6.0 GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

6.1 LAND USE ELEMENT

Introduction

The *Land Use Element* lays out the dimensions and directions for growth anticipated over the next fifteen years. It includes a statement of the standards of population density and building intensity for the various land use designations. These standards are set forth in Table 2-1 in Chapter 2.0 of this volume. The land use designations are also identified and described in Chapter 2.0, as are the *Land Use Diagram* and *Land Use Constraints Diagram.*

The thrust of the *Land Use Element* is to closely manage residential development, while encouraging thoughtful, well-planned commercial and industrial development that adheres to long-term community and economic development strategies, and that will conform to the strong goals for preserving the environmental quality and rural charm of the town.

The theme of growth management threads through the entire General Plan, with the strongest focus in the land use, housing, circulation and open space/conservation energy elements.

Paradise's general land use pattern is well established and unlikely to experience major changes during the fifteen year planning period. Residential neighborhoods will not experience major increases in density, nor will the general permitted and conditional land uses for these areas change significantly as a result of the new *General Plan.* Commercial areas may experience some infill development, and opportunities for mixed uses in these areas will result from the new *General Plan.*

The *Land Use Element* calls for the revitalization of the new Commercial Core area in the old downtown. This area would adopt a "theme," and would encourage mixed uses, provide opportunity for an artisans center, play a community goods and services role, and provide a focus and community identity.

Local economic development and local environmental quality are two community goals that are somewhat at tension, yet they are <u>not</u> mutually exclusive.....both goals need each other to help create a high quality of life in the community. Yet, in the final analysis, it is the role of economic development to support the goals of the General Plan, and in doing so, support the goals of the community.

Light industrial and business park land use opportunities will increase, but actual development of these types of uses will depend upon the degree of infrastructural and environmental constraints affecting eligible properties, as well as the availability of land and the interests of land owners. Opportunities for open space and recreational land uses will increase, but acquisition of land and actual development of facilities will depend

upon the ability of the town, the Paradise Recreation and Park District and the citizenry to work together and develop sound financial strategies.

The *Land Use Element* also includes guidelines for growth and development in the tertiary planning area intended to provide an opportunity for proactive participation with both Butte County and the City of Chico in land use and environmental planning related matters.

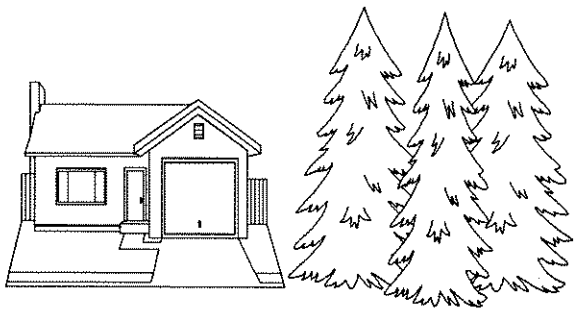
The town has determined that future growth and development in the tertiary planning area could have significant impacts upon the quality of life in Paradise.

The *Land Use Element* for the *Paradise General Plan* is divided into eight components. Each component contains separate goals, objectives, policies and implementation measures designed to successfully manage growth and provide a consistent and comprehensive approach to overall land use in the future. The eight (8) components include:

- Growth and land use development
- Public services and infrastructure
- Land use distribution and location
- Land use densities
- Economic development/redevelopment
- Intergovernmental coordination
- Land use controls
- The tertiary planning area

GROWTH

The General Plan controls and manages population growth, while encouraging and stimulating local economic growth.



LUG - LAND USE GOAL
LUO - LAND USE OBJECTIVE
LUP - LAND USE POLICY
LUI - LAND USE IMPLEMENTATION MEASURE

GROWTH AND LAND USE DEVELOPMENT

Goals

LUG-1 Manage growth with a balance of land uses.

LUG-2 Accommodate a rate of growth consistent with the physical and infrastructural limitations in Paradise.

LUG-3 Provide for an orderly, well-planned community.

Objectives

LUO-1 Maintain a level and pattern of residential growth that sustains the current quality of life.

LUO-2 Stimulate and accommodate commercial/industrial growth while maintaining the current quality of life.

LUO-3 If studies determine annexation to be feasible, initiate annexation of lands within the town's Sphere of Influence boundary during the fifteen-year planning period.

