

UPPER RIDGE COMMUNITY PLAN - PUBLIC REVIEW DRAFT COMMENTS AND RESPONSES				
	16-Feb-22			
Date Received	Commenter	Comment	Staff Responses	
1	12/15/2021	Scarlett Miller	I just reviewed the plan and noticed that the proposed Trailway include everything but equestrian use. We have well over 200 horse in the upper ridge alone and a thriving Horse Association with over 200 members who us the Paradise Horse Arena and trails in the area. The equestrians in the area would like to see the trails include an equestrian symbol to be assured we would be allowed access to the trails proposed throughout the upper ridge...we already use many of the trails in the proposed area for horseback riding.	Resolved - text added to narrative. (From Dan Efsseff, PRPD: Equestrian use is allowed at Coutolenc, but not at Paradise Lake and in the inner canyon and the federal agencies have not designated it, so I would be a little reluctant in dropping in the symbol without proper consultation (it certainly could be explored in the narrative).
2	12/26/2021	Joe & Carrie Cardoza	I completely disagree with additional housing in addition to building out was lost in the fire. Additional housing, especially multi-family housing, translates into vehicles. Additional vehicles to a region that already has vulnerable roads and evacuation routes IS dangerous and irresponsible. On a side note...I relocated to unincorporated Butte County in 2017 to live in a rural setting with the complete understanding and self-awareness of what that entails both physically and financially. When it becomes a burden or I change my mind and want to live in a community with services, I'll move to an incorporated city that provides them.	Many in the community expressed a desire to see additional workforce housing at the Upper Ridge.
3	12/10/2021	Eric Riley Sr	Is there anything in the works for those of us That lost everything and are rebuilding in the Feather Falls area? Bear / North complex fire. My understanding from fire fighter friends of mine, this fire was caused by the mismanagement by the feds from a lighting strike a week earlier. The local fire department (Volunteers) were kept out from putting out the fire by the Feds. They said they wanted to let the brush burn slowly to the lake. Knowing high wind warnings were forecasted. Well these are two separate issues but I would like to know at least what you know because those of us from Feather Falls feel like all the focus has been on Berry Creek and we have been through two fires back to back. Just this one burned my ranch to the ground. I had a nice home with a great view, A huge shop and stables.plus more. 57 large trees taken out by FEMA. It took them over a year to be released back to county Dec 6, and now I get the chance to start over again. I am one of the lucky ones with good insurance and it's still a challenge. I still need to remove 39 trees they would not.	The county is currently updating the General Plan 2040 which will include community safety measures to protect against wildfires.
4		Paradise PRPD: Dan Efsseff	Our outreach (of course related to parks and recreation) has indicated substantial support for the need for parks and recreation, and don't see why the community would not support a park at Lakeridge. In fact multi-family housing would greatly benefit from having a nearby park.	Comment noted.
5			We've received considerable concern on the potential loss of commercial zoning in Magalia, and wondering how that is addressed with the conversion to multifamily housing.	Regarding commercial properties, analysis shows there is enough land zoned commercial in the Magalia Center area besides that being converted to Mixed Use to satisfy demand for the foreseeable future.
6			If the conversion occurs, then I plead with you to consider science based set-backs and arrangement of facilities to consider the increase ignition risks. This is not flat ground at the same risk of anywhere in the community. You may be putting a lot of people in this high-risk fire zone, there should be responsibilities given to land practices to reduce risks. Some of the high risk areas may be better as commercial space.	Regarding setbacks and arrangement of facilities, we are recommending 100' setback from edge of slope.
7		John Stonebraker	I would rather have been able to review the URCP draft step-by-step as it developed rather than having 44000 words delivered at once. There are dozens of errors that would have been caught by a knowledgeable resident proofreader. It is agonizing to slog through fifty instances of "Skyway Road" which emphasize the from-without origin of the proposed Plan.	Resolved. Skyway Road has been changed to Skyway throughout the document.
8			It is also physically agonizing to read the lightweight font chosen for this document while fitting an entire page on the screen. I had to learn how to decrypt PDFs and decompose ligatures to convert the document to a 12-point medium-weight font with the same general layout to be able to read through the draft Plan without so many headaches.	Technologies exist to allow readers to enlarge PDF texts.
9			I would rather have gotten through all of this weeks ago, but I needed too many blood-pressure breaks. Consequently, I will not have time to temper my agitation in these remarks.	The public draft was available for public review between December 10 and Jan 14.
10			The strategies herein are a mix of "Wouldn't that be nice?" and "What were they thinking?" Quite a lot seems to be cut and pasted from places not at all like the Upper Ridge.	Comment noted.
11			Creating an overlay for RR-5 parcels under 1/4 acre emphasizes how the RR zoning does not really fit Paradise Pines and similar subdivisions. It would be better to create a square hole than to slightly square off the round hole this square peg has been shoved into.	This issue of RR5 zoning was decided as part of the last General Plan Update. The overlay is a response to people having trouble fitting structures on their lot when they rebuild. .

12		The zoning could even allow duplex housing by right rather than forcing second units to be under 500 sq.ft (JADU) or detached (ADU) which again conflicts with setbacks on small parcels with septic.	State regulations and Butte County Code currently allows attached ADUs, which are similar to duplex units. Due to constraints of onsite septic systems and small lot sizes, multiple dwellings are typically infeasible.
13		Note that setbacks should really be at least 15' to maintain defensible space from neighboring buildings. Knapp et al. found that the greatest risk factor in Camp Fire ignitions was proximity to other structures. The correct thing to do for fire safety would be to limit the maximum density in the lower Pines.	Butte Code Chapter 53 currently allows rebuilds to the same footprint of the destroyed structure within two years of clean-up. In some cases, previous setbacks were 5 feet from side and rear property lines. The current zoning requires 10 foot setbacks. Increasing setbacks to 15 feet may restrict future development.
