



Special Permit Zones



Background, Permitting, and Review Process

Overview

- Background
- Storm Drain Master Plan
 - New Special Permit Zone Boundaries
- Permitting
 - Ordinance No. 620
 - PMC 8.55.010
 - Resources
- Review Process



Background

From the 1980 Master Storm Drainage Study and Facilities Plan:

“Paradise is bestowed with natural drainage swales and channels throughout much of the area.

...Increasing property values have created pressure for additional development of land that at one time would not have been considered due to normal desire to situate improvements out of low lying areas.”



January 2023 Rain Event

Background

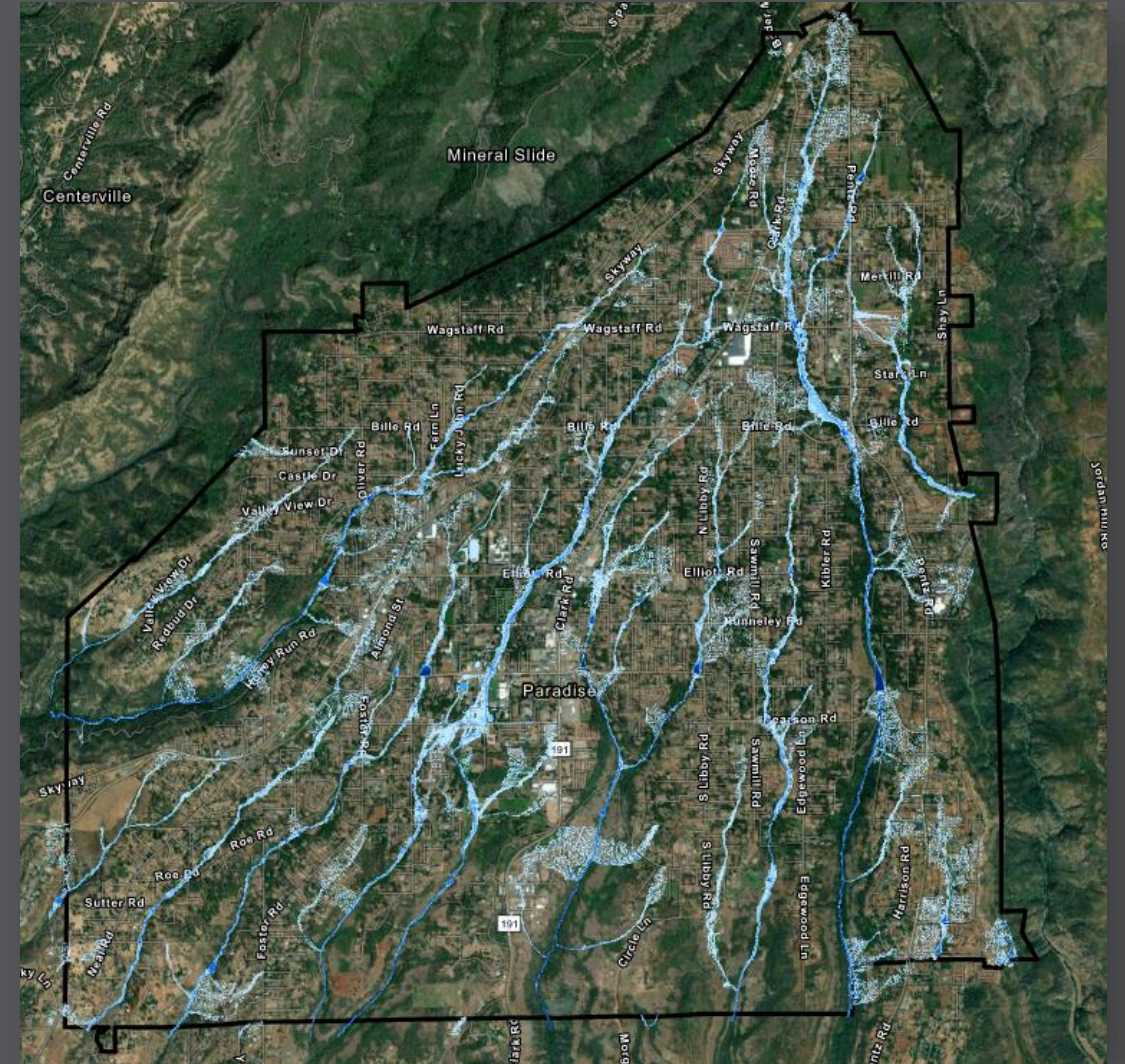
- 1979 – Town incorporated
- 1980 – Master Storm Drainage Study and Facilities Plan (MSDSFP)
 - Initial identification of Special Permit Zones
- June 2022 – Storm Drain Master Plan
 - New Special Permit Zones created with more detail and increased accuracy
- September 2022 – Town Ordinance 620 Adopted
 - ...Relating to Development of Land Areas Prone to Flood Hazard
 - Updated PMC 8.55.010



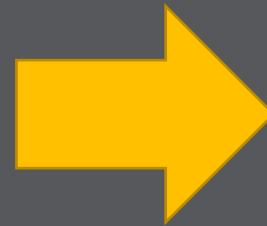
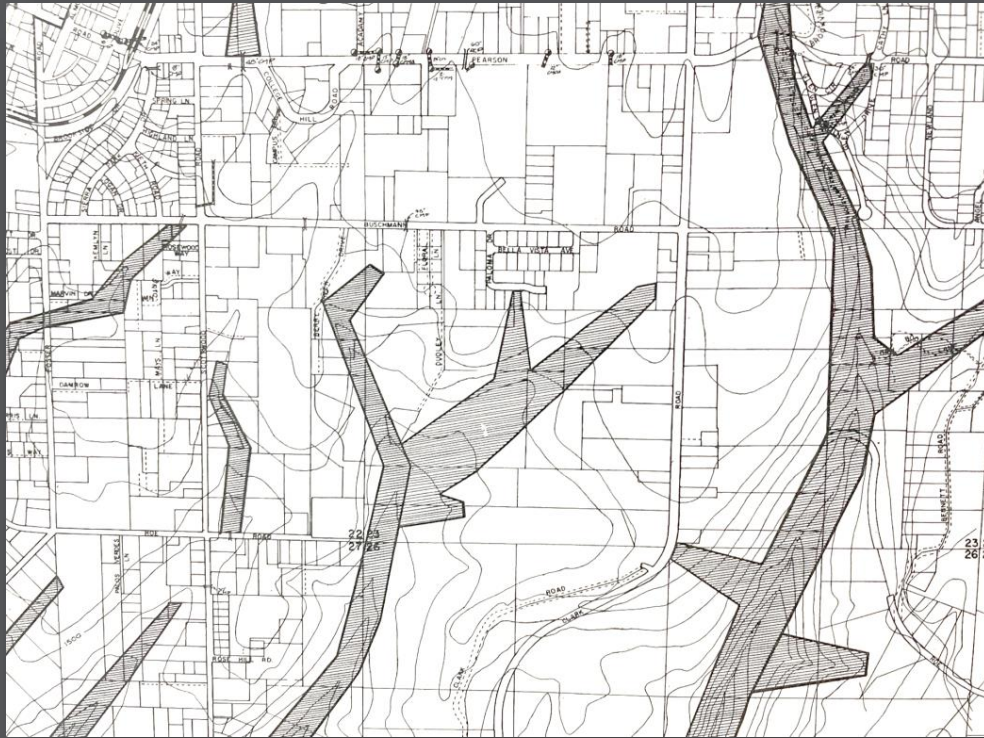
1980 Special Permit Zones

2022 Storm Drain Master Plan

- FEMA Hazard Mitigation Grant Funding (HMGP)
 - Camp Fire Recovery Project
- Analysis
 - Existing Deficiencies & Remedies
 - Future Development Considerations
 - Capital Improvement Projects
- GIS Database & User Interface
 - Special Permit Zones

