

The banner features a dark blue background with a white waterfall on the left. The text 'Butte County' is written in a large, white, serif font at the top, and 'General Plan 2030' is written in a smaller, white, serif font below it. To the left of the text is the Butte County seal, which is circular and contains a landscape scene with mountains and a river. Below the banner is a curved strip of various landscape and agricultural images, including a cow in a field, a sunset over hills, a waterfall, a green field, a row of trees, a lake, and a wooden barn.

Butte County

General Plan 2030

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Town of Paradise/Butte County Meeting – Summary Notes

June 27, 2007, 12:00 PM

Attendees

- ◆ Steve Culleton, Town of Paradise Mayor
- ◆ Alan White, Town of Paradise Council Member
- ◆ Jane Dolan, Butte County Board of Supervisors
- ◆ Kim Yamaguchi, Butte County Board of Supervisors
- ◆ Starlyn Brown, County of Butte CAO
- ◆ Greg Iturria, County of Butte CAO
- ◆ Tim Snellings, County of Butte DDS
- ◆ Chuck Thistlethwaite, County of Butte DDS
- ◆ Dan Breedon, County of Butte DDS
- ◆ Chuck Rough, Town of Paradise Manager
- ◆ Al McGreehan, Town of Paradise Community Development Department
- ◆ Craig Baker, Town of Paradise Community Development Department
- ◆ Steve Lucas, Butte LAFCO
- ◆ Steve Betts, Butte LAFCO
- ◆ Jon Clark, BCAG
- ◆ David Early, DC&E
- ◆ Tanya Sundberg, DC&E

1. Introductions and Meeting Overview

Tim Snellings described the goals of this meeting and reported on progress to date for the County General Plan update, highlighting the City/County Summit, issues that were raised at that meeting, the Guiding Principles, and the Existing Conditions Briefing Book.

2. Butte County Regional Habitat Conservation Plan/Natural Community Conservation Plan

Jon Clark presented a summary of the Butte County Regional Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), including the project status, plan area, stakeholders, committees, preliminary covered species list, the draft ecological baseline report, funding and the project schedule and phases.

The HCP/NCCP Plan area's eastern boundary follows the oak woodland habitat line, which is west of the Town limits, and does not extend into the Town of Paradise, although it does extend into a portion of the Sphere.

BCAG is developing a Planning Agreement that will be brought before City Councils and the Board of Supervisors, likely in August. This document describes the planning area, documents the agencies' support of the plan, and establishes an interim agreement regarding how to address projects until the plan is adopted.

3. Local Agency Formation Commission

Steve Lucas provided an overview of the Butte Local Agency Formation Commission (LAFCO). The Commission has a deadline to review existing Sphere of Influence (SOI) plans by January 1, 2008. However, because each of the municipalities is undergoing a General Plan update, the Commission acknowledges that this deadline will not be met. In the meantime, LAFCO will defer all annexation and amendment requests until the SOI reviews are complete, due to possible litigation if they proceed. The Commission strongly encourages each City to include sphere projections in its General Plan, allowing one EIR to cover the General Plan update and the Sphere amendment. LAFCO would like to work cooperatively with the Cities and the County to ensure General Plan consistency with LAFCO goals.

The Draft Municipal Services Review (MSR) for the Town of Paradise was recently released; the first public hearing on this draft will occur on August 2. The MSR is only intended to provide a baseline of the Town's capacity for growth.

The group discussed the possibility of extending the LAFCO deadline, but Steve Lucas indicated that there had already been a deadline extension, making an additional extension unlikely.

4. Discussion Period

David Early facilitated the discussion period, during which the following input and comments were made:

A. Areas of Anticipated Growth

1. General Plan Update Status

- ◆ The Council recently adopted a budget for the upcoming fiscal year that includes funding for staff to begin the Paradise General Plan Update. This funding should begin mid-fiscal year and likely continue for two years total. This project will include some consultant assistance. The Town will use the existing General Plan as a framework, and they will aim for this updated Plan to be consistent with the County's General Plan. They anticipate that this General Plan will have a short timeframe of about seven to ten years. It is likely to include some new elements, including climate change and green buildings. They also plan to separate redevelopment issues from the existing Economic Development Element.