14		It is good that in this one instance, the Plan focuses on practical considerations rather than fire safety. It is fine for accessory structures that comply with Chapter 7A to be closer than 15' from property lines. But really, 710A.3 should apply in full, even to structures under 120 square feet. This does not appear to be the case at present – there seems to be no consideration given to smaller structures within existing setbacks. If setbacks are to be reduced further, structures within the reduced setbacks must use Chapter 7A ignition-resistant or noncombustible construction.	Added text regarding fire-safe codes.
15		Strategy LU-4.1 is one of many half-steps in the right direction. It would be good for County departments to work together to attract business to the Upper Ridge. It would be better to have someone focus on this as Colette Curtis has done for the Town. If we had any self-determination, we too would have assigned someone to bring in a new hardware store and a new donut shop and provide not just jobs and amenities but social spaces to renew acquaintances. The County should have created something comparable to Sonoma's Office of Response, Recovery and Resilience. And still could, as we are at most an eighth of the way into our recovery more than three years after the Camp Fire. Those of you in communities where basic services have not been destroyed by arson cannot understand the depth of our need.	The Butte County Economic Development Strategy includes actions to work with partners throughout the county to mitigate for the loss of businesses and industries caused by disasters.
16		This place would never have been allowed to develop with so many homes and so few businesses if services were not available just down the road in Paradise. And now they're not, and they won't be for quite some time.	Comment noted.
17		Please note how Strategy LU-4.2 conflicts with the intentions of Paradise RPD who just used our money to purchase land on Lakeridge Circle to ensure a business and two homes could NOT be rebuilt. They will now attempt to have this rezoned for their own purposes contrary to the consensus of the Upper Ridge community. I note that the maps in the draft Plan show a new building on 066-340-005 zoned Recreation Commercial, suggesting you all were in on this before we were.	The proposal for a commercial facility next to the proposed park was generated from comments regarding a desire for a mix of uses during outreach. In any case the Magalia Center concept is very high level and conceptual and will probably not look like what is drawn. The goal is to have a truly mixed use area, with housing, commercial and open space all contributing.
18		Ampla has something like a medical clinic on Lakeridge Court, but yes it would be nice to have something like an Urgent Care up here, especially as Feather River Hospital won't reopen before 2024 if ever. Skyway and Neal is a long way down the hill.	Comment noted.
19		Allotment gardens are valuable in cities with small lots and multi-family housing where residents might not have space for a home garden. Here, everyone is on septic and consequently has plenty of space for raised beds. I suppose someone who still has shade trees might want a patch of bare ground, but I question whether demand for garden plots suffices to make this the highest and best use of Magalia Center acreage. It would be better than a weedy burnt lot, at least.	Some community members suggested public garden plots, but other uses would be beneficial also. The hope is that whatever happens should be supported by the community.
20		Several of these strategies expect Magalia Community Park to take on additional responsibilities across the street in addition to running the clubhouse and golf course. That's not going to happen without funding; there are not enough volunteers.	Magalia Community Park is a shining example of volunteerism, so it is natural to hope that some of that could apply to other endeavors. However, no one will be coerced.
21		Strategy MC-1.1 seeks to partner with URCC. Strategy MC-1.2 and MC-1.4 seek to partner with Magalia Community Council, whoever that entity might be.	Corrected.
22		The "promenade" seems adequate for now, at least when it isn't blocked by burnt deadwood (as it was often throughout 2021). Yes, there should be some entity to take care of this, but the Skyway Plaza association apparently dissolved.	Comment noted.
23		You may remember that we tried to have a one-time festival on the promenade for July 4, 2019, and it was shut down over permitting issues. If this is something you want to have happen, and you want volunteers to make it happen, you have to lower barriers at your end.	The County has a process for issuing festival permits and tries to make sure events can happen. We don't know the exact circumstances behind not issuing a permit but we are looking into it.
24		The Upper Ridge is a vast natural wonderland surrounding an urban cluster. We have more recreational facilities than this Plan begins to acknowledge. The National Forest parcel behind Boulder Drive with the existing trail to Little Butte, for instance. If you want to create restrooms there, and at the flumes, and at POA trailheads, great. Just be aware that's what you're proposing.	The Plan seeks to meet the desires of the community to have restrooms available at recreational facilities, where needed. Future restroom locations will be determined as new trailheads and other facilities are funded and designed, in coordination with entities like the PRPD.
25		Strategy PUB-1.3 to ensure regular maintenance of private open spaces sure as hell comes with a cost. The POA does not have the volunteers, as you acknowledge.	This strategy seeks to ensure that public facilities, parks and private open space are properly maintained for health and safety purposes.

26		It is not what clear what you mean by "inviting and safe for all visitors to enjoy." There are inherent accessibility issues with the Upper Ridge terrain. Getting a wheelchair down to the Middle Butte trail from Colter at Masterson is not possible within the POA Common Areas -- it would take an easement from neighboring property. The eventual Loop Trail will have similar issues with both slope and cross-slope, particularly with the sub-optimal routings depicted on the draft Plan maps.	The intent is to provide a variety of recreational experiences, and ensuring to provide accessibility, where possible. Future trail design will be in coordination with the PRPD.
27		If instead you mean not menaced by hostile squatters or xenophobic neighboring landowners, that would be lovely but fanciful.	Comment noted.
28		A coordinated recreational needs assessment would also be lovely. Paradise RPD has chosen to go in a direction contrary to public sentiment, and a community survey done by anyone other than them would be a fine talking point in the 2022 campaign and springboard for the incoming directors in 2023. Again, the cost would be non-negligible.	Comment noted.
29		If CDF or OEM wants to pay to maintain refuge areas, that's fine if it does not diminish regular use of that space. CDF has been overzealous in reducing the shade canopy that survived the Camp Fire. Additional clearcutting or patch-cutting to turn our remaining spiritual refuges into wildfire refuges would not be welcome.	Coordination will take place with the applicable agencies to determine site feasibility.