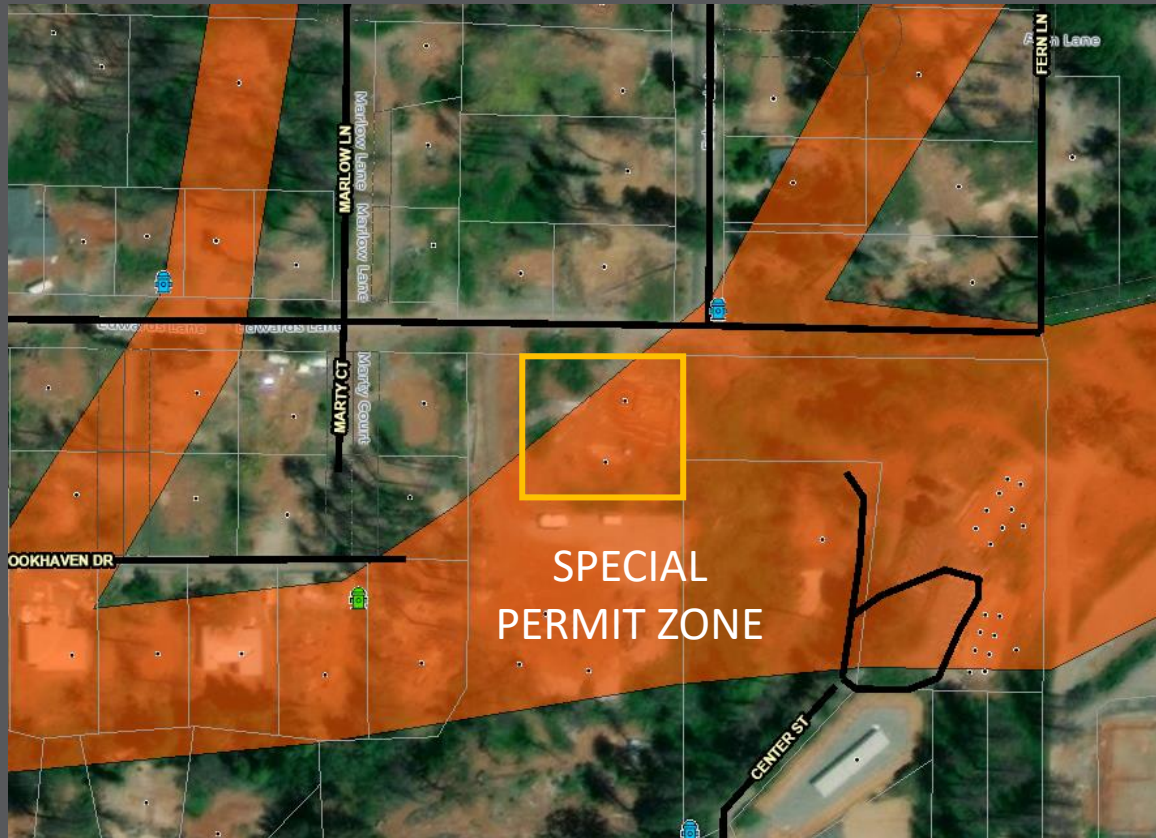


Special Permit Zones: Redefined Boundaries

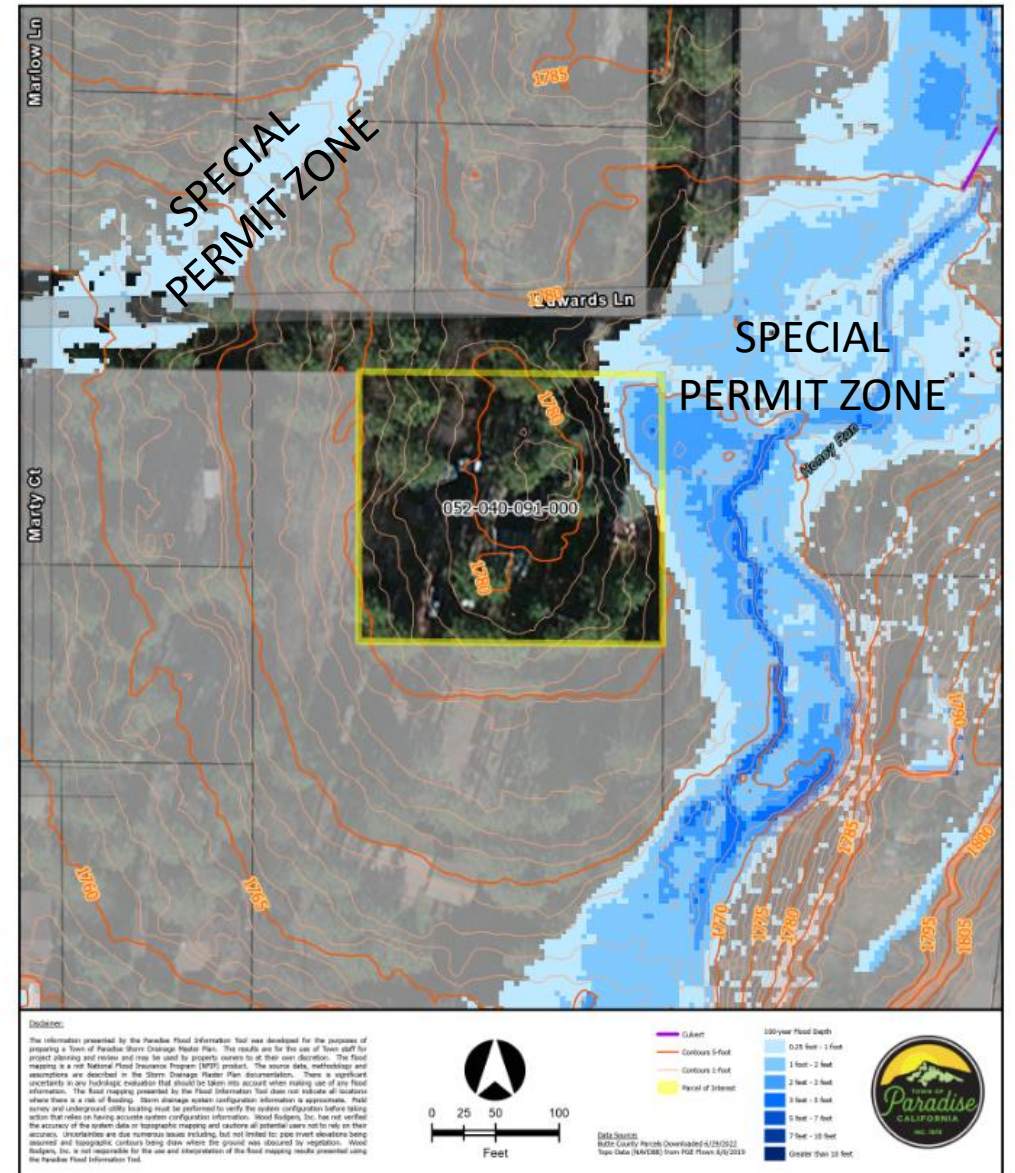


“The SPZs established by the MSDSFP should be considered obsolete.” -SDMP

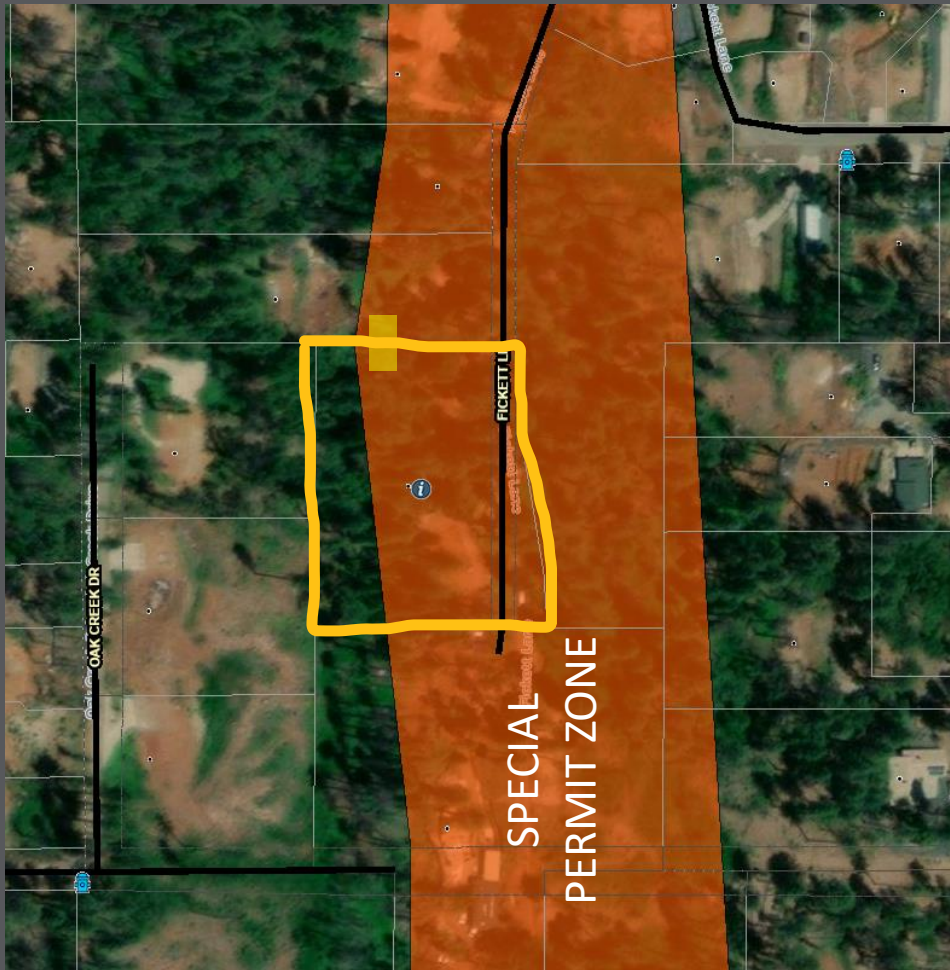
Marty Court



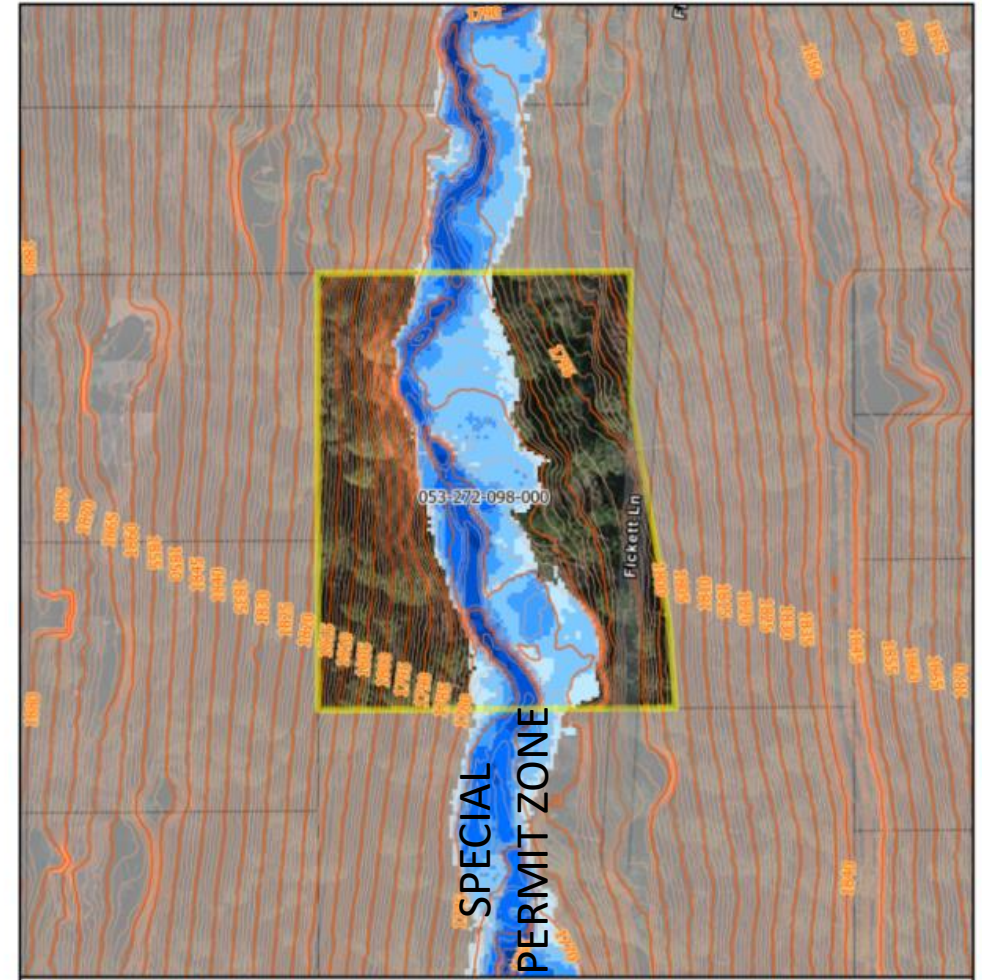
PARCEL FLOOD INFORMATION 802 EDWARDS LN, PARADISE CA 95969 JANUARY 25, 2023



Fickett Lane



PARCEL FLOOD INFORMATION 5990 FICKETT LN, PARADISE CA 95969 APRIL 27, 2022



DISCLAIMER:
The information presented in the Paradise Flood Information Tool was developed for the assistance of preparing a Town of Paradise Storm Drainage Master Plan. The results are for the use of Town staff for project planning and review and may be used by property owners for all their own decisions. The Flood Mapping is a cost National Flood Insurance Program (NFIP) product. The source data, methodology and assumptions are described in the Storm Drainage Master Plan documentation. There is significant uncertainty in any floodstage indication that should be taken into account when making use of any flood information. The flood mapping presented in the Flood Information Tool does not indicate of locations where there is a risk of flooding. Storm drainage system configuration information is approximate. Flood levels and underground utility loading must be performed to verify the system configuration before taking action that relies on having accurate system configuration information. Flood heights, etc. are not certified for accuracy of the source data or topographic mapping and locations of potential users are not on their own. Topographies are not accurate to the extent shown, but not limited to also must determine being required and topographic contour lines show where the ground was obtained by vegetation. Flood heights, etc. are not responsible for the use and interpretation of the Flood Mapping results presented using the Paradise Flood Information Tool.

Legend:

- Contours 1-foot
- Contours 2-foot
- Parcel of Interest
- 500-year Flood Depth
- 6.25 feet - 1 foot
- 1 foot - 2 feet
- 2 feet - 3 feet
- 3 feet - 4 feet
- 4 feet - 5 feet
- 5 feet - 7 feet
- 7 feet - 10 feet
- Greater than 10 feet