LUO-4 Carefully manage and control population growth, while stimulating local economic growth.

Policies

LUP-1 The limitations imposed on the Paradise area by topography, soils and other physical features shall be recognized in site-specific development design as well as when establishing long-term growth objectives.

LUP-2 The environmental and infrastructure constraints analysis system should be used to determine future zoning classifications, densities and intensities of land use and to evaluate future development projects.

LUP-3 The town should require all development proposals on sites which contain slopes exceeding twenty percent, and/or which border or include significantly important stream courses or natural drainageways, to include programs for replanting and slope stabilization, erosion control plans, and to incorporate designs which minimize grading and cut-and-fill.

LUP-4 In conjunction with input solicited from Butte County, as soon as feasible the town shall prepare a specific plan for an orderly and balanced development of the secondary planning area south of the town limits which will more precisely determine residential densities, roads, drainage, utilities and sewage disposal.

LUP-5 The "Open Space/Agriculture" land use designation shall be applied to most lands within the Butte County urban reserve area in the southerly secondary planning area as a holding designation to prevent premature conversion to urban uses until such time as a specific plan is adopted and public facilities and services are available.

LUP-6 The town should consider annexation of the substantially undeveloped area between Neal Road and the Feather River, including portions of the Lime Saddle Community Services District.

LUP-7 Residential structures shall not exceed thirty-five feet above the highest finished grade.

LUP-8 The town shall be cognizant of and oftentimes will evaluate the potential cumulative impacts of a given development proposal in accordance with the requirements of the California Environmental Quality Act.

LUP-9 The Paradise Community Development Department should mail public notices to all property owners potentially affected by any proposed subdivision project, General Plan amendment application and rezoning application.

LUP-10 The town shall encourage the preparation and submittal of master plans and/or planned developments for large projects.

LUP-11 Development projects should be designed in a manner to accommodate the constraints on a parcel by avoiding them altogether or creating minimal loss or conflict.

Implementation Measures

LUI-1 Monitor building permits and development approvals to track the annual residential growth rate.

LUI-2 Prepare a specific plan for the southerly secondary planning area.

LUI-3 Amend the Paradise Municipal Code as necessary to require comprehensive erosion control plans, site design standards which minimize grading and cut-and-fill, and programs for replanting and slope stabilization.

LUI-4 Amend the zoning ordinance to establish new zoning classifications on properties consistent with new *General Plan* land use designations, taking into account known infrastructure and environmental constraints.

PUBLIC SERVICES AND INFRASTRUCTURE

Goals

LUG-4 Provide adequate public services and infrastructure to meet future need.

LUG-5 Assure that future residential, commercial and industrial development pays its fair share of future infrastructure and public service costs.

LUG-6 Provide cost-effective public services in the community.

LUG-7 Fully implement the onsite wastewater management district.

LUG-8 Assure that law enforcement and fire protection services are enhanced sufficiently to meet the demands of new and existing land use development.

Objectives

LUO-5 Assure that an adequate water supply exists prior to approval of development in the Paradise planning area.

LUO-6 Maintain a law enforcement response time for emergency police calls of no more than five minutes.

LUO-7 Maintain an overall fire insurance (ISO) rating of three or better, and an emergency fire response within five minutes for 90% of all emergency incidents within the Town Limits.

LUO-8 Maintain a balance between public agency revenues and expenditures attributable to new land use development during the planning period.

LUO-9 Within the fifteen-year planning period, consider studying the feasibility of consolidation of some special districts with or by town government and/or with each other.

LUO-10 Consider the construction and installation of a formal sewer system to service the commercial and industrial areas in the town within the fifteen-year planning period.

Policies

LUP-12 The character of future development should be compatible with the town's service delivery abilities and shall not result in service level declines.

LUP-13 The town shall attempt to assure that the rate and character of growth is commensurate with, or does not exceed the current levels of public services, and shall attempt to assure that municipal services can be provided to areas planned for annexation and development.

LUP-14 Growth and land use development should be linked to the availability of public services and facilities, and to the degree of overall infrastructure and environmental constraints affecting property in the town.

LUP-15 The town shall continue to investigate means to improve its public service delivery capacity to assure that future growth does not outstrip services.