30		When I saw CIR-1.1 in Chapter 6, I assumed the Task Force would be people who lived here. The matrix suggests that it's not, so let me give you my scoring. One point for Athens to Honey Run, two points for Hupp-Coutolenc, three points for Doe Mill to Garland, four points for Centerville to Covered Bridge, ninety points for improving Skyway because that's the road people use every day.	Task Force would include community residents. Matrix changed to include community residents/representation in "Partners" column.
31		Some people up here got stuck in a line of vehicles on November 8 and remain obsessed with improving throughput for vehicles. Roads that day were blocked by vehicles -- not by trees, not by utility poles, but by vehicles, abandoned or occupied. I got on a bike and had no problems.	Comment noted.
32		Vehicle traffic is a gas that expands to fill any available volume. Additional lanes will be filled by drivers incentivized to drive.	Comment noted.
33		If the County wants to widen existing roadways to Board of Forestry standards, that's not the worst use of public funds, but it really shouldn't be necessary.	Comment noted.
34		Improving Skyway to make it less harrowing for non-motorized travel should be a higher priority. Yes, I remember the Paradise Master Transportation Plan survey where 98% of the respondents were motorists who wanted every inch of pavement for themselves. The relevant sections of Skyway and Pearson in Paradise at least have sidewalks. Here we have nothing. Half-lanes would be very much welcome.	Comment noted.
35		Strategy CIR-2.1 mentions Skyway Road, which does not exist, from Pentz to De Sabla, and it is not clear whether it means New Skyway or Skyway through Old Magalia for the first part. The stretch of (Old) Skyway leading up to the overlook/historical marker can't really be widened as there are steep cutbanks on either side already. Adding a bike lane or non-motorized trail here would require a scaffold. Or appropriating the driveway to 13645 and coming out at Ridgeview. Significantly widening New Skyway would also require massive earthworks and retention walls at great expense not justified for bike lanes if the intent is to run a trail up old Skyway anyway. But the maps indeed show blue highlight for bike/ped improvements on New Skyway, which I assure you is harrowing on a bike and ludicrous on foot.	Resolved. The strategy is to use Skyway through Old Magalia, not improve shoulders on New Skyway.
36		Improving Skyway across the dam is not by itself sufficient if you do not also improve Skyway between the dam and the depot. Most of this is a cut through serpentine, and you could just blast the road wider. Or you could utilize what is now Pine Needle which used to be Skyway across the face of the dam.	Comment noted.
37		West of the dam and south of the depot, there are already four vehicle lanes split between parallel routes. If you try to add pavement between the depot and the bottom of Dogtown, motorists will absolutely demand every inch. Bicycle and pedestrian improvements across the dam crest are not politically feasible.	Comment noted.
38		Climbing Skyway from the dam to South Park, the existing shoulder is sufficient for a bicycle at uphill speeds. Descending from South Park to the dam, the shoulder on the southbound side is not nearly sufficient, especially for negotiating a curve at speed. Everyone knows Three Feet For Safety is on the books as a lesser charge to plead down to from Vehicular Homicide and never actually enforced, so the only way not to get illegally passed is to match the speed of traffic. There should be a better way for cyclists and especially pedestrians to get from South Park to Old Magalia, and a wider shoulder probably isn't it.	Comment noted.
39		If the Plan is indeed to widen shoulders along Skyway, be advised that the rumble stripe on Skyway below Paradise is a crash hazard, and the FHWA guidance for passable gaps between sets of shallow grooves should be followed rather than Butte County prior practice.	Resolved. Text added to follow FHWA guidance.

40		Between South Park and Ponderosa, a bike lane is absolutely warranted southbound but unnecessary northbound as bikes can proceed up through the parking lots, up the promenade, or entirely around Lakeridge Circle. This is not the place to spend \$80/linear foot. I can give you detailed block-by-block advice on how to improve Skyway through town as a thousand bike rides have taught me every inch and every hazard.	Resolved. Text changed for bicycle facilities on Skyway heading north.
41		CIR-2.2 should conditionally support the Lake Loop Trail, but not necessarily Paradise RPD's plan. They want to make our public lands more accessible to people coming up the hill but not necessarily to us. The conditions in the Chapter 6 statement of CIR-2.3 are correct: ensure trailheads and connector trails from Upper Ridge neighborhoods to the Loop Trail are provided. The maps in the draft Plan conspicuously fail to show trailheads from Fir Haven such as at Boulder Drive and mention only a potential trailhead off Steiffer while such things as Union Pacific's consent to turn their right-of-way into a trail are simply taken for granted.	Resolved. Text added for additional trailhead in the Fir Haven neighborhood.
42		This Plan is the roadmap for our recovery, to restore quality of life for residents of the Upper Ridge. Creating amenities for visitors is ancillary.	Comment noted.
43		There are four transit stops along Lakeridge. Two northbound and two southbound. I guess none of you have ever used any of them, but I've used them all. The northbound 41 stops on the Dollar General side and the Post Office side. The southbound 41 stops on the Rite Aid side and the Sav-Mor side. I don't know how this draft got this far while getting this and dozens of similar details wrong when you could have asked someone who lived up here to proofread. It was exasperating slogging through it all. I am trying to keep most of that nitpicking out of these comments and will provide it later under separate cover.	Comment noted.
44		Yes, we absolutely should be encouraging transit on the Upper Ridge. Especially as we have lost so many services up here and in Paradise that trips to the valley have become more necessary yet more onerous as B-Line has curtailed service to meet farebox ratios with the loss of passengers between Chico and Paradise. If a bench or a light encourages someone to take the bus instead of bumming a ride, great. That's a tiny step in the right direction.	Comment noted.
45		The entire resiliency chapter could have come out of an algorithm, much like the environmental hazard disclosures in EIR packets.	Comment noted.
46		We are not going to be defined by the Camp Fire. We are not going to shape our town around the possibility of another eleven-figure corporate arson. Eight thousand of us still happen to live here, and we have far greater issues in our everyday lives up here than the sort of wildfire that happens zero times in 170 years of California history.	Comment noted.
