to lack of available funding.
CP-20	(6-20)	Town Engineer to review circulation studies	Not being implemented due to lack of resources and staff. BCAG development of a Regional Transportation Plan initiated in 2014/2015 has assisted.
CI-1	(6-20)	Ongoing directive.	

CI-2	(6-20)	Road connection feasibility study	Not being implemented due to lack of resources, staff and opportunities.
CI-3	(6-20)	Establish development impact fees	Implemented and ongoing.
CI-4; 5	(6-20)	Road maint. agreement w/ B.C.	Ongoing and partially implemented.
CI-6	(6-20)	Locations for sidewalks	Ongoing and partially implemented.
CI-7	(6-20)	Providing pedestrian pathways	Ongoing directive; partially implemented by covenant agreements.
CI-8	(6-20)	Improve road shoulders	Ongoing implementation continuing via various small scale public infrastructure projects.
CI-9	(6-20)	Transportation facilities	Ongoing directive.
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 has been prepared for the Planning Commission review and recommended referral to the Town Council for their regular May 10th, 2016 meeting. 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 in accordance with noise regulations of Paradise Municipal Code.
NP-10	(6-34)	Development near care facilities	Ongoing implementation as needed.
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.

SAFETY ELEMENT:

SP-1	(6-41)	Public service response times	Ongoing implementation as needed.
SP-2	(6-42)	Adequate road improvements	Ongoing implementation as needed.
SP-3	(6-42)	Fire and crime prevention design	Implemented and ongoing.
SP-4	(6-42)	Adequate fire flow	Ongoing implementation at staff level. See note for LUP-6.
SP-5	(6-42)	Require brush removal	Implemented and ongoing.
SP-6	(6-42)	Adoption of Uniform Fire Code	Implemented and ongoing.
SP-7	(6-42)	New fire station locations	Implemented and ongoing.
SP-8	(6-42)	SRA fire safety standards	Ongoing directive.
SP-9	(6-42)	Adverse effects of increased runoff	Implemented and ongoing.
SP-10; 11	(6-42)	Development in floodways	Implemented and ongoing.
SP-12	(6-42)	Master Storm Drain Study Plan	Implemented and ongoing.
SP-13	(6-42)	Airport height restriction policy	Ongoing implementation as needed.
SP-14	(6-42)	Detrimental and toxic discharge	Ongoing implementation via regulatory efforts of the Town's Onsite Sanitation Division, the County Dept. of Public Health Services and RWQCB.
SP-15	(6-43)	Projects to minimize soil erosion	Ongoing implementation as needed.

SP-16	(6-43)	Erosion control on sloped lots	Ongoing implementation as needed.
SP-17	(6-43)	No development on slopes $\geq 30\%$	Ongoing implementation as needed.
SI-1	(6-43)	Standards for adequate fire flow	Implemented and ongoing.
SI-2	(6-43)	Review and amend existing roadway standards	Ongoing directive.
SI-3	(6-43)	Public safety impact fees	Implemented and ongoing.
SI-4	(6-43)	Public safety service fees	Not implemented at this time due to legal (Prop.218) constraints.
SI-5	(6-43)	Earthquake and fire danger Education for residents	Implemented and ongoing.
SI-6	(6-43)	Enforce UBC (bldg) and UFC (fire)	Implemented and ongoing.
SI-7	(6-43)	Adequate dry brush clearance	Implemented and ongoing.
SI-8	(6-43)	Amend ordinances as necessary to require erosion control	Ongoing and partially implemented.
SI-9	(6-43)	Evaluate and implement the Master Storm Drain Study	Ongoing as opportunities arise and funding sources become available.
SI-10	(6-43)	Adopt Airport Land Use Plan	Implemented.
SI-11	(6-43)	Airport Commission review	Ongoing implementation as needed.
SP-18; 19	(6-45)	Siting of HHW facilities	Functionally implemented and ongoing as a result of establishment and successful operation of the Town's HHW facility.
SP-20; 21	(6-45)	Countywide HHW agreements	Ongoing. See County Hazardous Waste Management Plan.
SP-22	(6-45)	HHW transportation routes	Ongoing. See County Hazardous Waste Management Plan.
SP-23; 24	(6-45)	Siting of collection facilities in the industrial area	Implemented.
SI-12	(6-46)	Develop. to consider HHW Element	Ongoing implementation as needed.
SI-13	(6-46)	Regional facility siting	Ongoing implementation as needed.
SI-14	(6-46)	Hazardous waste data collection	Ongoing implementation as needed.
SI-15	(6-46)	Ordinances compliant with AB 2948	Ongoing implementation as needed.
SI-16	(6-46)	Develop HHW reduction program	Ongoing implementation as needed.

