

TOWN OF PARADISE

1994 GENERAL PLAN

VOLUME I POLICY DOCUMENT



AS AMENDED THROUGH JANUARY 2008

TOWN OF PARADISE COMMUNITY DEVELOPMENT DEPARTMENT
QUAD CONSULTANTS



TABLE OF CONTENTS

PREFACE	xv
----------------------	----

USER'S GUIDE	1-1
---------------------	------------

1.0 INTRODUCTION	1-2
-------------------------	------------

1.1	TOWN OF PARADISE	1-2
1.2	PURPOSE AND NATURE OF THE GENERAL PLAN	1-4
1.3	GROWTH MANAGEMENT	1-4
1.4	THE LEGAL BASIS FOR GROWTH MANAGEMENT	1-5
1.5	PARADISE'S APPROACH TO GROWTH MANAGEMENT	1-5
1.6	PREPARATION OF THE GENERAL PLAN	1-6
1.7	ORGANIZATION OF THE GENERAL PLAN	1-7

2.0 LAND USE AND CIRCULATION DIAGRAMS, LAND USE CONSTRAINTS DIAGRAM, GENERAL PLAN DESIGNATIONS AND STANDARDS	2-1
---	------------

2.1	LAND USE DESIGNATIONS AND STANDARDS	2-2
2.2	CIRCULATION SYSTEM CLASSIFICATIONS	2-8
2.2.1	Planned Circulation System Improvements and Functional Classifications	2-9

3.0 SUMMARY OF MAJOR ASSUMPTIONS, ISSUES AND "KEYS TO THE FUTURE"	3-1
--	------------

4.0 *CENTRAL GOALS*

4-1

5.0 *CONSTRAINTS ANALYSIS AND DEVELOPMENT OPPORTUNITIES*

5-1

6.0 *GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES*

6-1

- 6.1 LAND USE ELEMENT 6-1
- 6.2 CIRCULATION ELEMENT 6-16
- 6.3 HOUSING ELEMENT - Stand Alone Document 6-21a
- 6.4 NOISE ELEMENT 6-31
- 6.5 SAFETY ELEMENT 6-40
- 6.6 OPEN SPACE/CONSERVATION/ENERGY ELEMENT 6-47
- 6.7 EDUCATION AND SOCIAL SERVICES ELEMENT 6-58

7.0 *ADOPTION*

7-1

- 7.1 RESOLUTIONS OF ADOPTION 7-1
- 7.2 DOCUMENTS ADOPTED BY REFERENCE 7-2
- 7.3 RESOLUTIONS OF AMENDMENTS 7-3

8.0 *GLOSSARY OF TERMS*

8-1

9.0 *TECHNICAL APPENDIX (SEPARATE VOLUMES)*

- 9.1 VOLUME II: FINAL EIR
 - . DRAFT EIR
 - . ADDENDUM TO DRAFT EIR
- 9.2 BACKGROUND REPORTS
 - . VOLUME III: ENVIRONMENTAL SETTING DOCUMENT
 - . CITIZEN OPINION SURVEY (APPENDIX, VOLUME III)
 - . WORKING PAPER NO. 1 - PRELIMINARY ENVIRONMENTAL SETTING
 - . WORKING PAPER NO. 2 - ISSUES, GOALS, OBJECTIVES
 - . WORKING PAPER NO. 3 - ALTERNATIVES DEVELOPMENT/ANALYSIS
 - . MAJOR ISSUES/TOPICS DEVELOPMENT: PREFERRED ALTERNATIVE

LIST OF TABLES

TABLE NO.	DESCRIPTION
------------------	--------------------

2-1	Paradise General Plan Building Intensity/Residential Density and Population Density Matrix
2-2	General Plan Build Out
2-3	Projected Traffic Volumes, Lane Requirements Classification and Levels of Service
3-4	Recommended Collector Streets Within Paradise
6.4-1	Noise Level Performance Standards For New Projects Affected By or Including Non-Transportation Sources
6.4-2	Maximum Allowable Noise Exposure Transportation Noise Sources
6.4-3	Requirements For An Acoustical Analysis