Scale: 0 25 50 100 Feet

Town of Paradise California

Permitting

Updated
Special Permit Zone
Boundaries

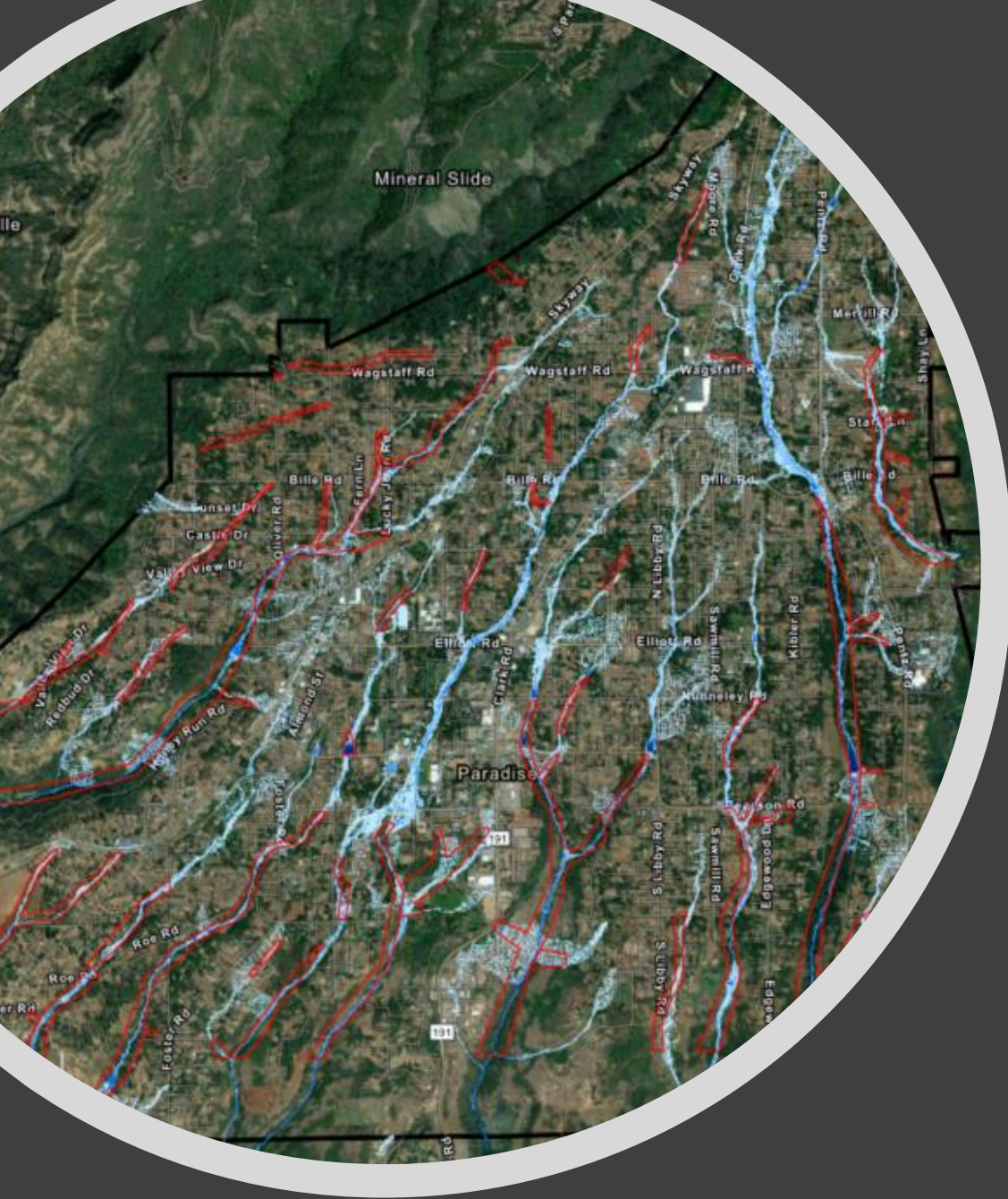


Adoption of
Town Ordinance No. 620



Incorporation of
Town Ordinance No. 620
into
PMC 8.55





Permitting – PMC 8.55

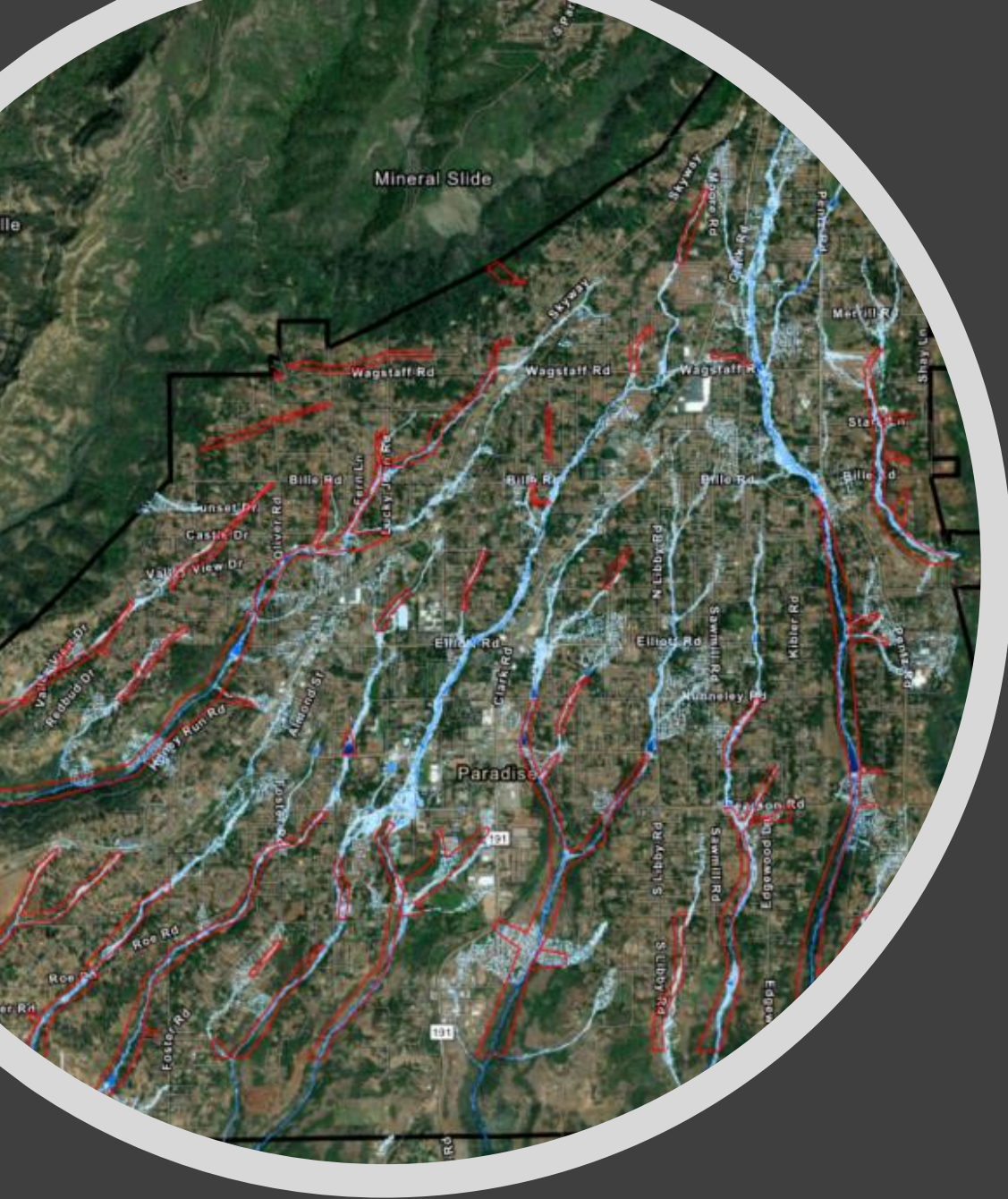
PMC 8.55.010 -Statement of purpose

It is the purpose of this chapter to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
- I. Ensure any new development or project for improvement of structure considers and accounts for special flood hazards.**

PMC 8.55.030 -Definitions

"Certification letter" means a letter prepared, stamped and signed by a registered professional civil engineer, architect or land surveyor, presenting the methodology and improvements used to determine that the proposed structure or land improvement is floodproofed, and, or designed according to this chapter.



