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TOWN OF PARADISE

TREATMENT RECLAMATION COLLECTION

In Harmony with Nature

Sewer Project Feasibility Study

March 1989

Kennedy/Jenks/Chilton

K/J/C 882511

#15

Kennedy/Jenks/Chilton

TOWN OF PARADISE
CENTRAL AREA WASTEWATER AND SLUDGE FACILITIES

SEWER PROJECT FEASIBILITY STUDY

prepared for

Town of Paradise Department of Public Works
Jon Lander, Director of Public Works

prepared by

Kennedy/Jenks/Chilton
Consulting Engineers
Sacramento, California

March 1989

K/J/C 882511.00

Kennedy/Jenks/Chilton

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17 March 1989

Town of Paradise
Department of Public Works
5555 Skyway
Paradise, CA 95969

Attention: Mr. Jon Lander, P. E., Town Engineer

Subject: Central Area Wastewater and Sludge Facilities
Preliminary Engineer's Report
K/J/C 882511.00

Gentlemen:

In accordance with our Agreement for Engineering Services dated 5 April 1988, we are submitting 20 copies of our Preliminary Engineer's Report on the Town's central area wastewater and sludge facilities.

Kennedy/Jenks/Chilton personnel who participated in the preparation of this report included R. M. Sanchez Adams, Project Manager, D. M. Galway and K. Sullivan, Project Engineers, and R. A. Ryder, J. C. Calmer, and J. H. Jenks, technical reviewers. The engineering office of James C. Hanson performed preliminary geotechnical surveys for alternative wastewater effluent storage reservoirs and treatment plant ponds. James Hatter and Victor Subbotin of M. L. Stern & Co., and Robert Brunsell of Sturgis, Ness, Brunsell & Sperry provided consultation on financing and assessment proceedings. NorthStar Engineering prepared overlay maps of the service area.

We wish to express our sincere appreciation to the staff of the Town of Paradise for their assistance throughout the preparation of this report. We wish to mention in particular Mr. Jon Lander, Town Engineer, Mr. Al McGreehan, Planning Director, and Mr. Michael Hays, Town Manager. In addition, Mr. Henry Martin, Butte County District Sanitarian for Paradise Ridge, provided valuable input regarding existing on-site system sizes and system failures.

SUMMARY OF RECOMMENDATIONS

The central commercial, multi-family residential, and industrial area of the Town of Paradise is currently the largest unsewered urbanized area in the State of California. Past studies have documented the limited capacity of Paradise Ridge soils to accept an increased loading of septic tank effluent from the areas of the Town most likely to experience growth. The Town Council has acted on its concern with this matter by enacting an On-Site Systems Ordinance restricting the density of development to a level commensurate with the assimilative capacity of area soils. In addition, the Town authorized this study to move forward with establishing a properly planned and constructed wastewater system for the central area of the Town.

This report presents analyses supporting a recommendation to proceed with the formation of a Special Assessment District to fund the design and construction of a conventional gravity sewer system for the Clark Road and Skyway corridors of the Town as far north as Wagstaff, an aerated lagoon system for biological treatment of the collected wastewater and also the septage from Paradise Ridge, and an advanced treatment system for further treatment and disinfection of the wastewater effluent prior to discharge onto the former McKnight Ranch property south of Neal Road near Elliot Spring.

We estimate that the proposed wastewater collection service area now contains approximately 2,700 Equivalent Dwelling Units (EDU's); that is, the wastewater flow estimated to be generated from within this area is approximately equal to that generated by 2,700 single-family residences. Only 400 EDU's actually represent single-family homes; the remainder is from mobile home parks, apartments, and other multi-family residential areas; from stores, motels, restaurants and other businesses; from schools, churches and health care centers; and from industries.

The total cost of the proposed wastewater facilities is estimated to be $14.5 million, or almost $5,400 per EDU. However, the collection system will be sized to serve all 8,400 EDU's ultimately expected to connect at buildout conditions, and the biological and advanced treatment facilities will be sized to serve the extra 1,700 EDU's expected to connect within the first 10 to 15 years. In order to fund the design and construction, we believe it would be fair to attempt to establish a connection charge structure that encourages early connection and that allocates payment for future-capacity elements of the system to future connectors to a reasonable extent. Such a structure would minimize both the debt service paid by initial connectors and the monthly sewer service charge paid by all connectors.

