



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

The assumptions and issues listed in this section were developed and used by the first General Plan Revision Steering Committee, consultants and town staff during the development of the Paradise General Plan. Assumption Nos. 5 and 10 were added as a result of the new growth management approach to the plan as directed by the current steering committee.

The assumptions listed below were developed and used by the General Plan Revision Steering Committee, the consultants and town staff during the development of the *Paradise General Plan*. They were based on several sources, including the citizens' opinion telephone survey, meetings with the steering committee and town staff, and information gathered during the preparation of Volume III, the *Environmental Setting*.

Assumptions

- Things that residents like most about living in Paradise include the natural beauty, trees, fresh air, and friendly, small-town atmosphere.
- Things that residents like the least about living in Paradise include unplanned growth, lack of opportunities (shopping, employment, recreation, etc.), lack of services and traffic.
- Residential growth in Paradise will be slow and steady, dictated by topography, the availability of

infrastructure and public services, and resources such as water.

- A sewer system may be constructed during the fifteen-year life of the *General Plan* to serve most commercial areas, and the onsite wastewater management district will regulate the remaining properties.
- The Paradise onsite wastewater management district will become fully operational during the planning period.
- Residential densities will remain relatively low.
- Automobile transportation will remain dominant, but interest and participation in the use of alternative forms of transportation will increase.
- The central commercial area and the Skyway and Clark Road corridors will be the primary commercial centers of the town.
- Economic development will continue to be pursued during the planning period.
- Economic growth can be accomplished without a significant increase in residential populations.
- The population of Paradise will continue to change from predominantly senior citizens to a larger share of families with school-age children.
- The planning period will be fifteen years.



Issues

Issues are important community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, policies, plan proposals and implementation measures.

As described in Chapter 1.0, pertinent issues have been identified through a variety of sources. The General Plan Revision Steering Committee and citizen subcommittees initially identified concerns, as did town staff. In addition, volunteers conducted a citizens' opinion telephone survey of town residents to seek citizen opinions on a variety of issues relevant to the *General Plan* process. Finally, other public agencies identified issues of concern, through meetings and correspondence. These issues were summarized in narrative form in the *Issues, Goals and Objectives* working paper.

Each subcommittee met and worked independently, with meetings facilitated by the consultants and Community Development Department staff. Each subcommittee considered all of the subject issue areas, although with different degrees of emphasis, based upon the interests of the subcommittee members. They also evaluated constraints and opportunities which influence the manner in which these issues can be realistically addressed (see Chapter 5.0).

Each subcommittee developed proposed goals, objectives and policies for those issues which were of interest to that subcommittee. These efforts, along with input from the steering committee, town staff and the consultants, have been formulated into the *General Plan* goals, objectives, policies and implementation measures contained in Chapter 6.0 of this document.

California Government Code Section 65302 and other statutes establish the basic list of issues that a general plan must cover and the state *General Plan Guidelines* were used to supplement the issues identified in the *Issues, Goals and Objectives* working paper. While the General Plan must meet the minimum requirements of

the law, Government Code Section 65301 (c) indicates that each state-mandated element need be addressed only to the extent it is relevant to the town's planning area. This is commonly referred to as the "shoe-fits" doctrine.

To facilitate consideration of the *Alternatives Development and Evaluation* working paper, which presented four alternative plan scenarios developed by the four subcommittees, approximately thirty-two major issues were highlighted for further consideration by the steering committee. Those issue statements are listed below. The notation following each issue statement indicates the *General Plan* element(s) in which that issue is addressed.

- Manage residential growth by linking it to the availability of all public services and the adequacy of town infrastructure. (*Land Use, Circulation*)
- New development must pay its fair share of the cost of infrastructure and public services. (*Land Use, Circulation, Safety*)
- Police and fire standards should be linked to development - maintaining at a minimum the existing service levels. (*Land Use, Safety*)
- Promote economic development. (*Land Use*)
- Preservation of natural beauty - particularly trees and stream/drainage courses. (*Open Space/Conservation*)
- Develop a sense of community identity/town theme. (*Land Use*)
- Develop attractive entrances to the Town. (*Land Use, Open Space/Conservation*)
- Promote regional planning and decision making for such issues as housing, air quality and traffic. (*Land Use, Circulation, Conservation/Open Space, Housing*)