Permitting – PMC 8.55

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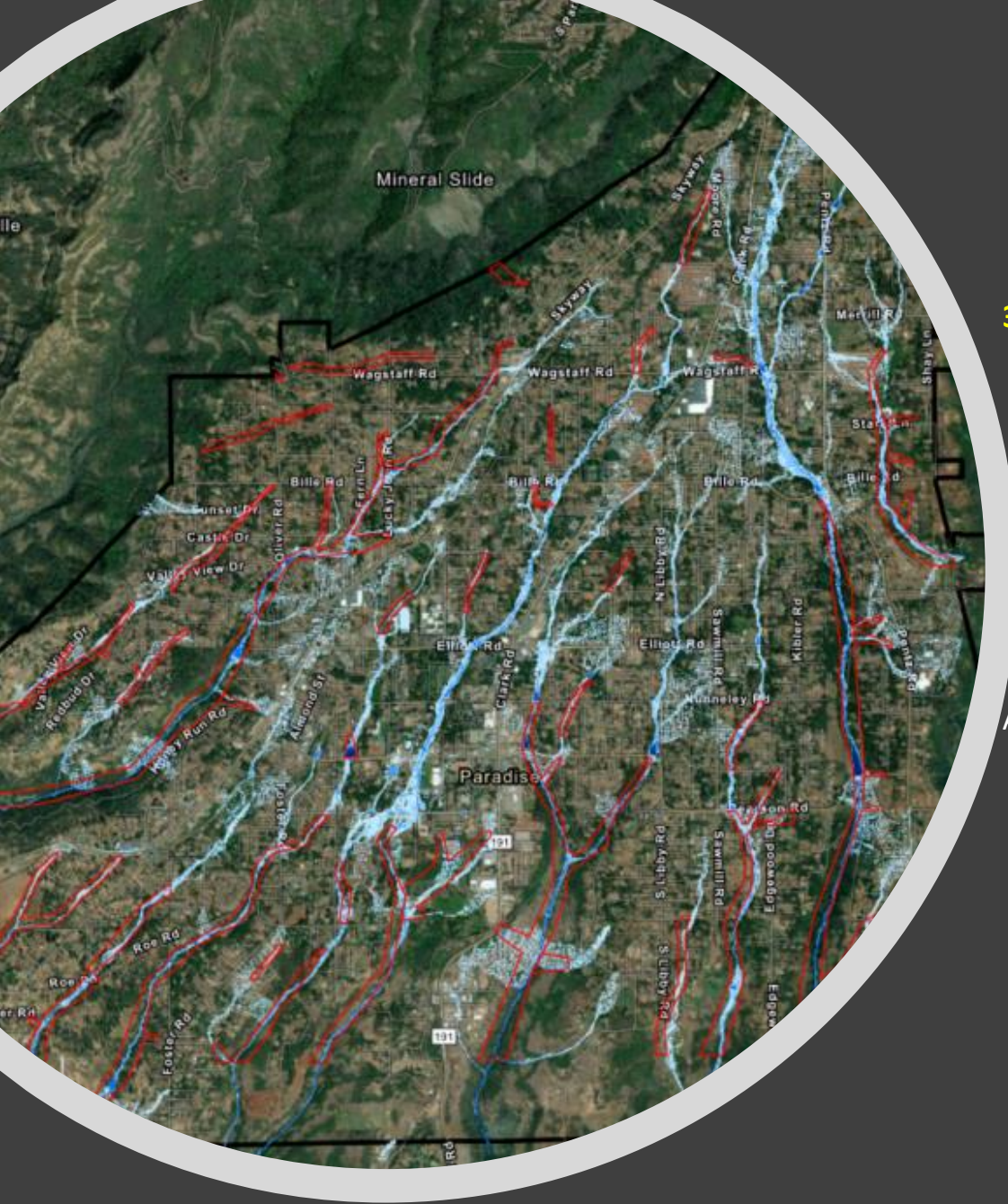
Permitting – PMC 8.55

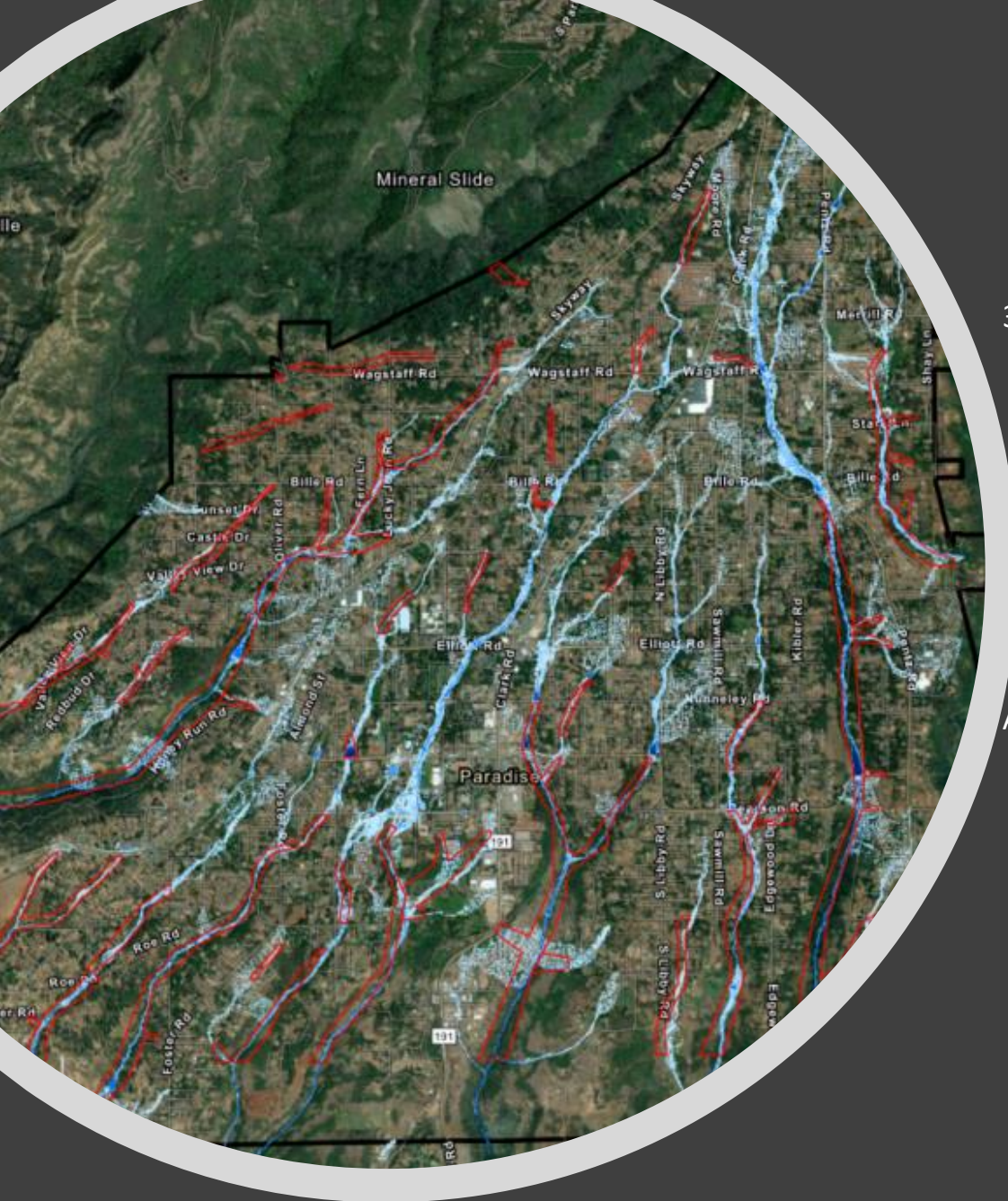
PMC 8.55.050 – Administration

3. **Require additional studies, certification or documentation prepared, stamped and signed by a registered professional civil engineer, architect or surveyor** when they deem it necessary to do so, based on the proposed improvements and impacts to flood-prone areas. Studies, certification or documentation may include, but are not limited to:
 - a. FEMA elevation certificates, using the appropriate FEMA methodology.
 - b. A certification letter to demonstrate compliance with this chapter.

PMC 8.55.060 – Provisions for flood hazard reduction

- A. If a proposed development site is in, or partially in, a flood-prone area, all new construction and substantial improvements, including manufactured homes and grading, shall:
 1. Be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; to have no adverse impacts on, or displacement of, flood waters within the parcel; to review the flood depths and limits identified in the special permit zone and convey such floodwaters within proposed site improvements.





Permitting – PMC 8.55

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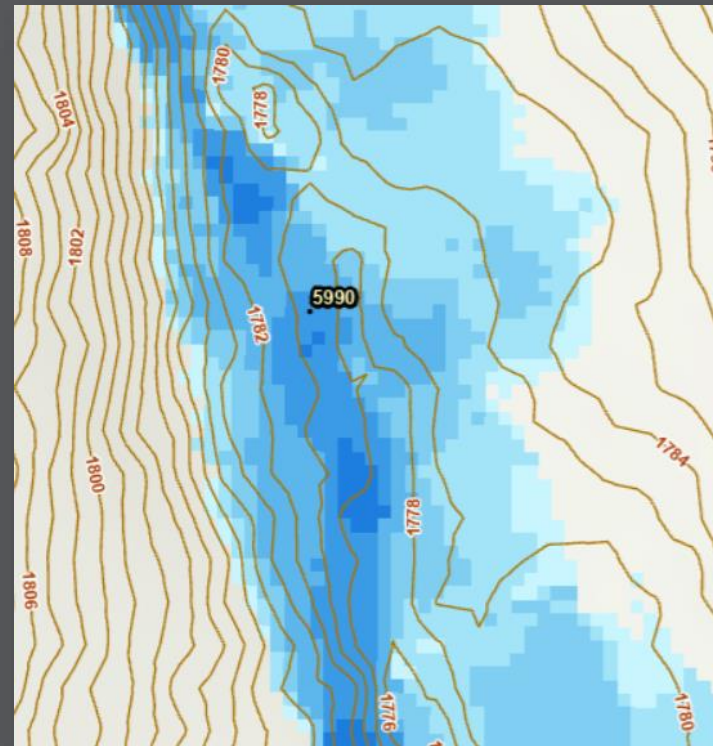
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Permitting: Resources

