



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931
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www.townofparadise.com

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

Stephanie Neumann, Chair
Daniel Wentland, Vice-Chair
James Clarkson, Commissioner
Martin Nichols, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – May 19, 2015

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, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approve Regular Meeting Minutes of April 21, 2015.

2. COMMUNICATION

3. PUBLIC COMMUNICATION

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

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

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

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

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING - None

6. OTHER BUSINESS

6a. Acceptance and referral of the Planning Commission Annual Report for the calendar year 2014 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan Housing Element.

6b. Acceptance and referral of the Planning Commission Annual Report for calendar year 2014 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan.

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. ADJOURNMENT

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

TOWN/ASSISTANT TOWN CLERK SIGNATURE	



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

**April 21, 2015
6:00 PM**

CALL TO ORDER

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

COMMISSIONERS PRESENT: James Clarkson, Martin Nichols, Daniel Wentland and Stephanie Neumann, Chair.

COMMISSIONERS ABSENT: None.

1. APPROVAL OF MINUTES

Following a MOTION by Wentland, seconded by Clarkson, the regular meeting minutes of March 17, 2015 were approved by unanimous roll call vote.

2. COMMUNICATION

Director Baker informed the Commissioners that on April 14, 2015 the Town Council adopted the ordinance recommended by the Planning Commission to revise the parking requirements for senior housing (Ordinance No. 556) and discussed the recruitment process for the upcoming vacancies on the Planning Commission which will be scheduled for appointment at the June 9, 2015 Council meeting.

3. PUBLIC COMMUNICATION

1. Stephen Sayre stated that he was unable to access the agenda information from the Town's website. Staff offered to provide guidance if Mr. Sayre would call and provide staff the opportunity to do so.

4. CONTINUED PUBLIC HEARING - NONE

5. PUBLIC HEARING

- 5a. Director Baker reported to the Commissioners regarding the tree felling permit application that proposes the felling of 58 qualifying trees due to potentially hazardous conditions upon seven contiguous parcels improved with the facilities of the Feather River Hospital's main campus located at 5794 Pentz Road (AP Nos. 053-390-003, 004, 005, 009, 010, 012 and 013).

Director Baker referred the Commissioners to the Site Plan Map that was provided in the packet, informed that Tom Gomez, the Project Forester, is present to answer questions, that the report and listing of trees proposed to be felled was prepared by Randolph Vasquez, a registered professional forester, and stated that the tree expert that prepares such a report is not eligible to remove the trees. There are 386 qualifying trees on the site and if this application is approved, 328 qualifying trees will remain on the Feather River Hospital campus properties.

Dan Derrick stated that he is here tonight on behalf of the hospital as Carol Michelson was unable to attend. Mr. Derrick confirmed that Carol Michelson did receive the documentation provided tonight regarding the tree felling application, but he has not reviewed it.

Director Baker provided a complete packet of information to Mr. Derrick.

Commissioner Nichols asked if the term “hazardous” is defined in the municipal code, if the canyon live oak is a rare tree and whether or not the commission is required to make a CEQA finding.

Director Baker stated that a tree expert defines what is hazardous based on the condition of a tree, and that the term is not defined in the code. Director Baker further indicated that the canyon live oak is not rare and that a CEQA finding has been prepared for the Planning Commission.

Chair Neumann opened the public hearing at 6:20 p.m.

Speaking in favor of approval of the tree felling permit:

1. Tom Gomez referred to the analysis of the trees provided by Mr. Vasquez and stated that it includes the risk from dead, dying or diseased trees to the hospital facilities, especially those within striking distance of the buildings. The trees on the removal list are structurally unsound or pose a risk to facilities. Mr. Gomez explained the indicators of disease for the various trees, such as West Pine gall rust, cankers and mushrooms that indicate fungus, and that stump rot was present in most of the trees.

Speaking against approval of the tree felling permit:

1. Stephen Sayre stated that he loves the huge trees in Paradise and that although many of the trees have a lean, they do not appear to create a hazardous condition, and that oaks trees have a natural tendency to develop dead limbs. Mr. Sayre requested that another tree expert be invited to formulate a forest health plan for the Feather River Hospital site.

Commissioner Nichols asked Mr. Sayre if he had a determined any number for trees that should not be removed, and Mr. Sayre stated that had found ten trees that he believes should have been on the list as they appear to have the same conditions as trees that were deemed to be hazardous, and his conclusion is that the condition of the trees is normal and not hazardous.

Commissioner Wentland stated that it is the larger trees that are falling, not the smaller trees.