LIST OF FIGURES

FIGURE NO.	DESCRIPTION
-------------------	--------------------

1-1	Planning Areas
2-1	Land Use Diagram (Map)
2-1a	Land Use Diagram (Map): Primary Study Area
2-2	Circulation Diagram (Map)
2-3	Land Use Constraints Diagram (Map)
6.4-1	Land Use Compatibility Guidelines For Development

KEY AGENCIES CONTACTED

BUTTE, COUNTY OF

Planning Department
Airport Land Use Commission
County Assessor
Air Quality Control Board
Fire Department/CDF
Environmental Health Department
Community Action Agency
U. C. Cooperative Extension/Farm Advisor
LAFCo

CALIFORNIA, STATE OF

Department of Conservation, *Division of Mines and Geology*
Department of Fish and Game
California Energy Commission
Department of Housing and Community Development
Division of Highway (Caltrans)
Office of Planning and Research
Department of Forestry and Fire Prevention
Office of Attorney General
Integrated Waste Management Board
Air Resources Board
Fireman's Association
Office of Historic Preservation
Office of Emergency Services
Department of Social Services, *Community Care Licensing Division*

CALIFORNIA ARCHAEOLOGICAL INVENTORY

Northeastern Information Center, California State University, Chico

OTHER AGENCIES

Butte County Association of Governments
Butte County Mosquito Abatement District
Paradise Chamber of Commerce
Paradise Fire Department
Paradise Police Department
Paradise Irrigation District
Paradise Unified School District
Lime Saddle Community Services District
Paradise Recreation and Park District
Del Oro Water Company
City of Chico Planning Department

PARADISE GENERAL PLAN ACKNOWLEDGEMENTS

TOWN COUNCIL

12/88 to 07/92

William Allen (to 12/90)
Larry R. Duncan
Lew Hubb (from 12/90)
Robert D. Jeffords, Jr.
Howard Johnson
Lise A. Young

07/92 to 12/92

Mark Fugh
Jack Griffin
Lew Hubb
Ellsworth "Skip" Rowe
Rocky Toudouze

12/92 to Present

Mark Fugh
Jack Griffin
Robert D. Jeffords, Jr.
Lew Hubb
Debbie Presson

PLANNING COMMISSION

12/88 to 06/94

Lee Cage (to 06/92)
Joe Smith (to 06/91)
Wayne Hall (to 06/93)
Vivian Cleveland (to 06/92)
Daniel Wentland (from 06/91)
Shane Shane (from 06/92)
Larry R. Duncan (from 06/92)
John L. Malone (from 12/90 to 06/93)
Anthony L. Campa (from 06/93)
Jackie A. Woodcox (from 06/93)

TOWN STAFF

Kenneth Whorton, Town Manager
Jon Lander, Community Development Director/Town Engineer
Al McGreehan, Planning Director
Charley Stump, Senior Planner (Project Manager)
Dennis Ivey, Economic Development Director
Leo Trombley, Public Safety Director
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Jim Buntin
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Dowling Associates

John Dowden

GENERAL PLAN STEERING COMMITTEE

October 1990 to July 1992

William Allen, Councilmember
Larry R. Duncan, Councilmember (Vice
Chairman)
Lew Hubb, Planning Commissioner/
Councilmember
Robert D. Jeffords, Jr. Councilmember
Howard Johnson, Councilmember
Lise A. Young, Councilmember
Lee Cage, Planning Commissioner
Vivian Cleveland, Planning Commissioner
Wayne Hall, Planning Commissioner
John L. Malone, Planning Commissioner
Daniel Wentland, Planning Commissioner
Dennis Ivey, Economic Development Director
Al McGreehan, Planning Director (Chairman)
Charley Stump, Senior Planner

July 1992 to December 1992

Mark Fugh, Councilmember
Jack Griffin, Councilmember
Lew Hubb, Councilmember
Ellsworth "Skip" Rowe, Councilmember
Rocky Toudouze, Councilmember
Larry R. Duncan, Planning Commissioner (Vice
Chairman)
Wayne Hall, Planning Commissioner
John L. Malone, Planning Commissioner
Shane Shane, Planning Commissioner
Daniel Wentland, Planning Commissioner
Dennis Ivey, Economic Development Director
Al McGreehan, Planning Director (Chairman)
Charley Stump, Senior Planner