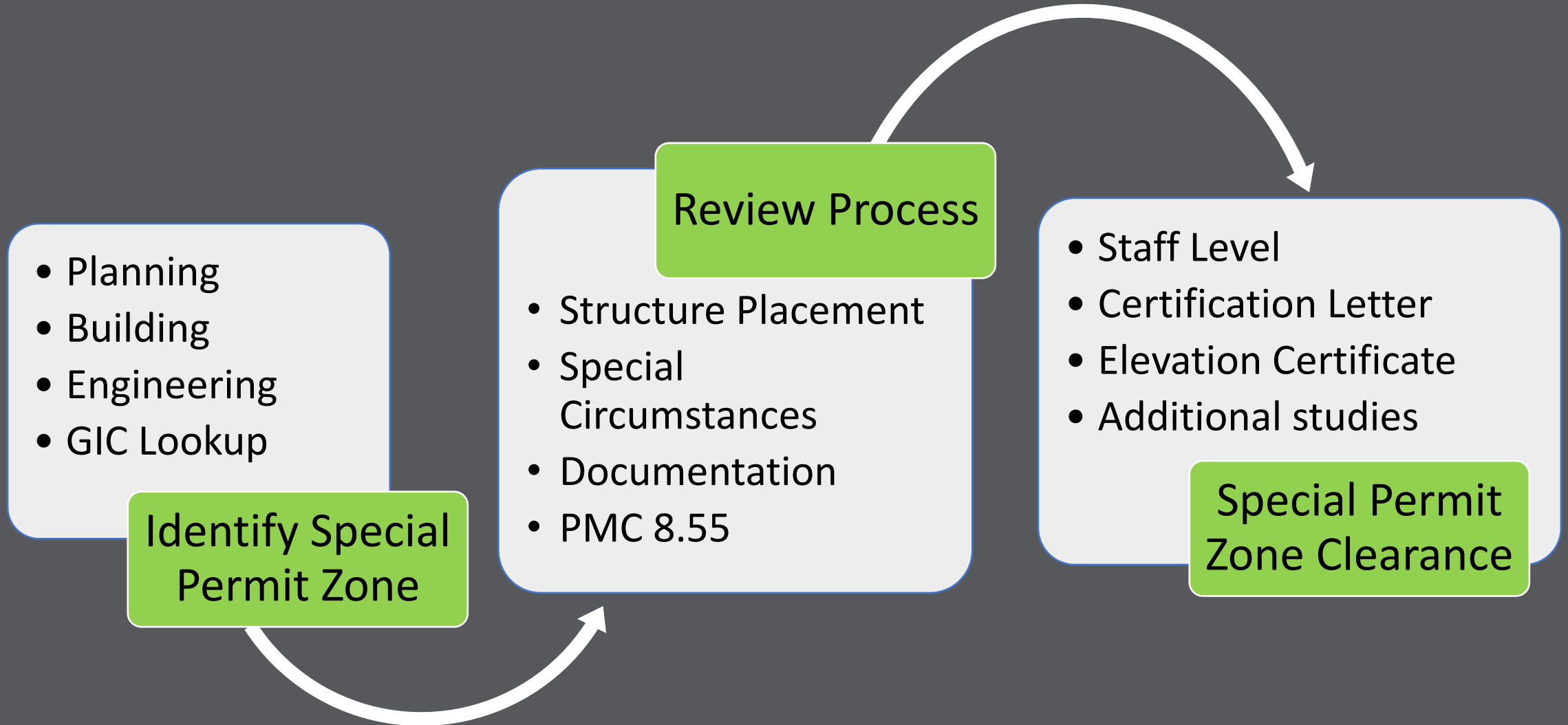
Special Permit Zone – Town GIS
www.townofparadisemapping.com



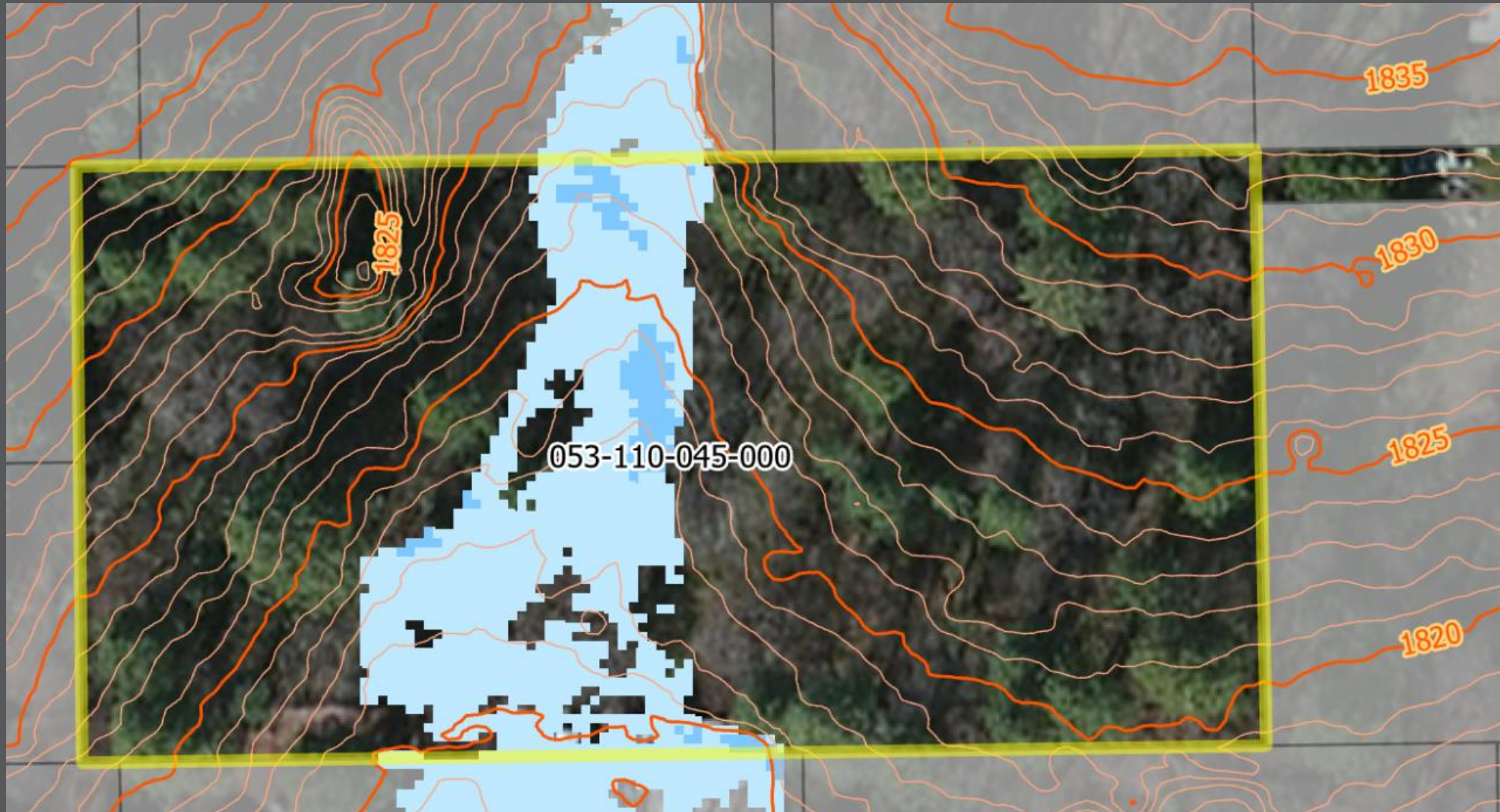
2 Foot Contour Data – Rebuild Paradise
<https://www.rebuildparadise.org/mapping/>