LUP-16 Unless assurance is obtained that an adequate level of all public facilities, including schools and parks, will be available to future residents, no discretionary residential project should be approved [to increase density of use]. The assurance shall include details of how any impacts identified as a result of the proposed land use actions are to be mitigated.

LUP-17 The town shall attempt to encourage the Paradise Irrigation District, Lime Saddle Community Services District, Paradise Recreation and Parks District, Paradise Cemetery District, and Paradise Unified School District to expand or enhance service capacity, consistent with the town's *General Plan*.

LUP-18 The Town Council shall attempt to meet bi-annually with the Paradise Irrigation District Board of Directors and/or other local water supply purveyors and hold joint public meetings to discuss water supply issues, Paradise General Plan implementation, and how current issues may affect the future growth and development of the community. If it is determined that water supply is limited and/or unavailable, alternative measures for conserving water and limiting growth and development shall be explored.

LUP-19 Land use densities should primarily be based, upon the development opportunity influenced by infrastructural and environmental constraints affecting properties in the town.

LUP-20 New land use development shall not cause the levels of police and fire protection to fall below the service levels established by this plan.

LUP-21 Establishment of assessment districts should be considered in newly developing areas to assure that the longer term costs of land use development are adequately funded.

LUP-22 A system of fees shall be established sufficient to assure that future growth pays its equitable share of service delivery costs.

LUP-23 The town should investigate the feasibility of annexing developing areas in order to more equitably share the cost of service delivery within the Paradise region.

LUP-24 If feasibility studies are performed concerning the merging of the Paradise Irrigation District water treatment and delivery systems with town operations, and the conclusions of the studies reveal potential cost savings to the public, the merging of the entities shall be considered.

LUP-25 The town should designate general locations for new schools, fire stations and parkland/open space in the planning area and should reflect the general location of these future facilities on the *Land Use Diagram*.

The actual location of fire stations shall be in conformance with the criteria established in the *Safety Element*. The actual location of schools should be in conformance with the criteria established in the *Education and Social Services Element*. The actual location of new parkland/open space should be in conformance with the criteria established in the open space/conservation/energy element.

LUP-26 The town shall attempt to make specific findings regarding public service and infrastructure capacity when acting on applications for divisions of land, rezonings, annexations, and General Plan amendments.

Implementation Measures

LUI-5 Develop and implement a five-, ten- and fifteen-year capital improvements program addressing critical infrastructure needs.

LUI-6 Seek the cooperation of the Paradise Irrigation District and the Lime Saddle Community Services District to assure an adequate water delivery system for the community.

LUI-7 Continue to implement the *Master Storm Drain Study and Facilities Plan.*

LUI-8 Establish law enforcement and fire protection impact fees for new land use development sufficient to assure that established levels of protection are maintained.

LUI-9 If feasible, establish law enforcement and fire protection service fees for existing land uses sufficient to assure that established levels of protection are maintained.

LUI-10 Establish a fee or fees to be collected upon issuance of permits for new development that will cover the cost of additional services and infrastructure not paid directly by the developer.

LUI-11 Investigate and possibly utilize other forms of assessment district financing where the economics of new development permit.

LUI-12 If the town decides to pursue the merging of any special districts with town operations during the fifteen-year planning period, it shall request that LAFCo study the potential consolidations.

LUI-13 Work closely with Paradise Irrigation District, Paradise Recreation and Park District and Paradise Unified School District in monitoring housing, population and enrollment trends and evaluating their effects on future service, parks and school facility needs.

LAND USE DISTRIBUTION AND LOCATION

Goals

LUG-9 Encourage compatible mixed uses in commercial areas.

LUG-10 Encourage infill development consistent with open space needs, neighborhood character and infrastructure capacity.

LUG-11 Encourage infill development within the Central Commercial area.

LUG-12 Promote attractive and appropriately located commercial development.

LUG-13 Designate appropriate areas for high density residential use and for institutional and public uses in centralized and convenient locations.

LUG-14 Designate multiple sites for future light industrial and business park activity in order to provide greater job opportunities in Paradise.

LUG-15 Protect planned land uses from incompatible uses on adjacent and nearby properties.

LUG-16 Protect residential neighborhoods from encroachment by incompatible land uses.

Objectives

LUO-11 Make necessary changes in the zoning ordinance and development standards within two years.