December 1992 to July 1993

Mark Fugh, Councilmember
Jack Griffin, Councilmember
Lew Hubb, Councilmember
Robert D. Jeffords, Jr., Councilmember
Debbie Presson, Councilmember
Larry R. Duncan, Planning Commission
(Vice Chairman)
John L. Malone, Planning Commissioner
Wayne Hall, Planning Commissioner
Shane Shane, Planning Commissioner
Daniel Wentland, Planning Commissioner
Dennis Ivey, Economic Development Director
Al McGreehan, Planning Director
(Chairman)
Charley Stump, Senior Planner

July 1993 to June 1994

Mark Fugh, Councilmember
Jack Griffin, Councilmember
Lew Hubb, Councilmember
Robert D. Jeffords, Jr., Councilmember
Debbie Presson, Councilmember
Anthony L. Campa, Planning Commissioner
Larry R. Duncan, Planning Commission
(Vice Chairman)
Shane Shane, Planning Commissioner
Daniel Wentland, Planning Commissioner
Jackie A. Woodcox, Planning Commissioner
Dennis Ivey, Economic Development Director
Al McGreehan, Planning Director
(Chairman)
Charley Stump, Senior Planner

CITIZEN SUBCOMMITTEES

April 1991 - July 1992

The backgrounds of citizens involved in the subcommittee process truly characterize the diversity of Paradise residents; ranging from high school students to retired corporate executives; from small business owners to painting contractors; from local bankers to tree cutters.

GROUP 1

Diana Shuey Brown
Eugene Butry
Vivian Cleveland
Marge Eggers
Elizabeth French
Susan Gardner
Howard Johnson
Michael G. Logelin
Bill Mannel
Ray E. Miller
A. Daniel Peck
Adele Perry
Walt Puciata
Moore and Pat Stuart
Frank Terstegge
Janece Webb

GROUP 2

Donna Albright
Elizabeth Davidson
Robert Davy
Joseph Dudek
Kathy Gerevich
Clark L. Hanson
Charles Kasza
Judith Small McMullen
Donna Miller
Rose Reiling
Keith Robbins
Joe Smith
Donna M. Steiger
Alma S. Theis
Daniel Wentland
Lise A. Young

GROUP 3

Lorin Dale Bentley
Wayne Hall
Betty L. Hanson
John R. Hawkins
Bob Heckinger
Lew Hubb
Robert D. Jeffords, Jr.
Maurine R. Johnson
Kandy Judd
Alan Lieberman
Jerry G. Novotny
Paul Nunn
Paul D. Reiling
Arie B. Schuurman
Jean Shane
Jackie M. Sharpe
Roy West

