

CHANGES TO UPPER RIDGE COMMUNITY PLAN DUE TO PUBLIC COMMENTS

February 8, 2022

Below is a summary of substantive changes to the Upper Ridge Community Plan as a response to public comments on the Plan made in writing or at the January 27 Planning Commission meeting. Grammatical edits or small figure changes made in response to comments are not listed below.

Global:

Comment regarding Skyway Road: Revised text to say “Skyway” rather than “Skyway Road” throughout the Plan.

Chapter 1- Introduction

Comment regarding public use of Magalia Reservoir: Revised text to clarify that Magalia Reservoir is not accessible to the public at this time.

Chapter 2 - Community Engagement and Vision

Comments on the Vision: Added text to the first vision statement in Chapter 2 to express the vision for the Upper Ridge as an affordable place to live.

Chapter 3 - Land Use

Comments regarding Strategy UI-2.1: Revised text in Chapter 3 regarding setbacks for rebuilding lots in the RR5 zone to allow reduced setbacks on lots less than one-half acre rather than less than one-quarter acre; also added text ensuring adherence to fire-safe regulations in all cases.

Comments regarding Mixed-use: Added text to describe the benefits of mixed-use projects which include commercial uses along with multi-family residential.

Comment regarding constraints on properties in the Lakeridge Circle area proposed for land use changes: Added text describing the constraints to development that exist along Lakeridge Circle properties.

Chapter 4 - Magalia Center

Comment regarding shared septic system: Revised text in Chapter 4 to make clear a mechanism will be needed for property owners to pay for the construction and maintenance of a shared system.

Comment proposing that PRPD could help with community events such as seasonal events: Added text to Strategy MC-1.2 – *Develop an organization to oversee programming of community events* in the Action Matrix to add Paradise Recreation and Parks District to the Partner Agencies/Organizations list.

Chapter 5 - Parks-Recreation-Open Space

Comment regarding equestrian use of trails: Added text regarding the importance of the horse-riding community on the Upper Ridge.

Chapter 6 - Circulation

Comment regarding Union Pacific Railroad right-of-way: Added Strategy CIR-2.6, which is to seek funding for acquisition of the UPRR right-of-way for public use in the Plan Area, as Town of Paradise has done with the Yellowstone Kelly Trail.

Comment regarding Strategy 1.1 - Form an Evacuation Taskforce: Added community residents/representation to the “Partners” column for the Evacuation Task Force.

Comment regarding Strategy CIR-2.1 Improve the Shoulders of Skyway: Changed extent of bicycle facilities on shoulders along Skyway to avoid facilities on New Skyway, which would be hazardous, and instead focus bicycle/pedestrian travel on Old Skyway, a parallel route.

Comment regarding use of “rumble strips” along Skyway: Added text to follow FHWA guidelines.

Comment regarding use of shoulders of Skyway for bicycle facilities near Lakeridge Circle: Added text to not necessarily include bicycle facilities on northbound shoulder of Skyway between the two intersections of Lakeridge Circle, as cyclists can safely detour there.

Comment regarding Strategy CIR-2.2 Support the Magali Reservoir-Paradise Lake Loop Trail: Added text to support an additional trailhead in the Fir Haven neighborhood to access the future Magalia-Paradise Loop Trail.

Chapter 7 - Resiliency

Comment regarding Strategy HS-1.11 - Integrate Wildlife Corridors: Removed reference to migration of plants in the strategy to accommodate migration of animals.

Comment regarding the need for more greenbelts and open spaces for fire safety: Amended Strategy HS-1.23 - Develop and maintain wildfire risk reduction buffers to add the Department of Water and Resource Conservation to the Partner Agencies/Organizations list.

Chapter 8 - Utility Infrastructure

Comment regarding internet connections: Amended Strategy UI-4.1 Prioritize County communication infrastructure projects to be more specific about extending wired broadband internet throughout the Plan Area.

Comment regarding cell phone connections: Amended Strategy UI-4.1 Prioritize County communication infrastructure projects to be more specific about adding cell towers in appropriate locations.

Comment regarding hardening the Oro Fino transmission circuit: Added text to Strategy HS-1.19 - Work with PG&E to underground electricity lines to include hardening aerial power lines for lines that are not undergrounded.

Comment regarding the new ALERT FM network: Text added to Chapter 8 to discuss the recent rollout of the ALERT FM network.

Chapter 10 - Multi-family Residential Guidelines

Comments regarding multi-family building character: photos have been replaced to better match the desired character of the Upper Ridge.

Comment regarding multi-family development types: added two-story fourplex buildings to the description of duplex and triplex housing types.

Comment regarding underground parking: text revised to eliminate discussion of fully underground parking which is not appropriate to the Upper Ridge.

Comment regarding use of hardwood trees: guideline revised to be non-specific regarding tree species.