LUO-12 Prepare an inventory of target sites for infill development within two years.

LUO-13 Establish new or expanded industrial park locations, and designate up to 120 acres of land for new industrial or business park uses.

LUO-14 In locations convenient to residential areas, provide sufficient planned and zoned sites for commercial uses, including professional office uses, to serve an estimated population projected to the year 2008.

Policies

LUP-27 The town shall create a Central Commercial area generally bounded by Skyway, the Paradise Memorial Trailway, Elliott Road, and Pearson Road, evidencing the following: ready access from a variety of directions, visibility, established businesses, available developable land, and sufficient infrastructure planned or in place to support a more concentrated form of activity.

LUP-28 The Central Commercial area shall be designated for limited mixed uses (commercial and residential) and shown on the *Land Use Diagram*.

LUP-29 In addition to serving convenience needs of nearby residents, the Central Commercial area should fill a community-wide goods and services role and should provide a focus for visitors to the community.

LUP-30 Capital improvement projects should be directed to areas planned for revitalization and high intensity land use.

LUP-31 Commercial development along Skyway should be directed toward "visitor services," and retail sales and infill strip development should be permitted along the Skyway between Neal Road and Bille Road.

LUP-32 The town shall discourage additional strip commercial development along Clark Road, particularly north of Wagstaff, while encouraging a concentration of activity at key intersections accessible to pedestrians.

LUP-33 Existing strip commercial use along Skyway and Clark Road should be permitted to fill in.

LUP-34 Larger retail and/or professional office developments should be encouraged to locate in centers with appropriate access, parking, landscaping and architectural design.

LUP-35 Professional office development sufficient to accommodate future population should be permitted provided that the magnitude of constraints is low, in the following locations: along major arterials, in proximity to the Central Commercial area, and adjacent to major medical facilities.

LUP-36 The existing industrial park shall be expanded to the extent possible.

LUP-37 Light Industrial/Business Park areas shall be designated adjacent to Clark Road (State Highway 191).

LUP-38 Light Industrial uses should be located away from high intensity residential and public uses.

LUP-39 Whenever feasible, the character of present residential neighborhoods shall be preserved through appropriate zoning and design of future developments.

LUP-40 Community facilities should be compatible with traffic and circulation patterns.

LUP-41 Only low-intensity industrial uses and other uses compatible with FAA regulations, the *Paradise Skypark Airport Land Use Plan*, and surrounding land uses should be allowed adjacent to Paradise Skypark Airport.

LUP-42 Locations for cemeteries should be designated, as shown on the *Land Use Diagram*, consistent with Paradise Cemetery District plans.

LUP-43 Timber production areas within the secondary planning area shall be identified on the *Land Use Diagram*.

LUP-44 General locations for gateway areas shall be shown on the *Land Use Diagram.*

Implementation Measures

LUI-14 Include provisions for mixed land uses in the town zoning ordinance.

LUI-15 Zone properties consistent with their *General Plan* land use designation.

LUI-16 Amend the zoning ordinance as necessary to provide for Central Commercial and visitor services classifications.

LUI-17 Prepare and adopt a capital improvements plan.

LUI-18 Establish access, parking, landscaping and architectural design guidelines for larger retail and professional office developments.

LAND USE DENSITIES

Goals

LUG-17 Designate adequate land and a range of residential densities sufficient to meet the needs of Paradise residents and persons expected to reside in Paradise, while preserving the present rural residential character and small town atmosphere.

Objectives

LUO-15 Establish a single-family residential density sufficient to allow adequate room on lots for mature trees, septic systems and buffers between residences.

LUO-16 Through appropriate constraints analysis and possible mitigation, assure that traffic generated by high density residential land use development will not exceed roadway capacity and level of service standards.

Policies

LUP-45 New higher density land use development should only be permitted in areas compatible with surrounding land uses, infrastructure capabilities and established service levels.

LUP-46 Higher density land use development shall be encouraged within and adjacent to the Central Commercial area to promote convenient and compatible concentration of residential and business activity, and to encourage use of alternative forms of transportation.

LUP-47 Residential densities shall be consistent with standards for onsite wastewater disposal and other infrastructural constraints, and shall provide for newly created minimum lot sizes of not less than one-half acre gross in new developments unless the lots are to be served by a cluster wastewater treatment system and proposed to be created via the assignment of a planned development combining zone.