We are expecting that an additional 300 EDU's will join the 2,700 now existing by the time the initial funding must be obtained. The connection charges from the remaining 1,400 EDU's expected to connect over the following decade are proposed to be allocated partly to debt service and partly to a sinking fund for the treatment plant expansion projected to occur in approximately 10 years. We are projecting at this time, therefore, that the connection charge would be established at $3,500 per EDU connecting initially. This amount would be financed by an assessment bond and the debt service payments (approximately $30.50/month) would appear on the property tax bill over a 20-year period. Any connections occurring after the formation of the assessment district would be charged $4,000 per EDU payable as a lump sum at the time of connection. It is not considered necessary at this time to assess properties on the basis of land area or front footage. Therefore, initially, vacant property would not be assessed, but would be charged $4,000 per EDU at the time of connection in the future.

All properties connected to the sewer would pay a monthly sewer service charge projected to be $13.50 per EDU initially. As more properties connect, the revenue from this source could be sufficient to justify a reduction. Over a 10-year period, we project that the monthly charge could be reduced to $9.25

per EDU in stages, assuming that all 1,400 extra EDU's have connected by that time. We have calculated a proposed septage tipping fee of 3.5 cents per gallon, and a projected annual revenue from this source of $80,000.

PROGRAM IMPLEMENTATION

The attached report establishes the technical and financial feasibility of proceeding with the central area wastewater and sludge facilities. It will be necessary for the Town Council to authorize certain actions before the assessment district can be formed and design studies, detailed design, and construction can proceed.

First, the Council must authorize preparation of an Engineer's Report for the Central Area Wastewater Assessment District in a form satisfying the requirements of the Improvement Bond Act of 1915. This will involve preparation of an assessment diagram utilizing the overlay maps prepared during this study, generation of the report text utilizing much of the information presented in this report, and developing the detailed assessment spread for each parcel of land to be included in the proposed district. Next, the Council must hold a public hearing to certify the Environmental Impact Report and to consider protests of property owners proposed to be included in the district. Protests must be resolved. Funds for preparation of the Engineer's Report and for protest resolution are not currently appropriated.

Furthermore, the Department of Public Works is not currently staffed to provide the project management and coordination functions necessary to prepare for district formation, nor for right-of-way acquisition, property owner coordination, or engineering review and project management functions during design and construction. We recommend that a project manager be hired to assist the Director of Public Works at the time the Council authorizes preparation of the engineer's report for district formation, and that additional staff be hired as conditions dictate.

Assessment liens will be entered against parcels in an amount sufficient to cover the total obligations estimated at the time of the assessment district formation hearing, but they will be obligated only to the extent necessary to cover actual costs incurred in design and construction. Once the Council acts to form the assessment district, it is recommended that Series A assessment bonds be issued in an amount necessary to fund detailed design and obtaining construction bids. The maximum amount of Series A bonds is estimated at this time to be $2 million. After bids are received and the cost of construction is known with a high degree of certainty, it is recommended that Series B assessment bonds be issued to cover construction and related costs.

We have enjoyed our work in preparing this report, and we look forward to continuing our work on this project through district formation, design, and construction of these needed facilities.

Very truly yours,

KENNEDY/JENKS/CHILTON

John C. Calmer, P. E.
Manager, Sacramento Branch

Russel M. Sanchez Adams, P. E.
Project Manager

enclosure: Assessment District Feasibility Report (20 copies)

TOWN OF PARADISE
CENTRAL AREA WASTEWATER AND SLUDGE FACILITIES

ASSESSMENT DISTRICT FEASIBILITY REPORT

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CHAPTER 1

INTRODUCTION

AUTHORIZATION

The Town of Paradise retained Kennedy/Jenks/Chilton in April 1988 to prepare this feasibility study to support formation of an Assessment District for wastewater collection, treatment and disposal serving the central commercial, industrial and multi-family residential areas of the Town. The study has been directed by the Department of Public Works with supplementary information provided by Planning Department staff.

PRIOR STUDIES

Recognizing the potential for problems arising from inadequately maintained or failing septic systems, the Town of Paradise authorized the preparation of a pollution study in 1981. The Phase I Wastewater Management Study completed in 1983 [1], supplemented in 1984 by a report of measurements of stream pollution made during a period of the year with high groundwater [2], concluded that there was some evidence of stream contamination from septic tank drainfields, but that the pollution problem was not serious at that time. However, it was recommended that wastewater collection, treatment and disposal works be constructed for the Town.

In response to these studies, the Town enacted an On-site Systems Ordinance [3] placing conditions on new construction to help minimize the possibility of future septic system failures. In addition, the Town authorized the preparation of another wastewater management study. The Phase II Wastewater Management Study report completed in 1985 [4] studied the cost-effectiveness of alternatives for a coordinated approach to long-term management of wastewater, septage (solids pumped from septic tanks), and hazardous wastes, considering the current pattern of development within the Town limits and probable future conditions, and taking into account the Septage Management Study already completed by Butte County [5].