- Allow some mixed uses (residential, commercial, business offices) in commercial areas. (*Land Use*)
 - Promote cultural events and quality tourism. (*Land Use*)
 - Extension of east-west connector roads; impacts on existing neighborhoods and schools. (*Circulation*)
 - Possible consolidation of public service providers, including the library. (*Land Use*)
 - Encourage orderly and compatible infill development in balance with existing residential neighborhoods, open space and traffic circulation. (*Land Use*)
 - Promote new single-family residential densities, such as one-half acre gross minimum. (*Land Use*)
 - Redevelopment of a commercial core area. (*Land Use*)
 - Encourage architectural design that is compatible with the town theme and community identity. (*Land Use*)
 - Encourage high density (multi-family -- including mobile home parks) residential located where roads can accommodate traffic load. (*Land Use*)
 - Investigate with Butte County the possible closure of Honey Run Road to motorized vehicles. (*Circulation*)
 - Impacts of through traffic on Skyway. (*Circulation*)
 - New industrial development locations: Airport, Clark Road, etc. (*Land Use*)
 - Emergency evacuation routes. (*Circulation, Safety*)
 - Expansion/linkages of bike and pedestrian paths. (*Circulation, Open Space/Conservation*)
 - Development and management of additional bike, pedestrian and equestrian paths. (*Circulation, Open Space/Conservation*)
 - Increase the number of neighborhood parks and open space. (*Open Space/Conservation*)
 - Promote and encourage water and energy conservation. (*Open Space/Conservation*)
 - Encourage new growth and development opportunities (particularly industrial and open space) to the unincorporated south - would require annexations. (*Land Use*)
 - Encourage and promote new commercial development to occur in centers rather than strips whenever feasible. (*Land Use, Circulation*)
 - Private road issues. (*Circulation*)
 - Implementation of stream protection zones - development of standards. (*Open Space/Conservation*)
 - Encourage and create incentives for the retention of agricultural lands. (*Land Use, Open Space/Conservation*)
 - Preserve existing neighborhoods. (*Housing, Open Space/Conservation*)
 - Alternatives to the automobile. (*Circulation*)
- Consideration of these issues at several meetings facilitated consensus building by the steering committee on most topics, development of a preferred alternative and provided direction to the consultants to prepare the draft *General Plan* document.



KEYS TO THE FUTURE

Based upon the background assumptions, community issues and future goals developed by the citizen subcommittees and General Plan Revision Steering Committee, a number of "keys to the future" have been identified. The first, and perhaps foremost "key," is the importance of preserving the natural beauty and rural charm of the town. This would not only serve to maintain the Paradise that attracted its citizens in the first place, but would also demonstrate the town's priorities and commitment to its basic quality of life.

A second "key," also related to preserving the natural beauty of the town, is to successfully manage residential growth, and interface local economic growth and productivity with environmental quality. Realistically, economics and the environment go hand in hand, and it is critical for the future of Paradise that both features be successfully balanced. The Paradise community is challenged to manage and control population growth, so that it occurs in a way that retains and enhances its quality of life--the trees, views, the unique setting, and everything special about Paradise.

Third, the town must work diligently to provide an adequate and reasonable level of public services. Town government, the local citizenry, special service districts, and all service providers must work together to develop a unified approach to providing Paradise with an efficient, cost effective, coordinated and comprehensive delivery of public services.

Fourth, a real and concerted effort must be made to support and encourage community education. The children of Paradise need a quality education in order to contribute to their community and to find success in their lives. Life-long learning opportunities should also be available to citizens of all ages, and an awareness of local government and civic undertakings must become paramount to a broader spectrum of the general public.

Fifth, the public must be brought further into the governmental decision making process. Open and

productive exchanges of thoughts and ideas between concerned citizens, decision makers, and staff is crucial for building true consensus, developing trust and honesty and for the overall health of the community.

Sixth, an effort must be made to encourage and promote regional planning. Cooperative decision-making efforts between towns, cities, and the county will ease frustration and the problems of managing broad land use, environmental, and economic issues. Paradise must use a proactive approach concerning growth and development issues within the secondary and tertiary planning areas. Such an action will allow the town to influence change, control its destiny, and dictate its overall quality of life. A primary regional issue is the protection of the Paradise watershed and the quality of domestic water supplied to the citizens of the community.

The goals, objectives and policies of the Paradise *General Plan* are intended to guide land use decision-making with these "keys" in mind.