LUP-48 High density residential development shall be located along designated arterial or collector streets to accommodate traffic generated by such development.

LUP-49 High density residential development should receive the higher town density range if all the following factors are achieved:

- The property is devoid of or exhibits minimal constraints
- The design of the project preserves natural features
- The project includes affordable housing
- The project includes "high end" amenities, such as bicycle/pedestrian paths, mini parks, noise and aesthetic buffers, and aggressive landscaping plans.
- **The project is to be served by an approved clustered wastewater treatment and disposal system.**

LUP-50 Low-density multi-family uses (duplexes, triplexes and fourplexes) shall be encouraged in multi-family zones and possibly town residential designated areas.

Implementation Measures

LUI-19 Zone properties consistent with adopted *General Plan* land use designations, building intensity standards, and infrastructural and environmental constraints.

LUI-20 Require findings to be made, on a case-by-case basis, that residential development is in accordance with the *General Plan* policies and will not exceed the standards established in the *General Plan.*

LUI-21 Develop safety standards in the zoning ordinance for high density residential development and residential care facilities.

LUI-22 Identify and map those areas that are difficult to develop, based upon environmental and infrastructural constraints, and reduce (or establish) low potential densities.

ECONOMIC DEVELOPMENT/ REDEVELOPMENT

Goals

LUG-18 Create a balanced community containing a healthy mix of homes, jobs and commerce.

LUG-19 Encourage the town's economic well being sensitive to its unique environmental characteristics.

LUG-20 Develop a strong local economy, recognizing that this is a key element in solving service providers' financial difficulties.

LUG-21 Discover and enhance the local factors which provide a competitive edge for the Paradise economy.

LUG-22 Bring a greater mix of goods and services to Paradise.

LUG-23 Develop a town theme for commercial and public uses within the Central Commercial area.

LUG-24 Encourage a sense of community in Paradise.

LUG-25 Inventory and promote historical resources in the Central Commercial area and elsewhere as tourist attractions.

LUG-26 Encourage tourism and recreation as an economic development measure.

LUG-27 Encourage cultural and recreational activities that attract visitors.

LUG-28 Encourage the concept of providing an "incubation" facility for existing local small businesses.

LUG-29 Encourage the appropriate development of home based businesses that do not adversely impact residential neighborhoods.

Objectives

LUO-17 Improve the town's sales tax receipts.

LUO-18 Complete an inventory of historic resources within two years.

LUO-19 If sufficient funds can be secured, fully implement the gateway concept, including financing and acquisition where necessary.

LUO-20 Work with other organizations to create and enhance cultural activities that will increase revenues from the transient occupancy tax.

LUO-21 Encourage the establishment of a major hotel/motel with conference facilities or a community center.

LUO-22 Revise and update architectural design guidelines/standards for commercial land use development and establish a review process within two years.

Policies

DEFINITION

Target business and industry - those businesses or industries, which after careful analysis appear to be most compatible with the surrounding area.

LUP-51 Target businesses and industries desired in Paradise shall be identified and the town

shall strive to acquire and provide the resources and the physical, cultural and regulatory environment needed to attract them.

LUP-52 The reuse of existing, vacant commercial buildings should be promoted when feasible.

LUP-53 Commercial and public land use development guidelines/standards should be revised and updated consistent with the town theme for the Central Commercial area.

LUP-54 Architectural compatibility with the adopted town theme shall be encouraged in the Central Commercial area, including compatibility between new and old structures.

LUP-55 Commercial structures should be limited to a height no greater than thirty-five feet above finished grade.

LUI-26 calls for the revision and updating of architectural and site development guidelines for the Central Commercial area. This will help to assure architectural integrity, functionality, and the development of visually pleasing commercial buildings.

LUP-56 Moderate and large-scale commercial parking areas should be appropriately screened and landscaped utilizing native, drought-tolerant and low maintenance plant materials.

LUP-57 The creation of an artisans and tourist center accommodating small shops and crafts as a part of the Central Commercial area should be encouraged by the town.

LUP- 58 The town shall endeavor to create scenic gateway areas that are eye-appealing and representative of the town at general locations as depicted on the *Land Use Diagram*.