2. Southeast Area Specific Plan

- ◆ This area is under study by Town staff and consultants (Pam Figge of Planning Focus, with Northstar Engineering, Gallaway (for biological resources), and an archaeological subconsultant); they are about a year into the process. The Town will hold a neighborhood

meeting on July 9 to present descriptions and maps of this area. Within about one to two months, staff will bring this Plan before the Planning Commission and Town Council to select a preferred alternative. Once the preferred alternative is selected, they will begin the detailed analysis and environmental review. The Town expects to adopt this Plan within about ten months to a year.

- ◆ One of the key landowners in this area is the Horning family. They own a square mile parcel just south of the Town limits.
- ◆ There was a 180-lot subdivision application in this area in the past that sparked controversy. The application was conditionally approved by the Town for a less number (82) of lots, and the approval upheld in the courts, but the project was never built and it has now expired.
- ◆ The Plan area is sparsely developed with agricultural and rural residential land uses due to constraints associated with water supply and inadequate infrastructure. The Town hopes to address these constraints through a holistic planning approach that encompasses the greater area.
- ◆ The Plan area's topography includes ridge lands and slopes from the north to the south. Dry Creek and other creeks present environmental constraints. In addition, the area is not served by sewer, and some of the ridge areas have soils with poor percolation. Staff anticipates that if the Plan is adopted by the Council, there will be very detailed policies regarding wastewater. They expect the Plan to promote future localized community wastewater systems.
- ◆ If the neighborhood is receptive to a community wastewater system, the Town may pursue the creation of Mello Roos districts to construct other systems throughout Town, primarily for new development.
- ◆ The Plan area consists of approximately 3,000 acres, of which only 1,200 acres are potentially available for new development (based on existing uses and site constraints). The Horning property includes 600 acres south of town. The Plan will likely include some pockets of infill, the extension of infrastructure, new land uses, and the goal of minimizing environmental impacts. The Plan will also likely incorporate Planned Development districts and aim to take advantage of solar orientation.

3. Lago Vista development

- ◆ This project is located southeast of the Southeast Area Specific Plan. The Town has not expressed interest in annexing this project; and it is not adjacent to the Town limits.
- ◆ The project includes approximately 1,200 developable acres and 300 to 400 units. The project will likely be at a rural residential density with some clustering and some neighborhood commercial uses.

4. Magalia and Paradise Pines Area

- ◆ Magalia is an area with established, urbanized land use patterns. The Town is not interested in annexing this area, but it is of interest to the Town because of water supply issues and because of the impacts of Magalia residents on the Town and its infrastructure.
- ◆ Supervisor Yamaguchi indicated that no new subdivisions should be approved above the dam because of circulation and access issues as well as to preserve the watershed. However,

there is some growth potential; Supervisor Yamaguchi supports additional commercial uses in this area.

- ◆ The Town has requested that the County prepare a growth management plan for the Upper Ridge to ensure appropriate planning.
- ◆ At the Unincorporated Paradise Area-Wide Workshop, residents were opposed to development in this area until service levels are increased.

5. Skyway area

- ◆ Supervisor Dolan discussed the Town's recent letter to the County about establishing the Skyway as a scenic highway. If this were to occur, design guidelines and setbacks would need to be established.
- ◆ The county has approved the Blue Oak Terrace project, and the Skyway shopping center project is under study. This shopping center project's EIR was not upheld in court due to issues with wastewater treatment; this court decision brings the project back to the beginning of the permit process. Pacland, a company in Roseville that represents Wal-Mart, will submit their application for the shopping center later this summer. The Town anticipates that the store will not be built for at least two years, with additional time if necessary for litigation.
- ◆ Council Member White indicated that the area between the Blue Oak Terrace project and the gun range on the south side of the Skyway is constrained and should remain as open space. On the north side of the Skyway, aside from the cliff areas, there are development opportunities.

6. Annexation areas

- ◆ The Town expects a few scattered annexations along the Town's eastern boundary, as well as a few more possible annexations in the northwest area. However, the southeast area is the only place where significant growth may occur. After the Specific Plan is adopted, the Town will likely begin studying the area west of that Plan area, the Paradise Urban Reserve Area, for growth.
- ◆ The Skyway shopping center project area is also expected to be annexed in the future, and the Town already provides services at these locations.