Commissioner Neumann expressed concern for the large live oak trees, but agrees with the justification for removal of the three live oaks.

- 1a. Mr. Sayre stated that he agrees that the lives oaks were appropriately marked, questioned the removal of the pine on the roadside of Peach Lane as wires attached to the tree caused the sap to flow.

Commissioner Neumann noted that the tree labeled as #103 has a good lean over the parking lot. Tom Gomez stated that tree #103 is a large tree with a lean and that this tree has moved as indicated by soil upheaval around the tree and that tree #104 is a rotten tree.

Commissioner Nichols asked about trees 156 & 195 as they appear to be out in the open. Mr. Gomez stated that #156 has oak root fungus, is in steep decline and #195 is hazardous to parking area.

2. Everett Ayers stated that he lives on property adjacent to Feather River Canyon, that he believes that the trees do pose a risk but that is part of the choice of living in a forest, and questioned the process of the follow-up of the replanting of trees, as there is a purpose beyond their beauty. Mr. Ayers stated that his concern is regarding the storm water runoff on Feather Canyon Drive and asked if there is landscape that could be planted that would retain the water and recharge the water table, rather than allowing the water to run off into the storm drains. Mr. Ayers also stated that a leaning oak tree is not necessarily a dying oak tree.

Director Baker stated that the majority of the trees felled in Paradise to accommodate development are replaced as part of a required landscape plan and that due to the amount of trees that would be felled, it is most likely that the FRH site will be inspected for replacement tree plantings. Director Baker advised that one of the Town's considerations of development projects is to evaluate the runoff and that the most common drainage is onsite or subsurface detention. Much of the water is percolated on site to mimic pre-development conditions.

Chair Neumann asked Mr. Gomez when the tree removal would occur, if the application is approved. Mr. Gomez stated that is under discussion and one of the first things that will happen is the immediate cabling and maintenance on trees located on Peach Lane, then the removal of the three pines by the CEO's office and around the building, then the remaining work would be accomplished in phases by area. There is an indication that the work will be done before winter comes, but does not know this to be certain.

Chair Neumann closed the public hearing at 6:58 p.m.

Commissioner Clarkson proposed that a condition of approval to require the applicants to submit invoices and a tree replacement plan to ensure that the tree replacement requirements are met.

The Commission concurred that it is reasonable to trust that the applicants will meet this obligation.

Following a **MOTION by Wentland, seconded by Neumann** and approval by unanimous roll call vote, the Planning Commission adopted the following findings for approval as provided by staff and approved the Feather River Hospital tree felling permit application (PL15-00111), authorizing the felling of up to 58 qualifying ponderosa pine, black oak and canyon live oak trees on properties identified as Assessor Parcel Numbers 053-390-003, 004, 005, 009, 010, 012 and 013, and subject to the following findings and condition:

FINDINGS FOR APPROVAL:

- A. Find that the Feather River Hospital tree felling permit application meets the criteria for conditional tree felling permit approval as outlined within PMC Section 8.12.090 because the proposed tree felling activity is necessary to mitigate hazardous conditions that threaten improvements within the existing hospital campus.
- B. Find that the proposed tree felling activity, as conditioned, is consistent with applicable Town zoning regulations regarding commercial timber harvesting.

- C. Find that, since it has been determined by a qualified tree expert that the trees proposed for felling represent a hazard to essential hospital facilities, the proposed tree felling activity is exempt from the provisions of the California Environmental Quality Act (CEQA) as an emergency exemption.

CONDITION OF TREE FELLING PERMIT APPROVAL

- 1. The approval action for the Feather River Hospital tree felling permit application shall be valid for an initial term of 24 months. This period may be extended administratively by the Community Development Director upon submittal of substantial evidence that unforeseeable extenuating circumstances have prevented the permit applicant from securing the issuance of the permit and completing the proposed tree felling activity.

Director Baker advised that there is a ten-day appeal period relating to this decision by the Planning Commission.

6. OTHER BUSINESS

Director Baker informed the Planning Commission that there is a parcel map in progress to create four commercial lots on lower Skyway, and that Optimo establishment on Clark Road is planning to develop two drive-through restaurants on the site, and that town staff is working on environmental review for both projects.

7. COMMITTEE ACTIVITIES – No report

8. COMMISSION MEMBERS – None.

9. ADJOURNMENT – Chair Neumann adjourned the meeting at 7:05 p.m.

DATE APPROVED:

By: _____
Stephanie Neumann, Chair

Joanna Gutierrez, Town Clerk

M E M O R A N D U M

AGENDA NO. 6(a)

TO: Paradise Planning Commission

FROM: Susan Hartman, Assistant Planner

SUBJECT: Planning Commission Discussion of the Draft Annual Housing Element Progress Report for Calendar Year 2014

DATE: May 12, 2015

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 9, 2015 meeting, thereby facilitating submittal to HCD and OPR by the end of June, 2015.