LUP-59 The town shall support the retention of open space and natural features along Skyway between Paradise and Chico in order to maintain a scenic entrance to the community.

LUP-60 The town shall attempt to establish a common design theme for gateway areas, including distinctive signing and a tie to the town theme.

LUP-61 The town shall direct its efforts toward elimination of unsightly collections of vehicles and other aesthetically adverse materials near the entrances to the community.

LUP-62 The town should actively encourage the Paradise area as a tourist destination and shall seek means to expand and upgrade accommodations to attract a greater volume of visitors.

LUP-63 Specialty retail uses which attract tourists as well as local shoppers should be encouraged.

LUP-64 Bed and breakfast inns should be encouraged and accommodated in the Central Commercial area and in residential areas where feasible.

LUP-65 Development of a conference center/ destination resort should be encouraged.

LUP-66 The *Downtown Revitalization Plan* should be amended or updated as necessary and implemented, to provide the Central Commercial area a planned identity and

character which is distinguishable and uniquely reflective of Paradise.

LUP-67 The town should identify potentially available sites and shall encourage a public/private partnership approach to the development of a business park and new or expanded industrial park.

Implementation Measures

LUI-23 Investigate participation in the California "Main Street" downtown revitalization program.

LUI-24 Promote the establishment of a regularly scheduled farmers market which includes other vendors (e.g. arts and crafts), and specialty theater/musical events.

LUI-25 If sufficient funds can be secured, adequately staff economic and business development programs and activities.

LUI-26 Revise and update design guidelines for architectural, site and landscaping design in the Central Commercial area, including parking lots.

LUI-27 Amend and enforce the zoning ordinance as necessary to accommodate new standards, procedures, and specialty uses for the Central Commercial area.

LUI-28 Create a citizens committee to evaluate exterior commercial building design and revise and update commercial theme guidelines/standards.

LUI-29 Apply appearance guidelines/standards to existing development in the Central Commercial area when businesses apply for permits for remodeling or expansion of buildings.

LUI-30 Establish special land use controls applicable to gateway areas to assure that development that is unsightly or out of character with Paradise is discouraged, and amend town ordinances as necessary.

LUI-31 Identify funding sources and specific properties for establishment of scenic gateway areas.

LUI-32 Upgrade the entrance signs to the town located along the Skyway and State Highway 191 (Clark Road).

LUI-33 Review and improve the present sign regulations of the Paradise Municipal Code to assure that existing and future signs will conform to established community standards, including standards for height, appearance, size, shape, and total number of signs allowed on a site.

LUI-34 Encourage the completion of the Paradise Auditorium.

LUI-35 Provide/facilitate weekend events to attract tourists; and promote local art exhibits, cultural and arts events, and music festivals and seek private sponsorship for special events.

LUI-36 Study the need for parking structure(s) in the Central Commercial area.

LUI-37 Improve the present code enforcement program, including seeking ways to fund necessary personnel.

LUI-38 Amend and enforce the zoning ordinance as necessary to prohibit outdoor display of

objects (e.g. appliances) which detracts from community appearance.

LUI-39 Attempt to establish incentives for relocation of nonconforming uses.

INTERGOVERNMENTAL COORDINATION

Goals

LUG-30 Retain communication and cooperation between Paradise, Butte County, Chico and all special districts in order to assure effective and sound land use decisions within the region.

LUG-31 Actively pursue joint land use decision making with Butte County in the Paradise region.

Objectives

LUO-23 Arrange annual joint meetings of the Paradise Town Council/Butte County Board of Supervisors and/or the Paradise Planning Commission/Butte County Planning Commission to discuss land use issues.

Policies

LUP-68 The Butte County Association of Governments and the Butte County Association of Cities shall be used as vehicles to improve communication and decisions affecting land use in the Paradise area.

LUP-69 Joint decision making on broad general policies directing growth in the region, including establishment of urban limit lines, shall be encouraged.

LUP-70 Encourage Butte County to maintain the urban reserve policy for the area south of the town limits and work with Butte County officials to develop appropriate policies for growth and development of the area north of Paradise.

Refer to Circulation Element on page 6-16

LUP-71 The town shall work proactively with the Paradise Irrigation District, Butte County and interested community groups to assure protection of the Paradise watershed, the enhancement of the quality of domestic water and the improvement of the town water supply distribuion system.