47		Additionally, RCP 8.5 figures from cal-adapt are not realistic when widespread adoption of half-measures like this draft Plan will prevent RCP 8.5. It is more realistic to plan for nuclear winter than for RCP 8.5. A full-throated rejection of car culture and consumerism would be better still if perhaps not yet politic.	Comment noted.
48		The Upper Ridge has no shortage of water. We get more rain in a drought year than the valley gets in a good year. Paradise Irrigation gets more water from Little Butte than they can sell, and they do sell part of their surplus to Del Oro. If they needed even more than that, they could get it from Hendricks, though you'll soon need to talk to Tollhouse about that. Domestic water conservation hardly matters up here in comparison to the Butte Creek Adjudication and the usurpation of our riparian rights to emit methane from rice paddies as an allegedly beneficial use. This is not Gibraltar or Day Zero in Cape Town. Any apparent shortage of water is manufactured.	Comment noted.
49		For domestic well users, there may indeed be a shortage of water, particularly on Nimshew Ridge if the Upper Centerville gates get shut off again, and the Plan should protect this historical use and the ecosystem that has depended on that flow of water for more than 100 years.	Comment noted. Strategy HS 1.1 is intended to develop alternative water supplies throughout the Plan Area during drought conditions. In many cases, the wells along Nimshew are very deep (upwards to 1,000 feet deep) to ensure water reliability.
50		The Plan should include many other things it has left out, but since some of my suggestions may be beyond its scope, I will include those too under separate cover and address some at the Planning Commission.	Comment noted.
51		Yes, Magalia Dam needs to be reconstructed or replaced. Yes, the Plan should support this. This is a really big deal.	Comment noted.
52		The thousands of tons of pine that beetles kill here every year is several orders of magnitude more than local artisans could utilize. It's bewildering to see these two items in the same matrix.	Comment noted.
53		Yes, it would be great to have a facility on the hill to make use of all the wood being taken out and all the wood that would be taken out if it wasn't so expensive. Not necessarily a facility within the Plan Area -- Stirling City or Hupp's Mill would be fine.	Comment noted.
54		Strategy HS-1.11 wants to accommodate the migration of plants when we have more than enough invasive species.	Resolved. Plants removed from this strategy.
55		This is not Berkeley; we do not build on every square inch of ground here. Landslide-prone slopes are areas we already avoid.	Comment noted.

56		This is not Gridley; we do not have West Nile mosquitoes here. Or malaria or chikungunya.	West Nile Virus is active in Butte County. The number of reported infections are anticipated to continue as temperatures increase due to climate change.
57		We would be happy to have the Oro Fino circuit hardened with aerial cable. Undergrounding is not really worth the cost where other infrastructure like Del Oro underground services exist. The Paradise circuit that covers most of the burn scar is probably going underground anyway so the whole thing can stay on even in the most hazardous conditions.	Resolved - added "or otherwise harden" to strategy HS-1.19 - Work with PG&E...
58		The micro-grid failed its first test earlier this winter, as no one in a blue shirt bothered to flip the switch after the circuit went down. Nothing managed by PG&E can be relied on in any fashion.	Comment noted.
59		Off-grid generation and storage is great, but please remember that half of this town still has a heavy conifer canopy, and solar photovoltaic will not work as well here as down in the burn or down in the valley.	Comment noted.
60		If strategy HS-1.27 requirements for landscaping projects are to be incorporated into plan review, that won't affect individual homeowners doing yard work, but that scope should be made clear.	Resolved. Strategy changed to be for new single-family residential, multi-family residential, and commercial developments.
61		The draft Plan was written in advance of the ALERT FM rollout, and sections like HS-2.1 should acknowledge this additional mode of emergency communication.	Resolved. Added text about ALERT FM in the chapter discussion of communication.
62		No one here has been asking for a resilience hub. This is a top-down design from afar. If someone wants to spend seven figures on one, that's better than a burnt vacant lot, but it's not the highest utility seven figures could obtain.	Comment noted.
63		Strategy UI-2.1 addresses setbacks for drainfields. Code section 10-9 exempts them from setbacks if Environmental Health and Public Works agree. Nik Ostrovskiy told me his department had no objection, but I have not been able to get concordance from Josh Pack or Public Works.	Comment noted. Strategy has been reviewed by County staff.
64		This can be resolved at staff level without amending the ordinance and involving the capricious Supervisors. And it does not need to be limited to lots under a quarter acre, as corner lots of 0.27 have the same problem as well.	Comment noted. Resolved size issue - changed text to half acre from quarter acre.
65		Yes, we need broadband. Specifically, wired broadband, as again the canopy can interfere with wireless reception. It would be great to have a local telecom cooperative instead of having to beg the monopolies for scraps, but I suppose the Plan has its limitations.	Comment noted.
66		It is 15:56, and I have at least another five thousand words to write, which I will do gradually between now and the 27th. Again, I could have contributed far more had I been given an earlier opportunity.	Comment noted.
67		Despite all my griping, the Plan is mostly good, and I am particularly pleased to see some effort for non-motorized transportation and transit.	Comment noted.
68	1/18/2022	John Stonebraker	
69		It's good to have some kind of aesthetic guidelines for new multi-family housing to prevent the sort of community resistance that might be evoked by Soviet brutalist mid-rises. These particular guidelines are not particularly suited to the Upper Ridge, to the WUI, or to unsewered communities in general. I don't know how they got to this point since local leadership was not included in the process of their creation. I don't see anything in the workbook survey from which they might derive.	Comment noted, and following comments with specific recommendations are appreciated.
70		The recommendation to set buildings 10' to 25' from the right-of-way does not mesh with the existing built environment. County code section 10-7 establishes a setback of 50' from centerline. Most county roads on the Upper Ridge have a 60' ROW, so buildings have been built at least 20' back from the edge of the ROW. There is at least one stretch of Skyway with an 80' ROW, but new buildings along that stretch placed much closer than the existing buildings would not integrate well.	Comment noted. This setback is partly precipitated by the need for setback to slope on the east side of the Lakeridge Circle lots.