The attached annual Housing Element progress report reveals that, of a total of fourteen new dwelling units, the majority of permits issued were for above-moderate income dwelling units. The remaining units needed for the 2009-2014 planning period, by income level are: 401 affordable to very low income households; 159 affordable to low income households; 159 affordable to moderate income households and 343 affordable to above moderate income households.

Since the adoption of the Housing Element on December 8, 2009 (Resolution 09-67), 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, 2014.

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 1/1/2014 - 12/31/2014

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 See Instructions	Deed Restricted Units See Instructions	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					
055-190-068	SF	O		1			1				3 comps were analyzed for houses w/in 100 sq ft difference and all prices were within the "low" income housing affordability range.
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶				4		9	13				
(10) Total by income Table A/A3 ▶ ▶				1	4	9	14				
(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 1/1/2014 - 12/31/2014

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	4					4	
No. of Units Permitted for Above Moderate	9					9	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Paradise
Reporting Period 1/1/2014 - 12/31/2014

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.		2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	412									11	401
	Non-deed restricted							9	2			
Low	Deed Restricted	189									30	159
	Non-deed restricted					1		26	3			
Moderate	Deed Restricted	174									15	159
	Non-deed restricted					3	3	4	1	4		
Above Moderate		465	51	27	23	3	1	3	5	9	122	343
Total RHNA by COG. Enter allocation number:		1,240										
Total Units ▶ ▶ ▶			51	27	23	7	4	42	11	13	178	1,062
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 1/1/2014 - 12/31/2014

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.	Dec. 2012	On-going discussion with the City of Chico for the conveyance of wastewater from commercial areas in town to the Chico City sewer system. Applied for, but did not receive, grant funding for feasibility study. Continue to search for grant opportunities.
HI-2: Affordable housing resources	Promote affordable housing through work with developers.	2008-2014	Development Impact Fee deferral program has been implemented for development applications, including those building affordable and/or multifamily housing.
HI-3: Affordable housing incentives	Reduction in development standards to promote affordable housing.	Mar. 2010	Affordable housing incentives regulations are in place, promoting density bonuses for housing projects that include affordable housing units.
HI-4: Density bonus	Compliance with Government Code Sections 65915 & 65917.	Feb. 2010	Zoning ordinance amendment consistent with GC Sections 65915 & 65917 began end of 2014 for adoption in early 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 land within Town limits and its sphere of influence for potential housing sites.	Nov. 2009	No new public lands acquired resulting in new housing opportunities since an inventory was compiled in 2009. Phase I of Paradise Community Village, a partnership with CHIP affordable housing, completed construction of 36 affordable housing units in 2013.
HI-6: Housing authority	Support the Housing Authority's role in Public Housing Rental Program and Section 8 housing.	2008-2014	On-going directive; on-going implementation.
HI-7: Small lot consolidation and development	Encourage consolidation of small parcels for residential use.	May. 2010	On-going directive. Opportunities for small lot consolidation did not present themselves during 2014.
HI-8: Promote second units	Encourage development of affordable second units.	Dec. 2010	Second units are promoted through the use of administrative permits acted upon by staff as opposed to site plan review permits which previously required a public hearing. Reduction of 200' stream setbacks to 100' for sewage disposal promotes second unit density previously unavailable.
HI-9: Address discrimination	Provide filing information for discrimination complaints.	2008-2014	On-going directive. Fair housing/non-discrimination requirements are posted at Paradise Town Hall. No fair housing complaints were filed with the Town during 2014.