Implementation Measures

LUI-40 Monitor actions of Butte County and other agencies with jurisdiction over surrounding lands.

LUI-41 Participate in the comprehensive update of the *Butte County General Plan* and the *Chico General Plan* update programs.

LUI-42 Meet with Butte County officials to discuss means of sharing decision making in the Paradise region; and enter into joint powers agreements when appropriate to assure implementation of decisions.

LAND USE CONTROLS

Goals

LUG-32 Assure that all land uses in the town conform to the goals and policies of the *General Plan*.

LUG-33 Strive to eliminate legally nonconforming land uses.

Objectives

LUO-24 Survey and identify nonconforming uses/structures, and explore the options for eliminating them.

LUO-25 Establish an ongoing program to reduce the number of nonconforming uses and structures within the next fifteen years.

Policies

LUP-72 The relocation of nonconforming uses to areas where such uses are permitted shall be encouraged.

LUP-73 The expansion of existing legally nonconforming uses should be strongly discouraged.

LUP-74 The Town shall endeavor to improve its present code enforcement program, including seeking ways to fund necessary personnel.

LUP-75 Proposed commercial additions and expansions should be examined to determine if pedestrian and handicapped accessibility can be enhanced.

LUP-76 As time and resources permit, the town staff shall revise the local CEQA Guidelines, including a mitigation monitoring program.

Implementation Measures

LUI-43 Zone properties consistent with their *General Plan* land use classification.

LUI-44 Review permitted uses in zoning classifications to determine whether changes are appropriate.

LUI-45 Consistently enforce the regulations of the zoning ordinance when alerted of illegal uses.

THE TERTIARY PLANNING AREA

The tertiary planning area has been defined and addressed in the General Plan because the citizens of Paradise believe that growth and development in this unincorporated area of Butte County could have a dramatic effect on their quality of life. The people of Paradise want to be proactive in the planning of land uses in the tertiary planning area in an effort to cooperatively manage growth from a regional perspective. The goals, objectives, policies and implementation measures are intended to assist in guiding the decision-making process for future growth and development in the tertiary planning area.

Goals

LUG-34 In an effort to improve and enhance opportunities for Paradise, as well as to promote regional planning in the area, the Town of Paradise shall establish a program of proactive interaction concerning future decision making of land use development in the tertiary planning area.

Objectives

LUO-26 Within two years, explore the feasibility of extending the town Sphere of Influence line to match the tertiary planning area boundary, and consider preparing a master environmental assessment for the area.

Policies

LUP-77 Development projects proposed in the tertiary planning area should not be approved if, after detailed analysis, it is revealed that the proposal would have long-term cumulative adverse environmental impacts on the Town of Paradise.

LUP-78 Proposed development projects in the tertiary planning area should not be approved if, after detailed analysis, it is revealed that the proposal would have a significant adverse impact upon the traffic levels and circulation patterns of the Town of Paradise; particularly on the Skyway, Neal Road, Clark Road and Pentz Road.

LUP-79 Development projects proposed in the tertiary planning area should not be approved if, after detailed analysis, it is revealed that the proposal would have a significant adverse effect upon the local economy of Paradise.

LUP- 80 Proposed development projects in the tertiary planning area should include significant amounts of open space and regional recreation opportunities.

LUP-81 Development projects proposed in the tertiary planning area should include significant open space buffers between the project area and the Town of Paradise.

LUP-82 Proposed development projects in the tertiary planning area shall acknowledge potential high wildland fire hazards, and include a comprehensive approach to regional fire protection, consistent with state and local fire protection laws and standards.

Implementation Measures

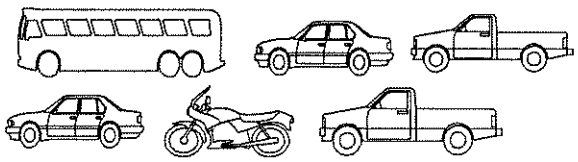
LUI-46 Monitor actions of Butte County and other agencies and special districts with jurisdiction over surrounding lands.

LUI-47 Participate in the comprehensive update of the *Butte County General Plan* and *Chico General Plan* update program.

LUI-48 Enter into joint powers agreements when appropriate to formalize interagency consultation procedures on planning projects and assure implementation of decisions.