Special Permit Zone: Review Process

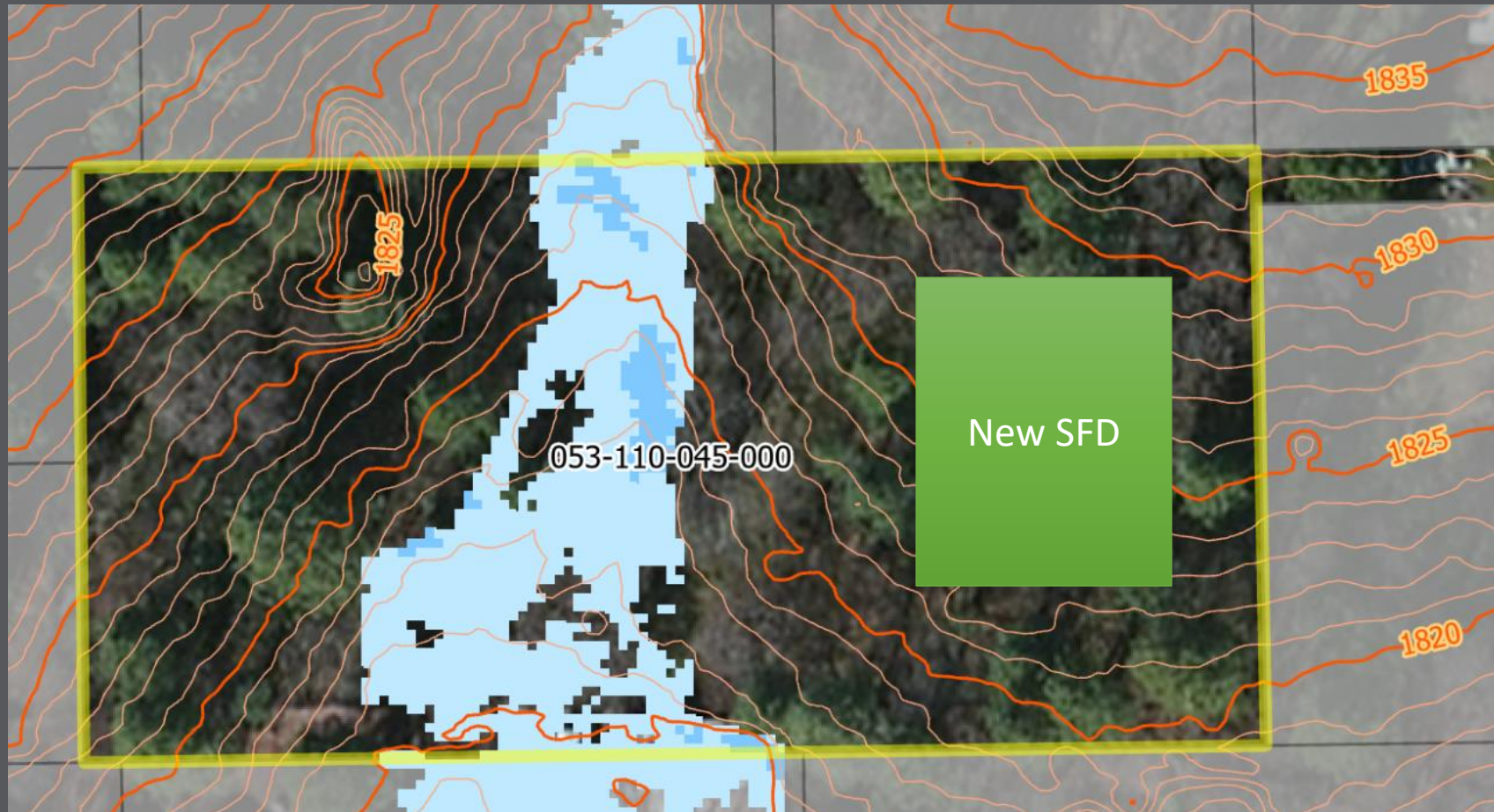


Special Permit Zone: Review Process



Special Permit Zone: Example Review

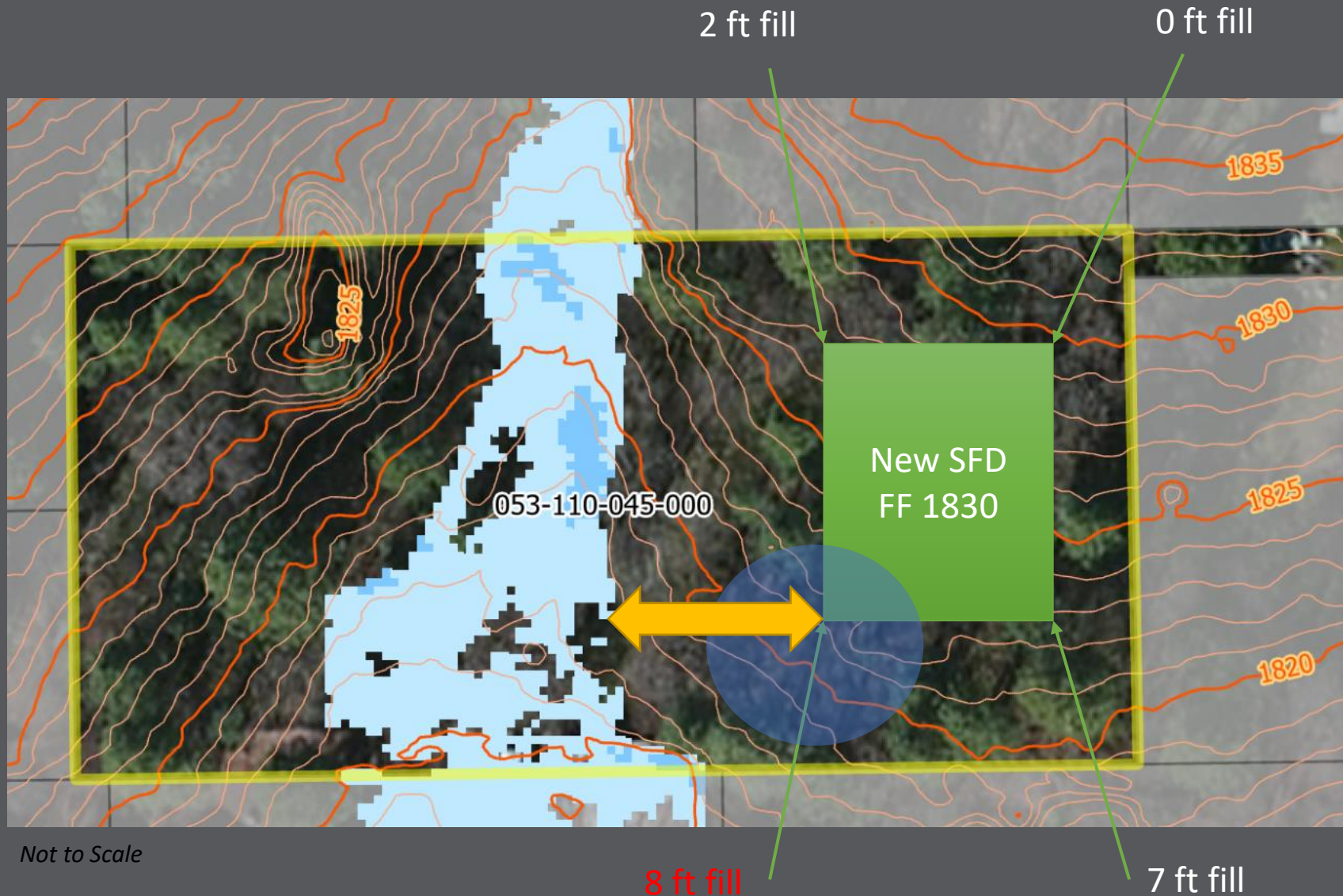
Single Family Dwelling



Not to Scale

Special Permit Zone: Example Review

Single Family Dwelling



If 8 feet of fill is needed, then ~16' is required for graded slope (assume 2:1).