The Phase II study concluded that the most cost-effective program for wastewater and septage involved construction of a conventional gravity sewer system serving only the commercial, industrial and multi-family residential areas existing along the Skyway and Clark Road corridors, with treated wastewater effluent, septage and sludge reclaimed on approximately 2,500 acres of pastureland to be purchased by the Town. All other areas of town would continue to be served by on-site septic systems. An On-Site Management District would be formed to systematize the proper maintenance and inspection of these systems. The Phase II study also proposed a program for managing the hazardous wastes generated within the town.

PRESENT CONDITIONS AND NEED FOR DISTRICT FACILITIES

The implementation of the On-Site Systems Ordinance has resulted in de facto limits on density of development, in many cases limiting density to substantially less than the zoning would otherwise permit. Also, according to a State-mandated schedule, Butte County has announced that septage will not be received at the Neal Road landfill after 1991.

The Town has recognized the continuing need for a wastewater collection, treatment, and disposal system for the central areas of the Town and the need to develop an alternative to the Neal Road landfill for septage disposal. Accordingly, the Town directed the preparation of this study to update the recommendations made in the Phase II study so that the Town Council would have current information to base a decision regarding possible formation of a Special Assessment District to fund the necessary construction.

ORGANIZATION OF REPORT

This feasibility study report is presented in chapters addressing pertinent aspects of the proposed project.

Chapter 2, Service Area and Design Criteria, describes the currently proposed District boundaries (the service area) and how this area differs from that recommended in the Phase II Study [4]. Chapter 2 also develops the current and projected wastewater flow estimates, equivalent residential units of capacity, aggregate parcel area, septage quantities, effluent quality requirements, effluent storage reservoir design criteria, and cost-effectiveness analysis parameters used in subsequent chapters.

Chapter 3, Collection System Alternative Analysis, presents a cost-effectiveness analysis leading to confirmation of a conventional gravity sewer system.

Chapter 4, Wastewater and Sludge Treatment and Disposal Alternative Analysis, presents the cost-effectiveness analysis leading to confirmation of the aerated lagoon treatment process for wastewater and septage, and also evaluates four methods for possible ultimate disposal of stabilized sludge. This chapter also contains an economic analysis supporting reclamation of treated wastewater effluent as a cost-effective alternative to other options not involving reclamation.

Chapter 5, Recommended Plan, is a coordinated and more detailed description of the recommended concepts for construction, including estimated costs.

Chapter 6, Financing and Program Implementation, describes the most viable options available to the Town for financing the construction and associated costs, including grants, loans and bonds. Formation of a special assessment district for financing utilizing assessment bonds is recommended. The elements of the design program are described, and a recommended management plan presented for initial organization of the assessment district, administration of design and construction, and management of the system when completed.

Chapter 7, Assessment and Monthly User Charges, describes the suggested capitalization plan, elements of income, and a plan for amortization of financed capital and for funding of operation, maintenance, administration, and system replacement. A generic assessment method is presented in a form enabling a property owner to estimate his initial assessment (or future connection charge if not connected initially) and monthly service charge based on characteristics of a particular parcel.

CHAPTER 2

SERVICE AREA AND DESIGN CRITERIA

The purpose of this Chapter is to establish the design criteria and cost-effectiveness analysis methodology used in this report. In particular, the development of the service area boundary is described, including the existing and projected uses and number of units to be served. Also, an estimate is presented of the number of units outside the district boundaries which can be served, and the phasing of construction of the various elements of the system is described. The present and projected quantity of septage received at the treatment facility is estimated, the effluent quality criteria for the wastewater treatment process are defined, and the design criteria for the treated effluent storage reservoir are presented. Also, the parameters used in subsequent cost-effectiveness analyses are given.

Development of Service Area Boundary

The Phase II Report [4] proposed a wastewater collection district boundary including the commercial, industrial and multi-family residential zoned areas along the Skyway and Clark Road from the south and west Town limits to the north Town limits. As part of the present study, Town Planning Department staff performed a door-to-door survey of existing uses within the sewer service area proposed in the Phase II report. Also, Town staff consulted with the Butte County Health Department Area Sanitarian to identify current problem areas with failing septic systems. As a result of these investigations, the proposed service area was modified to eliminate the area north of Wagstaff from the proposed district, to eliminate certain other areas currently developed in single-family residences, and to include some small areas either needing service because of failing septic systems or because only part of a parcel was included in the formerly-developed boundary. The area north of Wagstaff was eliminated because existing development is primarily single-family in character, and the per-unit cost to serve these residences would be quite high compared with other services in the remainder of the proposed district.