71		The illustration on page 10-3 shows three-story residences. I can think of buildings on the Upper Ridge with two stories and an attic but none with three stories between the threshold and the eaves. Maybe just the house behind De Sabla Market before it burned down. Certainly there are no three-story buildings downtown. Housing resembling this illustration does not belong anywhere within the Plan Area.	Comment noted - photo has been replaced.
72		What does "the top of the eastern facing slope" mean? Figure 4.1 has a dashed line supposedly representing the transition between 2-15% and 15-30% slope but not true to the LIDAR data I processed for you more than twelve months ago. If you mean 100 feet back from the 15% slope, make that explicit.	Resolved. Text changed to be more specific.
73		If you're going to create an unbuildable area back there, that's where the drainfield should go -- below the buildings on the 5-15% slope. It is inefficient to locate any part of a shared drainfield on the ridgetop above the lower-lying buildings.	Septic is a possibility in that location, but it is also a place where parking can go. The goal is to allow enough flexibility to retain feasibility.
74		Page 10-4 says certain types of fencing are "not permitted." If these guidelines are non-binding as described on page 10-2, inappropriate types of fencing should be "deprecated" rather than "not permitted."	Text revised.
75		The provision for subsurface parking is incongruous and makes me wonder where these guidelines were sourced from. This area is on septic, not sewer, and cannot achieve the sort of density that would make subsurface parking cost-effective.	Text revised to eliminate fully underground parking.

76			The requirement for regularly spaced lighting at entrances from public streets is also out of tune with existing development. Instructions to mitigate light pollution do temper that somewhat.	Comment noted.
77			Intersections between roof planes attract debris and should be discouraged throughout the WUI. 6:12 pitches are not necessary without gratuitous intersections turning them into 6:17s. Roof vents should also be discouraged in favor of air-admittance valves and heat exchangers.	Added text about intersections. Fire safe roof vents are covered in the code.
78			Again, the illustration on page 10-5 does not look like anything that exists here now or should.	Comment noted, photo has been replaced.
79			Advice to plant non-native trees that require abundant water during our dry season is not compatible with Chapter 7 resilience principles. Acer macrophylla and Populus fremontii will thrive here but only in riparian corridors. The only wild cherry trees I know of up here are on the West Branch of Middle Butte. We do have hardwoods that will thrive on high, dry ground like Cornus nuttallii and especially Quercus kelloggii, but this is ultimately the California mixed conifer biome and that is our aesthetic. If we wanted barren branches in wintertime, we would live somewhere else.	Text revised to be less directive.
80			You have managed to introduce a typographical error while pasting from readyforwildfire.org. There are so many similar oversights that I will address them separately from the substantive concerns.	Revised.
81			Cottage courts do not need to be two stories tall, particularly if they share a laundry room, exercise room, etc. instead of replicating features in every unit. I don't know if anyone has the ambition to create cohousing on the Upper Ridge, but I would encourage the attempt.	Comment noted.
82			Townhouses absolutely do not need to be three stories. Townhouses are a product of deep, narrow city lots maximizing the number of ratepayers per mile of sewer. When your house cannot be more than 20' wide, it makes sense for it to be three stories tall. That does not in any way apply to the Upper Ridge, and this type of construction is just as out of place here as brutalist mid-rises would be.	Comment noted. The Plan retains the potential for three story buildings as this may be needed for feasible workforce housing production.
83			I would be happy to see duplex housing up here, whether side-by-side or upstairs-downstairs. But duplexes that look like houses would fit in better than duplexes painted in two different primary colors. Again, three-story residences do not fit here. The illustrations on pages 10-10 and 4-9 are not of this place.	Comment noted.
84			And again, garden apartments do not need to be three stories high. The cost constraint is not the area of the foundation; it is the area of the drainfield required for that many bedrooms.	Comment noted. The Plan retains the potential for three story buildings as this may be needed for feasible workforce housing production.
85			There might be places within the Plan Area where three-story housing would not be an eyesore. Maybe on one of the lots between Hollywood and Woodward. But within the burn, there are not enough trees, and new buildings that are taller than any existing buildings will stand out as unwelcome.	Comment noted. The Plan retains the potential for three story buildings as this may be needed for feasible workforce housing production.
86			Also unwelcome would be sprawling complexes of mostly asphalt which these guidelines do correctly discourage.	Comment noted.
87			What the design guidelines and Magalia Center sketches conspicuously omit is complexes where one of the tenants is a business. Efficient use of a 300' deep lot backing to open space might be to rent the front part of the lot to a business, such as a sandwich shop, with multiple dwelling units in the back. Yet the guidelines consider only purpose-built rental housing like you'd find in MHDR, and not mixed-use development or live/work units like you might find in MU. Rather than building a hundred housing units on Lakeridge, it might be better to build ninety-seven along with three businesses the population would support.	Resolved - guidelines revised to include mixed-use.
88			The guidelines also omit two-story four-plexes, which are well-suited to the N-C and G-C lots in Midtown and which already exist there. They already fit smoothly into that transitional zone between single-family detached and commercial. More four-plex housing should be encouraged, especially through the Small Rental portion of the CDBG-DR allocation. This is housing that fits here, not shoehorned from Davis, and the guidelines should not imply that you can build two, three, or twelve units of housing, but not four.	Resolved - added discussion of fourplexes.
89			I have a lot more to say about things left out of other chapters, but I need to take time out to address the Fire Safe Regulations, since our local efforts to create new housing are futile if Gillless and Wheelers have their way. More on the Plan later this week.	Comment noted.
90	1/20/2022	David & Kristine Copp	We are residents of Magalia, living in the Coutolenc Road area. One of our deep interests is having high speed internet be brought to this area. The only option is satellite, which is not very good quality. Please let us know how that can be added to the plan if it is not already included.	Added language to communications discussion.
91			A related item would be cellular phone connectivity. We have no cell coverage at all where we live, and assume tower(s) would need to be installed in this upper area. People who don't live up here find it hard to believe there is no cell coverage or broadband internet in many areas of the upper ridge.	Added language to communications discussion.