Assume 3 feet level beyond house pad.

$$16' + 3' = 19'$$

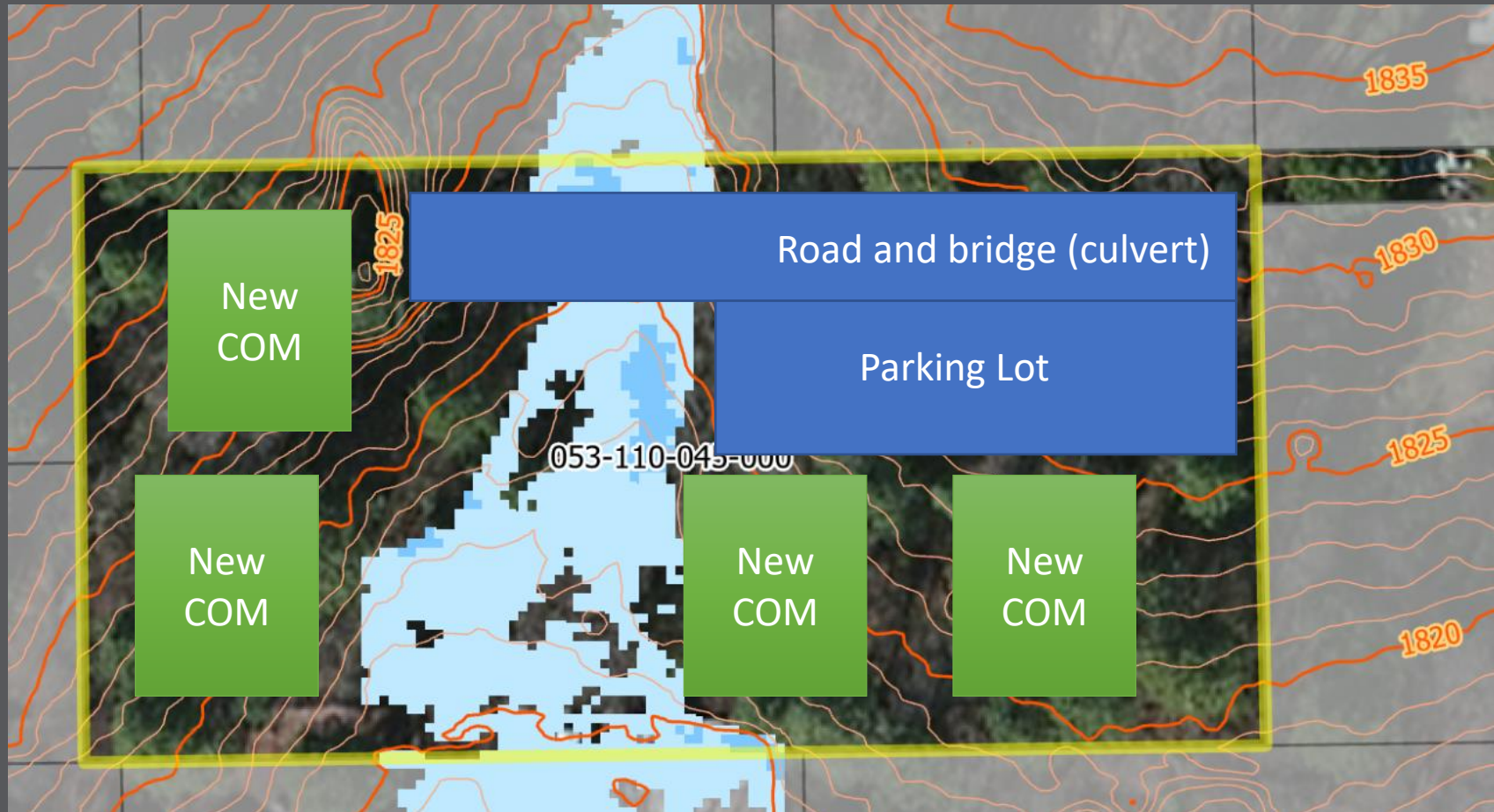
Will SPZ be impacted with toe of graded slope 19' away?

*Note the hill slopes down, so the slope will actually be >16'

Not to Scale

Special Permit Zone: Example Review

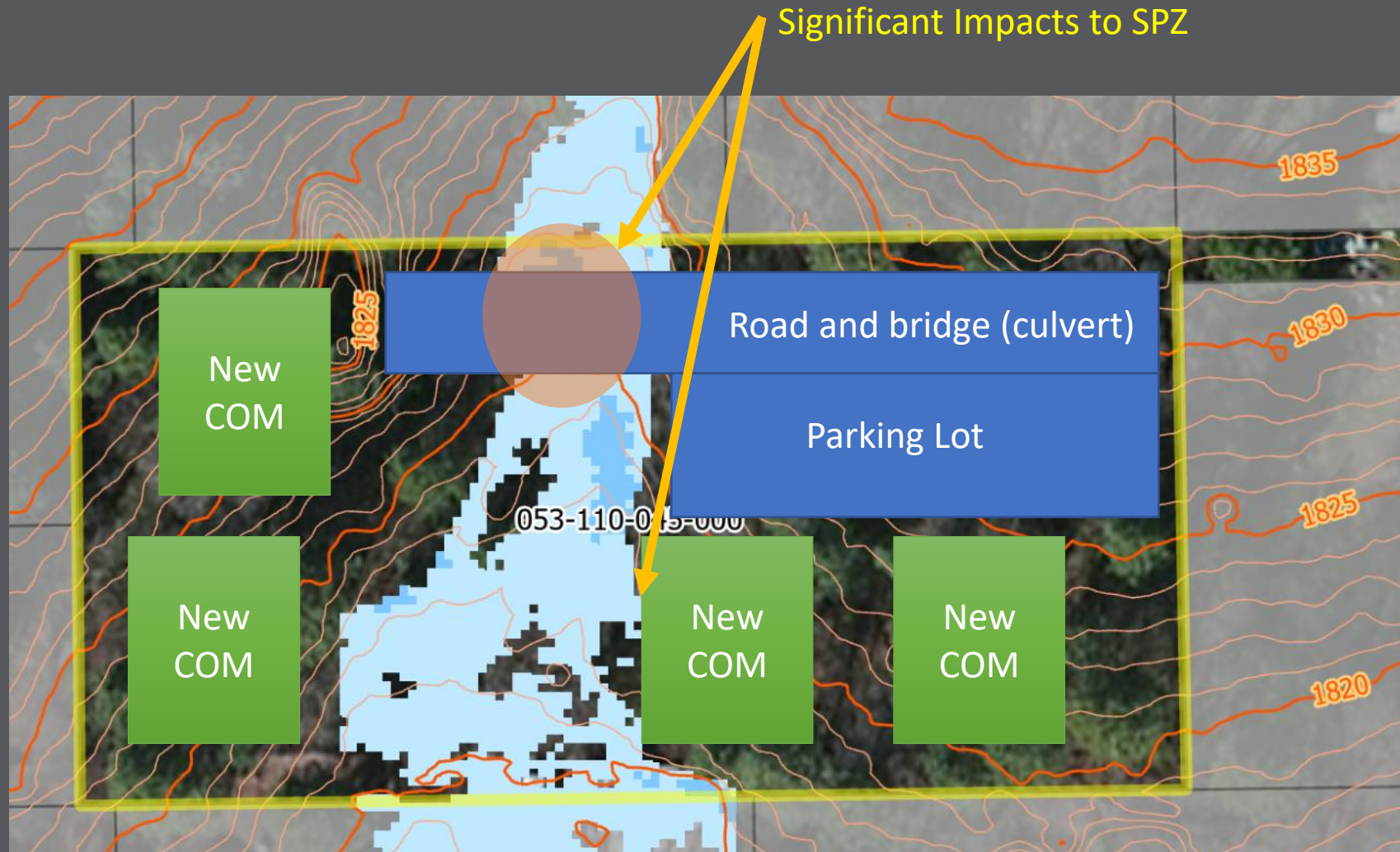
Commercial



Not to Scale

Special Permit Zone: Example Review

Commercial



- Grading Plan required
- Certification Letter
- Elevation Certificate
- Floodproofing
- Drainage Studies and Analysis
- Onsite detention

Special Permit Zone: Summary

Resources

- Town GIS
 - SPZ Mapping
- Rebuild Paradise
 - 2-ft. contour data
- Ordinance No. 620
- PMC 8.55

Considerations

- Research
- Finished floor elevation
- Limit of work
- Site planning
- Risk

Questions



Public Works – Engineering
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Paradise, CA 95969
(530) 872-6291