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

Jurisdiction Town of Paradise
Reporting Period 1/1/2014 - 12/31/2014

HI-10: Annual report	Provide annual report to Town Council and Planning Commission.	Annually	Implemented and on-going. Report for 2014 presented to Planning Commission during May 2015, Town Council during June 2015.
HI-11: Housing rehabilitation and improvement	Provide rehab and repair opportunities.	2008-2014	Continuing to aggressively promote and provide housing rehabilitation through CalHOME and HOME funds.
HI-12: Condominium and mobile home conversions	Revise Chapter 16.10 of the Paradise Municipal Code to address conversions.	June. 2011	Not yet implemented, program has been continued to 2014-22 Housing Element.
HI-13: Down payment assistance	Pursue housing program grants to fund down payment assistance.	2008-2014	On-going program administered by Business & Housing for payment assistance to lower income first time home buyers.
HI-14: Enforce housing codes	Provide a safe and decent living environment.	2008-2014	Procedure in place through building division for the thorough investigation of housing complaints and the prompt abatement of resulting violations.
HI-15: Conversion of at-risk units	Reduce potential conversion of affordable housing to market-rate.	2008-2014	The Town is notified as a party on title to assisted affordable housing units. Coordination with Butte County Housing Authority is on-going.
HI-16: Removal of constraints	Update town codes to reduce/remove constraints.	2008-2014	Town allows for the application of planned developments to accommodate smaller lot sizes while providing open space for constrained areas, also clustered wastewater treatment facilities for the development. Reductions in sewage disposal setbacks assist development. Deferral of frontage improvements (through covenants) for projects to help encourage the development of special needs housing.
HI-17: Reduce standards for seniors and disabled housing	Revise Zoning Ordinance to provide reduced standards	Dec. 2009	Paradise Municipal Code revised April 2010 to allow for handicapped and/or disabled parking space facilities to be located within a yard setback area subject to the issuance of an administrative permit or Town Engineer review.
HI-18: Emergency shelters and transitional/supportive housing	Revise zoning code to be consistent with requirements of state law.	Aug. 2010	PMC revised October 2010 to include emergency shelters as a land use allowed by right in the Community Services zoning district.
HI-19: Housing for persons with disabilities	Ensure projects for disabled accessibility are reasonably accommodated.	May. 2010	Housing Rehabilitation Program administered through Business & Housing includes projects involving improvements necessary to ensure accessibility for disabled persons.
HI-20: Special needs housing	Provide incentives for development of housing for persons with special needs.	Feb. 2010	Deferral of Development Impact Fees and increased density through the use of a clustered wastewater treatment system are available for interested developers.
HI-21: Energy conservation and efficiency	Promote energy conservation and efficiency in residential development.	July. 2011	Adopted 2013 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 1/1/2014 - 12/31/2014

General Comments:

During this last year of the 2008-2014 Housing Element, the Town of Paradise continued to see a slight rise in new construction submittals due to a slowly recovering economy. In addition, the Town extended \$575,000 in loans for first-time low income home buyers and low income housing rehabilitations. 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

Item No. 6(b)

TO: Paradise Planning Commission

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 (2014 Calendar Year).

DATE: May 13, 2015

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 2014 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

j:\cdd\planning\...GP-imp-14.rpt



CALENDAR YEAR 2014

1994 PARADISE GENERAL PLAN

IMPLEMENTATION STATUS REPORT

**Presented by
Paradise Planning Commission**

May 2014

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 February 14, 2014 to publicly discuss several current issues of import to the Town including drought conditions, fire hazards, the new PID Corp Yard and Town road standards .
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 5- year capital improvements program in the summer of 2011.
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.
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. **The Downtown Paradise Safety Project was completed in November, 2014.**

LUP-31	(6-7)	Retail sales and infill on Skyway	Partially 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 has eliminated a primary funding source for the façade renovation program, which targets 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.
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.
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 structure 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	Partially implemented (see LUI-37).
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, though economic conditions affecting General Fund revenues resulted in a reduction in Code Enforcement staff at the end of 2010. Recently, the Town Council indicated its support of the program and its current staffing level (one 40 hour/week officer who also assists with building inspections).

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 2014 for Clark Road 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	Not yet implemented. The Downtown Paradise Safety Project completed in November 2014 would synchronized traffic signals from Elliott Road to Neal Road along Skyway.
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. Grant funding secured in 2014 to infill sidewalks, curbs, and gutters along Maxwell Dr.
CP-11	(6-19)	Bicycle and hiking trails	Ongoing directive; partially implemented. A Master Bicycle and Pedestrian Plan is adopted and current through March, 2017. 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.
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.
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 June 9th, 2015 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	Partially 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 improvements have assisted.
OCEI-6	(6-51)	Expansion of Sphere of Influence	Not implemented due to lack of necessity.
OCEI-7	(6-51)	Open space east of Neal Rd	Partially implemented as an ongoing directive.
OCEP-13	(6-52)	Protect large trees	Ongoing directive.
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.
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	Partially 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	Partially implemented and ongoing.
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.
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	Limited implementation due to lack of resources, staff, etc.
OCEI-28	(6-57)	Energy conservation partnership	Partially implemented and ongoing.
OCEI-29	(6-57)	Energy conservation ordinance	Not fully implemented, though adoption of 2010 Green Building Standards Code has assisted.
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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