92	1/24/2022	Kamie N. Loeser Director, Butte Co. Dept. of Water and Resource Conservation	I think the Upper Ridge Community Plan should consider more greenbelts and open spaces for fire safety, especially given the proposed higher density residential. (Followed by email text with a report by Dan Efsaff regarding greenbelts and their effectiveness for prevention of destruction of homes due to wildfire, as well as attachments concerning this issue from the TNC_CBI Paradise Final Report and a Greenbelt Alliance report).	Added Water and Resource Conservation to the stakeholder list.
93	1/27/2022	Dan Efsaff, PRPD	Appreciate layout and format of report.	
94			P1-13. We will be restoring trails at Lakeridge and Coutolenc, there will also be an east side of Magalia Reservoir Class I proposed trail as well. We currently are building the GIS layers (have really poor, non-GIS'd past documentation). In the future, we'd like to share that information with you to add to the map (wonder if it is worth noting on the map or text?).	Comment noted. The trail alignment is noted in the Plan as being conceptual and subject to change.
95			P2-8. Can't tell from the image but there is an existing trail along side of the East side of Paradise Lake.	Revised.
96			P2-9. We'd love to see if there's any summary of the comments and surveys that would be helpful from a parks and also a programing standpoint (i.e. what recreational activities are people interested in?).	The County will forward comments and survey data after hearings.
97			P3-2. Appreciate noting the challenges to sustainability. Would be great to see some of those articulated.	Comment noted.
98			P3-3. I am curious if the reduction of setbacks will have associated requirements or mitigations to reduce some of the potential risks of structures, fences, and so forth from a fire standpoint.	Added test regarding fire safe codes.
99			P3-5. I think that the broad brush on the planning zoning maps ignore constraints on the properties identified as available for multi-family homes do not represent the limitations (>30% slopes, high fire hazards, shallow soils, water quality overlays, etc.). This does show up later, but it is a poor representation over the actual area that would be available for safe development. At least note some caveats that there are significant barriers to developing these areas (or at least say that the level areas are possible).	Text added.
100			P3-7. TDR could be an interesting approach to remedying development to focus on the most appropriate areas. Love to see this more fully developed and a game plan for exploring it.	Comment noted. Analysis shows it is not feasible at this time.
101			P3-9 and P4-5. Is there a county interest in supporting a resilience hub or County presence at Lakeridge Park? What is the mechanism to develop the Resilience Hub near Rite Aid (what is funding source? Lead Organization?), any adaptations that might work if this is relocated at the Park?	Comment noted, could be part of discussions moving forward
102			P3-10 and P4-3. Add new PRPD parcel (Stimson Trust) to public uses.	Comment noted. Timing does not allow the change to land use designation for this parcel prior to hearings.
103			P4-6. Should explore the idea of a shared septic system (but should note the possibility of a mechanism to pay for this across landowners (assessment area?).	Mechanism for sharing costs has been clarified.
104			P4-11. We would love to explore some of the options noted (for example, we will provide a model of native plants in landscaping), but realize that the development that we may have funded may not be able to fund these initiatives without additional funding. Does the Consultant or County have any funding mechanisms in mind to make these a reality.	Comment noted. Funding not determined.
105			P4-14. I understand how it may need to evolve over time and have citizen by in, our District routinely runs with partner help a variety of events out of our Paradise facility (tree lighting, vendors, races, etc.), this is something that we can take a more significant role to support as the park becomes a reality in Magalia.	Comment noted. PRPD added as partner in strategy matrix.
106			P5-3. The trail around the east side of Paradise Lake is difficult to see and does not look like it matches the legend for existing trails.	Map revised.
107			Maybe I missed it, but you should make a note that pre-fire, the Upper Ridge Nature Preserve had a nice network of trails.	Comment noted - other community members state trails have been abandoned for years.
108			We are close to having the additional links for the loop trail system and would love to share those inventory trails with you but realize that they may not be ready for your next version. What is your deadline for the next version?	Comment noted. Not possible to incorporate before Hearings, but Plan notes the alignments are conceptual.
109			P5-8. We are excited about the opportunity for new trails and recreational opportunities in our area and appreciate the attention in the plan.	Comment noted.
110			P5-10. We appreciate the strategies listed and they appear to reflect the feedback we've seen in our efforts and in the community meetings. We will take a closer look at them and may have comments in the future, we also will look into how we can help implement them.	Comment noted.
111			P6-3. It would be great if the dead end / new connections concept extend to roads south of the call-out.	Comment noted.
112			P6-6. One thing that may be necessary to examine is the trade-off between access and roads as a source of ignition. Extending Athens Way creates an alternative route out, but also puts vehicles in essentially a highly flammable roadless areas and may create potential ignition sources or illegal dumping. This should be carefully studied (cost/benefit, and introduction of risks) and even compared to other roads in similar areas before it moves forward.	Comment noted.

113			P6-7. Appreciate the recognition of the need for improved multimodal mobility, this is critical for the community for socio economic and health and safety reasons.	Comment noted.
114			Chapters 8 and 9 – look forward to reviewing this in more detail, but appreciate that Resiliency is baked into the plan and like the approach of the matrix table.	Comment noted.
115	1/27/2022	Steve Rodowick, PRPD Board (verbal comment at Commission)	Plan reflects PRPD goals. Lakeridge Park proposal has received \$5.2 million in funding to develop a much-needed park.	Comment noted.
116			Has a specific concern about the UP railroad right-of-way. Property owners have encroached on the right of way. A trail could be re-established all the way up to Stirling City.	After discussion with County, added a strategy to seek funding to acquire the UPRR right of way within the Plan Area, similar to what Paradise has done.
117	2/1/2022	John Stonebraker	The Plan document will be read more often on screen than on paper and would be easier to read on screen if the body text stroke width to page height ratio was greater than the 1:1100 it seems to be now. If the text was not split into columns, it would be easy to zoom into the document and steadily scroll down. Instead, as presented, the reader has to scroll down then up then down for 144 pages. That's not the best user experience.	Comment noted. County is looking into online formatting options for the GP and this could be included.