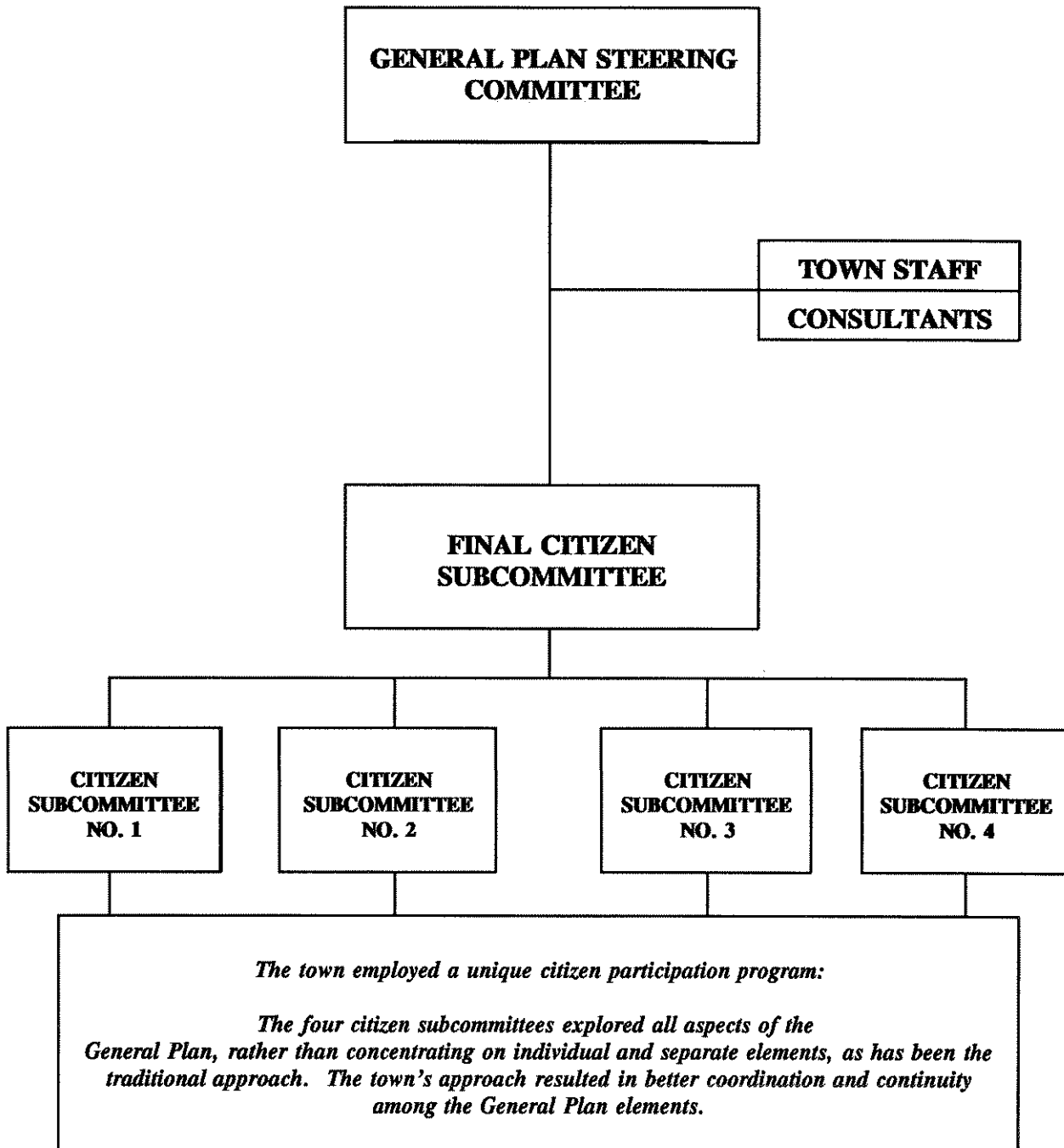
GROUP 4

Lee and Ann Albright
Robert C. Bell
Lee Brown
Lee Cage
Yvonne Capineri
Galen Steven Capineri
Larry R. Duncan
John Hanford
Larry L. Hoover, Sr.
Pat Johnson
John L. Malone
Steve Petersen
Ellsworth "Skip" Rowe
Shane Shane
Pat Waldron
Marge Witting

FINAL CITIZEN SUBCOMMITTEE

Robert C. Bell
Lorin Dale Bentley
Diana Shuey Brown
Eugene Butry
Lee Cage
Joseph Dudek
Larry R. Duncan
Marge Eggers
Kathy Gerevich
Wayne Hall
Clark L. Hanson
Lew Hubb
Robert D. Jeffords, Jr.
Charles Kasza
Judith Small McMullen
John Malone
Mary Lynn Meyer
Ray E. Miller
Jerry Novotny
A. Daniel Peck
Debbie Presson
Paul D. Reiling
Rose Reiling
Ellsworth "Skip" Rowe
Steven Scarborough
Arie B. Schuurman
Linda Sexton
Jean Shane
Shane Shane
Janece Webb
Daniel Wentland
Barbara Wilding
Marge Witting
Lise A. Young
Stan Zemansky

PARADISE GENERAL PLAN COMMITTEE ORGANIZATION



RELATION OF GENERAL PLAN CHAPTERS TO STATE MANDATED ELEMENTS

MANDATED ELEMENTS

GENERAL PLAN

	<u>Section</u>	<u>Page</u>
 <u>Land Use Element</u>		
Goals and policies	6.1	6-1
Density	6.1	6-1
Build out projections	2.0	2-1
Constraints and opportunities	5.0	5-1
Land use designations	2.1	2-2
Implementation program	6.1	6-1
 <u>Circulation Element</u>		
Goals and policies	6.2	6-16
Existing conditions	Volume III	
Circulation diagram	2.0	2-1
System classifications	2.2	2-8
Implementation program	6.2	6-16
 <u>Housing Element</u>		
Goals and policies	6.3	6-21
Housing profile	Volume III	
Projected needs	Volume III	
Residential land resources	Volume III	
Development constraints	Volume III	
Implementation program	6.3	6-21
 <u>Conservation Element</u>		
Goals and policies	6.6	6-47
Resource assessment	Volume III	
Existing conditions	Volume III	
Energy conservation	6.6	6-47
Implementation program	6.6	6-47