SI-17	(6-46)	Program to manage waste oil	Implemented.
SI-18;19	(6-46)	Develop HHW educational programs	Ongoing implementation as needed.
SI-20	(6-46)	HHW air quality standards	Ongoing and implemented.
SI-21;22	(6-46)	Collection and education programs	Ongoing and implemented.

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; Memorial Trailway extension completed in 2010 indicates progress.
OCEP-9	(6-51)	Public access to Lookout Point	Implemented. Butte County has completed the first phase of significant public access improvements for Lookout Point.
OCEP-10	(6-51)	Linear park around trailway	Partially implemented and ongoing via Paradise Memorial Trailway Plan.
OCEP-11	(6-51)	Work with PRPD for park locations	Implemented and ongoing.
OCEP-12	(6-51)	Work to acquire open space	Ongoing directive.
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. Recent Terry Ashe Recreation Center facilities

OCEI-6	(6-51)	Expansion of Sphere of Influence	improvements have assisted.
OCEI-7	(6-51)	Open space east of Neal Rd	Not implemented due to lack of necessity. Partially implemented as an ongoing directive.
OCEP-13	(6-52)	Protect large trees	Ongoing directive.
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; one in Downtown Paradise and one just above Neal Road on Skyway.
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. Adoption of 2010 California Green Building Standards Code has assisted.
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.
OCEP-36	(6-54)	Archaeologically sensitive lands	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	Partially 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 comments for OCEP-34; 35 and SP-18; 19.
OCEI-25	(6-55)	Eliminate leaf burning	Progress toward implementation has been achieved; Town Council has adopted regulations resulting in a reduction in leaf burning.
OCEI-26	(6-55)	Support water conservation	Partial implementation and ongoing. See note for LUP-6.
OCEI-27	(6-55)	PRPD impact mitigation program	Implemented and ongoing.
OCEP-37	(6-56)	Cogeneration possibilities	Not implemented; Opportunities for implementation have not been available.
OCEP-38	(6-56)	Support recycling	Implemented.
OCEP-39	(6-56)	Siting of multi-family housing	Ongoing directive.
OCEP-40	(6-56)	Commercial sign design	Implemented by Town-wide Design Standards adopted in 2010.
OCEP-41	(6-57)	Landscape plan standards	Implemented and ongoing.
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	Partially implemented though adoption of 2016 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 GP amendments	Ongoing directive.
ESP-9; 10	(6-60)	PUSD considerations 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. Local school enrollment levels do not appear to warrant implementation at this time.
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	Partially implemented and ongoing.
ESP-14-16	(6-62)	Help improve senior facilities/svcs	Partially implemented and ongoing.

ESI-7	(6-62)	Work with senior groups	Partially implemented and ongoing but no formally established liaison.
ESI-8; 9	(6-62)	Add Community Services land uses	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.

SOCIAL SERVICES ELEMENT - (The Arts)

ESP-20	(6-64)	Encourage art and retail crafts	Partially implemented and ongoing as opportunities are afforded.
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.
ESI-13	(6-64)	Feasibility of art related incentives	Not being implemented by local government efforts but via private sector (Paradise Ridge Chamber, etc.).
ESI-14	(6-64)	Display local art within Town Hall	Partially implemented and ongoing.
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. Boys and Girls Club, PRPD programs/activities contribute greatly.
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 implementation.

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