118			First paragraph on page 1-3 says "Maglia" without the middle A.	Revised.
119			Colors in Figure 1.1 could be selected to have better contrast between adjoining neighborhoods.	Comment noted.
120			Figure 1.2 conflates unincorporated CDPs with Cities.	Revised.
121			Our Ridge is a Cascade Range volcanic flow, tens of millions of years younger than the Sierra Nevada foothills on the Concow side. The soil and topography are entirely different. https://mrddata.usgs.gov/geology/state/map-us.html http://maps.conservation.ca.gov/cgs/gmc/	Revised.
122			I don't know that the Nimshew band who summered on this ridge would have considered themselves part of the Konkow Valley Band over on the Sierra Nevada side, though they were closely related. The wording on page 1-5 sounds wrong to me, but I would ask the Maidu themselves how they would phrase it rather than trying to rephrase it myself.	Comment noted.
123			Paradise Pines was marketed as a place to retire to, not so much a place to live part-time. This was never a second-home community like Arnold or Twain Harte. I can't find 1980 data broken down by census tract, but I did find the 1990 data for the newly-designated Magalia CDP. 3898 of 4191 housing units were occupied -- 93% compared to 94.9% in Paradise.	Text revised
124			On page 1-6, I would say "other subdivisions" or "unassociated subdivisions" rather than "other homeowner associations" since many of Larwin's units were never part of any Association and since the Fir Haven association collapsed.	Revised.
125			On page 1-7, put the "of" in Department of Development Services and add a footnote with the URL as is done in Chapter 7.	Revised.
126			Upper Pines is just part of the Carnegie/Colter neighborhood; the Masterson and Troy areas are not part of the Pines at all. The nomenclature in the Plan is correct.	Comment noted.
127			Magalia Heights would be the name for the historic part of Old Magalia to contrast with Indian Meadows, but I don't have enough historical records to be certain if that name includes the depot and the church or just the homes up on the hill.	Comment noted.
128			Long ago, "Magalia" would have referred to what we now call Old Magalia.	Comment noted.
129			By the time the post office moved up to Skyway and Ponderosa, "Magalia" was shorthand for this entire area. You could say the Coutolenc neighborhood is connected to Old Magalia or to the rest of Magalia by Coutolenc Road. Saying it is connected to Magalia implies it is not itself part of Magalia, which may be the opinion of the Census Bureau but not of the Postal Service or anyone who lives up here.	Revised.
130			Nimshew was a separate town dating back to the 1860s. The cemetery dates back to 1862. What is now Centerville Road was completed in the 1870s, and Nimshew got its own post office in 1880.	Revised.
131			PRPD does technically serve hundreds of residents in Concow and Yankee Hill, but the preponderance of the district population is here in the Cascades.	Comment noted.
132			The verb "controls" is a good choice.	Comment noted.
133			We have not been able to confirm that any public access to Magalia Reservoir is permitted. There are signs everywhere saying that it is not. When I have tried to ask PID about access to their properties, I have been directed to Mickey Rich, who has never answered my email or phone calls, or to PRPD, who told me we would need their escort then jilted us on short notice. I would not publish anything suggesting that the public was allowed to fish in the reservoir without written confirmation from PID.	Revised, no public access permitted.
134			The usage of "Paradise Pines neighborhood" sounds wrong when that's not one of the enumerated neighborhoods in the previous section. I would say "Lower Pines neighborhood" the first time and something entirely different the second time. Amenities at the Village are really reserved for members and guests, but there are members like me who live outside of the Pines neighborhoods. Especially now with more than 1000 displaced.	Revised.

135		On page 1-12, I would say "historic neighborhood of Old Magalia".	Revised.
136		No one says Forest Highway 171; Upper Skyway is the recognized name.	Comment noted.
137		I have never heard of sinkholes along Centerville Road. Potholes yes, washouts yes, subterranean voids into which the ground collapses, no.	Revised.
138		Just as there is no Skyway Road, there is no Pacific Doon Grade. Google shows Doon Grade road diving off the ridge it actually follows, then shows the old railroad grade as a road named Pacific Doon Grade which crosses a ravine where there is no bridge. Google generally and Google Maps specifically can be very, very wrong, and you need to have local knowledge. Figure 1.4 seems to have the route for Doon Grade Road correct but has a section of Coutolenc Road just south of the gate labeled with the bogus name.	Revised.
139		The trails shown in Figure 1.4 are peculiar. There is a trail from Bader Mine to the west end of Magalia Dam, but it doesn't dive down to the river and repeatedly criss-cross. A Class I Bike Path is not likely to hug the west shore of Magalia Reservoir, climb out to Dogtown Road, then plunge back down to cross Fir Haven Creek. And there is nothing like a trail along Wycliff Way.	Comment noted.
140		Many trails shown are notional at this point, having been abandoned for years now, particularly in the BLM's Upper Ridge Nature Preserve.	Comment noted.
141		There is a usable system of trails from Fir Haven to Little Butte, particularly from Boulder and Vine. And there is a system of trails from Lakeridge to Dogtown already. They may not be authorized, and you may not want to show them on your map, but you should know that they're there. They're evident on the terrain map I provided in 2020.	Text box and narrative added to add trailhead for Fir Haven.
142		The Union Pacific right-of-way isn't an authorized trail either.	See response to comment above from Steve Rodowick regarding acquisition of right-of-way.
143		There is an authorized, maintained trail along the east and north shores of Paradise Lake which appears in the text but not in Figure 1.4.	Revised figure.
144		And there are trails north from Lake De Sabla, which itself doesn't appear, as well as from Powerhouse Road to Butte Creek.	Comment noted.