LUI-49 Request LAFCo to initiate the expansion of the current Sphere of Influence to coincide with the tertiary planning area boundary.

6.2 CIRCULATION ELEMENT



Introduction

The *Circulation Element* is more than simply a transportation plan. It delineates the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

The *Circulation Element* has a strong relationship with the land use element. The provisions of the *Circulation Element* support the goals, objectives, policies and proposals of the *Land Use Element*, while the *Land Use Element* reflects the community's existing and planned circulation system. The *Circulation Element* also has direct relationships with the housing, open space, noise and safety elements.

The existing circulation system, traffic volumes, and levels of service are described in Section 13.0 of Volume III, *Environmental Setting*. The proposed circulation system for Paradise, and planned circulation system improvements, are contained in Chapter 2.0 and the *Circulation Diagram*. The proposed circulation system goals, objectives, policies, street standards and implementation measures are set forth in this chapter.

Circulation Map - an important part of the Paradise General Plan is the circulation map. Drawn at a scale of 1" = 2000'; it shows existing and proposed roadways and their classifications.

The regional context of the *Circulation Element* must also be considered. The existing and planned circulation systems for Butte County and the State of California, as well as regional transportation plans (Butte County *Regional Transportation Plan* and *Congestion Management* Program prepared by BCAG) have been referenced in Sections 13.0 and 16.0 of Volume III, *Environmental Setting*, and incorporated into the circulation system planning for Paradise. Other related issues include air pollution from motor vehicles, other modes of transportation (the Paradise Skypark Airport, public transportation systems and facilities, pedestrian and bicycle routes and facilities), and parking.

GROWTH MANAGEMENT AND THE CIRCULATION ELEMENT

In order to successfully manage population growth and preclude adverse impacts resulting from development, the Paradise General Plan sets traffic and intersection "thresholds" as policy. Encroachment into or beyond the "threshold" will not be permitted (CP-1)

Issues, goals, objectives, policies and implementation measures related to public facilities and services (including water, storm drainage, schools, and solid waste) are included in the *Land Use Element.*

The *Circulation Element* focuses on planning for safe and efficient traffic flows, providing adequate sized

roads and associated improvements, supporting regional transportation planning efforts, improving pedestrian and bicycle opportunities, maintaining air quality, and promoting alternative forms of transportation. Important objectives include increasing east-west roadway linkages, implementing road standards that are sensible for the community, establishing park and ride facilities, significantly reducing reliance on the automobile, and improving roads to Town standards.

The *Circulation Element* policies set the level of service standards at "D" or better, require new development to mitigate its share of circulation impacts, direct the Town to explore methods of recovering costs associated with the use of Skyway by Upper Ridge residents, improving community access to Feather River Hospital, and developing and implementing five, ten and fifteen-year critical needs capital improvement programs. It also calls for an exploration of alternatives to street widening if and when roadways reach the "D" level of service.

DEFINITION

Level of Service (LOS): Qualitatively describes the operating conditions encountered on roadways. LOS ranks roadway operations based on the amount of traffic and the quality of traffic operations on a scale of A through F. Level A represents free flow conditions and Level F represents jammed or "at capacity" conditions.

CG - CIRCULATION GOAL
CO - CIRCULATION OBJECTIVE
CP - CIRCULATION POLICY
CI - CIRCULATION IMPLEMENTATION MEASURE

Goals

CG-1 Support cooperative and coordinated transportation planning and development activities with federal, state, regional and local agencies in order to assure maximum coordination of effort in the Paradise region.

CG-2 Provide safe, efficient and effective traffic flow, both within Paradise and between Paradise and its environs.

CG-3 Enhance and improve pedestrian and bicycle safety and use by establishing additional linkages between areas of town.

CG-4 Provide adequate access, including access for emergency vehicles and evacuation, to all new parcels and to existing parcels when feasible.

CG-5 Maintain and improve local and regional air quality.

CG-6 Reduce reliance on the automobile by careful land use planning, and encourage the use of non-automobile travel modes through a balanced and integrated set of land use and transportation planning policies.

Objectives

CO-1 Increase the number of east-west roadway linkages.

CO-2 Within five years, establish an additional major east-west arterial road connection in the community.

CO-3 Assure that traffic generated by high density residential land use development will not exceed roadway capacity and level of service standards.