	<u>Section</u>	<u>Page</u>
<u>Open Space Element</u>		
Goals and policies	6.6	6-47
Gateways/scenic highways	6.6	6-47
Land acquisition	6.6	6-47
Local park enhancement	6.6	6-47
Existing parks	Volume III	
Implementation program	6.6	6-47
<u>Safety Element</u>		
Goals and policies	6.5	6-40
Seismic hazards	Volume III	
Wildland fire hazard	Volume III	
Hazardous materials	6.5	6-40
Aircraft accident risk	Volume III	
Implementation program	6.5	6-40
<u>Noise Element</u>		
Goals and policies	6.4	6-31
Roadway noise	Volume III	
Industrial park noise	Volume III	
Airport noise	Volume III	
Community noise survey	Volume III	
Implementation program	6.4	6-31

PREFACE

The Paradise General Plan revision process began during the latter part of 1990 when the Town Council selected QUAD Consultants to assist with designing and implementing a work program for producing a new Paradise General Plan. Over the ensuing three plus years, the program experienced three different Town Councils, four different Planning Commissions and four different General Plan Steering Committees. In addition to the General Plan Steering Committee, a strong and focused citizen subcommittee patiently followed the process and played a major role in shaping the plan and maintaining continuity.

The community struggle regarding whether or not the town's commercial core area should be sewerred has evolved and matured during the production of the draft revised General Plan documents. The primary issues that meld the sewer controversy and the revisions to the town General Plan are growth, health and safety.

Growth is an important issue to every community in California and invariably it becomes the focus of the community's General Plan. To some, it represents traffic congestion, noise, air and water pollution, obstructed viewsheds, health and safety problems, and long lines at the grocery store. To others, it represents possible financial contributions from developers to the cures for improving a deteriorating local quality of life; and a way to maintain current public services. Basic to all communities, growth represents change from the way it was and the way it is, to something new.

This General Plan focuses on managing growth so that changes are predictable and occur in a manner that is acceptable to the majority of people in the community. It distinguishes between population and economic growth, choosing to manage residential and population growth, while at the same time seeking to stimulate and diversify the local economy. The overall General Plan goal is to produce a community within the fifteen-year time frame of the plan, that has contained its population growth, maintained its natural environment and rural setting, improved its infrastructure, enhanced its open space, eliminated any health and safety problems and boosted its local economy.



USER'S GUIDE

USER'S GUIDE

The Paradise General Plan has been written and designed as a user friendly document. It is hoped that a person unfamiliar with land use planning and the concept of a General Plan will be able to read and understand it without difficulty. An attempt has been made to not use technical language and traditional bureaucratic jargon. Where unfamiliar land use and environmental planning terms have been used, information boxes are provided to define those terms on the same pages where they appear. A glossary of terms is also provided for the convenience of the reader.

- *To understand the general approach to the plan, continue reading the introduction, and pay special attention to Section 1.7, which describes the organization of the plan.*
- *If you are interested in background information, such as the history of the town, descriptions of the existing soils, topography, traffic levels, housing conditions, demographics, etc., refer to Volume III, the Environmental Setting Document.*
- *To familiarize yourself with the potential environmental effects of implementing the policies and programs contained in this volume (Volume I, Policy Document), refer to Volume II, the Environmental Impact Report.*
- *The Paradise General Plan also includes a land use designation diagram (map), traffic circulation diagram (map), and development constraints diagram (map). These maps are critical components of the plan, and should be reviewed along with the written text to fully understand the approach to planning for future growth, development and conservation. The diagrams are located in the map jacket at the end of this document.*
- *If you are interested in finding out how the General Plan affects your particular property, review the land use designation map and see how your parcel (s) is designated. Then turn to Chapter 2.0 of this document for a description of that designation. Also take time to review the "constraints" map to see if identified development constraints affect your property.*
- *If you are interested in the goals, objectives, policies and implementation measures of a specific topic, such as land use, housing, open space/conservation, etc., turn directly to Chapter 6.0.*