145		The verbiage explaining RR-5 is convoluted. The -5 limits the creation of new parcels but not the use of parcels once created. Under state law, second dwelling units are now generally permitted by right. I would rewrite this and perhaps also include the General Plan 2030 reasoning to rezone thousands of parcels smaller than five acres as RR-5 to prevent additional by-right housing up here due to evacuation concerns. Now that we have 2000 fewer dwelling units than we did then, it is reasonable to upzone suitably-located properties to expedite restoration of at least half the housing we lost.	Comment noted.
146		It may be technically true that no water is diverted directly from Butte Creek into the Del Oro system, but given the topography, no one would think that was possible. Del Oro does at times take water from Little Butte through an intertie with PID.	Comment noted.
147		The Figure 1.5 legend has a symbol for a library, which we of course lack.	Revised.
148		2020 Census data is available, so you don't need to speculate what our 2020 population might be.	Comment noted.
149		American Community Survey data however is less reliable than even a half-hearted Decennial Census, and I would not use ACS data for housing construction when DDS data is available. I happen to have a breakdown of ACS housing figures for the CDP:	Comment noted.
150		POP YEAR HU HHL D FAM KIDS OO SFD SFA 2x 3-4 10+ MH	
		11640 2010 5358 4788 3290 1270 78.7 57.6 0.8 2.9 0.9 0.0 37.9	
		11188 2011 5405 4667 3167 1257 73.0 58.1 1.1 2.7 0.9 0.0 37.2	
		11420 2012 5536 4797 3123 1043 75.0 58.4 0.6 2.1 1.1 0.0 37.7	
		11513 2013 5690 4885 3054 887 77.5 60.9 0.0 0.0 0.9 0.0 38.2	
		11467 2014 5571 4855 3173 886 77.5 61.3 0.0 0.0 0.2 0.0 38.5	
		11306 2015 5495 4747 3166 960 76.6 60.3 0.4 0.0 0.2 0.1 39.0	
		11862 2016 5518 4777 3094 908 78.4 61.9 0.2 0.6 0.0 1.8 35.5	
		12346 2017 5585 4907 3106 926 77.7 61.2 0.2 0.0 0.7 1.9 36.1	
		12671 2018 5723 5054 3243 891 78.3 60.0 0.8 0.0 0.7 1.9 36.6	
		11476 2019 5345 4633 2946 780 78.3 61.8 1.2 0.0 0.7 2.1 34.2	
151		These figures were showing 100+ duplex units that never existed and which suddenly disappeared after 2012 then blipped back into existence in 2016. Meanwhile the quadplexes which actually do exist somehow vanished. Then roughly 100 units suddenly appeared in complexes of 10 units or more, which certainly never existed unless you count El Dorado Mobile Estates. Meanwhile the total number of housing units fluctuated from 5690 to 5495 to 5723 in the years before the fire. So trying to pull specifics like "16 new housing units each year" out of this nonsense is unwarranted.	Comment noted.
152		My personal choice for data visualization when one population is 20 times the size of another would be pie charts of different diameter. Or perhaps single bars of differing width for each population, broken down by segment. But either of those would require additional colors of ink, if this was an actual printed product, so I can see the justification for Figures 1.6 and 1.7 even if they convey less information this way.	Comment noted.

153		Page 1-19 should have a footnote link to the Conditions Analysis it references. Which somehow "assumes that 75 percent of the displaced households will return to permanent housing in the Plan Area by 2025," to which my reaction last April was "there is no way this is possible." It is now 2022. In more than three years, less than 10% of the housing in unincorporated areas destroyed by the Camp Fire has been replaced. And construction is not accelerating. It is implausible that seven times as much housing will be built in the next three years as in the past three. Conclusions drawn from that false premise are invalid.	Comment noted.
154		The Plan acknowledges that new multi-family housing would bring new business downtown but manages not to mention HACB or the PG&E Settlement Fund.	Comment noted.
155		The preposition of choice is "on" the Upper Ridge, not "at".	Revised.
156		The name of the incorporated entity is "Magalia Community Park."	Revised.
157		There were three online workshops and one in-person Open House with no remote participation. None of the meetings was hybrid.	Revised.
158		The recaps fit with my own recollections, though I would reiterate that an alternative to Skyway might work better than widening Skyway.	Comment noted.
159		I have still not seen the tabulated results of the workbook surveys, so I can't comment on the takeaways in the draft.	Comment noted.
160		The bit in the Community Vision regarding complete lives is essential.	Comment noted.
161		We want to be a functional small town, not an appendage to Paradise and certainly not an exurb of Chico.	Comment noted.
162		And we don't find this to be a rugged landscape. It's not Kensington or Malibu. We're on a Cascades ridge with gentle topography and a mild climate. The challenge is that serial killers burned down most of the businesses we depended on and most of the housing that businesses depended on to survive. So now we've got Plumas Lake North, thousands of homes removed from necessary services. The challenge is bringing the services and quality-of-life amenities here to make this a place where residents live and not just where commuters spend the night.	Comment noted.
163		Notably missing in this vision is the affordable cost of living that brought most of us here. This was a place where your money went farther.	Revised text in first vision statement.
164		With the obliteration of most of the cheap housing stock and so many errands now requiring a trip to the valley, it ain't anymore. So if it's no longer an attractive place to retire, especially now with no hospital, and it's not a place young couples can find a starter home to raise children, who's going to build those 1630 new units by 2025?	Comment noted.
165		Fifty years ago, it was reasonable to leave that question to the developer or the free market. There was a vibrant forest to attract settlers and a vibrant Paradise to sustain them. Since the Camp Fire, all that's changed, and there's not enough left for the thousands of us left behind to thrive here. Meanwhile hundreds of millions of dollars have been placed in the county's trust in response to our misfortune.	Comment noted.
166		The county needs to turn that money back into tax base by making the Upper Ridge somewhere people will want to live again and meet the 6th cycle RHNA.	Comment noted.
167		I wanted to just address superficial corrections because the substantive contentions take too much time. I will go through the rest of the shallow stuff as I am able, and I will be glad to talk over the deep stuff more deeply at whatever time this week works for you.	Comment noted.