7. Common Development Standards Between Town and County

- ◆ The Town is pursuing development standards, which will soon be reviewed by the Planning Commission and Council.
- ◆ There was a discussion of common development fees, and consideration of Town building inspectors inspecting properties within the Sphere.
- ◆ There was also discussion of matching the building permit tracking systems.

B. Agricultural Preservation and Buffers

- ◆ Supervisor Yamaguchi indicated that the County is planning to establish a buffer around the landfill, in which residential land uses would not be allowed.

C. Transportation and Circulation Issues

1. Skyway
 - ◆ Pending development in the area of the golf course and gun range would trigger the need for an access road and connection from the Skyway to Highway 99. Jon Clark indicated that this possible interchange area is in critical vernal pool habitat. Supervisor Dolan indicated that she is opposed to any new crossing of Butte Creek.
 - ◆ The Town is also interested in connecting Neal Road and the Skyway near the southwestern Sphere boundary. This linkage would allow drivers to connect the two main roads without needing to drive into town.
2. Fire and Emergency Access
 - ◆ At the Unincorporated Paradise Area-Wide Workshop, many ideas about alternative routes were raised.
 - ◆ Council Member White expressed concern about improving circulation and access, as it may lead to more growth in Magalia, which impacts Town services.
 - ◆ Supervisor Dolan indicated that she has heard requests for an improved road to connect Highway 32 in Forest Ranch to Paradise Pines.
 - ◆ Centerville Road has been studied for improved access.
 - ◆ There was consensus that additional emergency access is needed, but not consensus on how to improve access due to the concerns about growth inducements.
3. Coordination on Town and County Bicycle Facilities
 - ◆ BCAG staff is working on the Bike Plan for the county. BCAG will coordinate with the Town, which recently updated their own Bike Plan.
 - ◆ At the Unincorporated Paradise Area-Wide Workshop, some participants suggested a bikeway along the railroad right-of-way. Supervisor Yamaguchi explained that there is a railroad right-of-way adjacent to the Skyway that is intact and could be converted into a bikeway to extend into Town, which has already protected the right-of-way for the bikeway within the Town limits. North of Paradise, the right-of-way does not closely follow the Skyway.
 - ◆ The owner of the Blue Oak Terrace project has agreed to designate a portion of the development for the bikeway. The Town is likely to extend the bikeway south through the Blue Oak project during the life of the next General Plan.
 - ◆ Neal Road is another possible bike lane location.
4. Paradise Skypark Airport
 - ◆ The airport is private and primarily serves recreational flights, but also serves some commercial operations. It is also the backup airport for FedEx if there is too much fog in the valley.
 - ◆ In 1998, the owner of the airport approached the Town with a preliminary proposal to annex the airport to the Town and bring commercial development to the airport area. Only some of the surrounding property owners were in support of the proposal. However, after that initial discussion, the project lost momentum.
 - ◆ The airport is important to the Town because of its recreational services and because it serves as an alternate means to bring in goods and commerce.

- ◆ The current Paradise General Plan designates the area around the airport as a secondary study area, with land use designations of Business Park adjacent to the airport. The County should consider changing its General Plan to reflect long-range economic development plans, while ensuring that it remains consistent with the Airport Land Use Compatibility Plan.

D. Infrastructure Issues

- ◆ Supervisor Yamaguchi raised the issue of a regional sewage treatment facility for the Town, suggesting the general area near the County's landfill as a possible location for evaporation and sludge disposal. The existing septage evaporation ponds at the landfill are planned for garbage landfill in the future, and the County may need to consider new locations for septage. If this occurs, the Town could potentially use the new evaporation ponds for its wastewater treatment.

E. Air Quality

- ◆ Outdoor burning in the Upper Ridge is a major concern and a top priority for the Town. The Town is pursuing consistent outdoor burning policies for the Upper Ridge.

F. Government Services Funding

- ◆ Tim Snellings described a recent article about the fiscalization of land use, indicating that good land use policy should drive land use rather than fiscal decisions.
- ◆ Greg Iturria described the County's role in funding services throughout the county, including incorporated areas, mentioning revenue-sharing agreements as a possible tool to address this issue.
- ◆ Greg Iturria suggested additional dialog with all of the cities about revenue sharing, with meetings beginning in August. The Town suggested that staff from all Cities/Town meet first, and mentioned the monthly luncheon among City staff as a possible venue.