The currently proposed service area boundary is shown on the Town's zoning map, included as Figure 2-1 in a pouch bound with this report.

Census of Existing Uses in Proposed District

The commercial/industrial/multifamily-residential character of the proposed district is revealed by an analysis of the census data gathered by the Planning Department staff. Table 2-1 presents a summary of the properties to be served by the proposed district by land use zone, and Table 2-2 presents a summary of these same properties by current use. These data were abstracted from the detailed census records, and are current as of the summer of 1988. Appendix C is a printout of the census records. It should be noted that the total gross land area in the proposed district is approximately 1,300 acres. The aggregate parcel area totals just over 1,200 acres, over 92 percent of the gross land area. Thus, less than 8 percent of the land area is Town right-of-way (primarily roads). This proportion appears to be appropriate in view of the relatively large parcel sizes prevalent in the District.

TABLE 2-1

SUMMARY OF PARCEL AREA BY LAND USE ZONE

Zone	Number of Census records	Area (ac.)	Percent of total area
Single-family residential (S-F or RR-3)	29	107.0 (77% vacant)	9
Multi-family residential (M-F or M-F-P)	290	294.03 (17% vacant)	25
Commercial (C-C, C-B, N-C or P-D)	863	464.65 (30% vacant)	39
Community Facilities (C-F)	51	141.6 (33% vacant)	12
Industrial (I-S)	41	180.3 (57% vacant)	15
TOTALS	1291	1207 (36% vacant)	100

Table 2-1 shows that less than 10 percent of the parcel area in the proposed district is zoned exclusively for single-family uses. Indeed, some of the parcel area included in the single-family zone category represents parcels lying partly within a non-residential zone.

Another point of note in Table 2-1 is the large proportion (over one third) of vacant land in the proposed district. A substantial portion of each zone is currently vacant, and much of this land could possibly be developed, according to the General Plan.

Institutional uses include schools, churches, and other community facilities, principally those included in the C-F Zone. Industrial uses include several light manufacturing facilities within the Town.

TABLE 2-2

SUMMARY OF PARCELS BY USE

Use	Census Records	%	No. of EDU's	%	Area, acres	Percent of total
Residential						
Single-family	402	31	402	15	265	22
Multi-family	92	7	973	37	127	11
Subtotal	494	38	1375	52	392	33
Commercial						
Restaurants	39	3	276	11	19	1.5
Motels	10	1	57	2	7	<1
Other	427	33	642	24	213	17.5
Subtotal	476	37	975	37	239	19
Institutional	61	5	293	11	125	10.5
Industrial	13	1	15	--	18	1.5
Vacant	247	19	--	--	432	36
TOTALS	1291	100	2658	100	1207	100

Table 2-2, in comparison with Table 2-1, shows that the existing uses relate well to the zoning. Coincidentally, the land area currently in residential use (single-family and multi-family combined) is almost equal to the land area zoned for residential use (SF, MF, MFP, RR3 combined). However, over 95% of the parcel area in single-family use within the proposed district is located in zones other than land zoned specifically for single-family use.

Calculation of Equivalent Dwelling Units (EDU's)

The same criteria were used to relate Equivalent Dwelling Units (EDU's) to wastewater generation as in the Phase II report, adjusted as necessary for individual parcels to account for probable wastewater contribution. As part of the census data gathering, Town staff examined water consumption records for numerous businesses and institutions. The consumption records for the winter months of 1987-88 were utilized to check the assumptions regarding wastewater generation in the Phase II report [4], and to establish flow rate criteria for identifiable types of businesses. In general, flow rates during the non-irrigation season, representing wastewater contribution, were found to be the same or somewhat lower than what was assumed in the Phase II report. The values for unit flow rates as developed from water consumption data are presented in Table 2-3. Wastewater strength was not included in the EDU formulas because of the small number of connections having higher than residential strength.

TABLE 2-3

UNIT FLOW RATE DESIGN VALUES

Type of use	Unit	Average daily flow (gallons/day)
Single family residence	Residence	175 (= Equiv. Dwelling Unit)
Duplex, mobile home or multi-unit up to 6	Residence	175
Restaurant	Seat	17.5 [also calc. from water use]
Motel	Business	[calc. based on water usage]
Laundromat	Business	[calc. based on water usage]
School	Student	7.5
Multi-family	Unit	133 for more than 6 units on parcel
All other	Parcel	87.5 min. [calc. based on water usage]

An estimate was made of the number of EDU's applicable to each parcel record in the census database. Table 2-2 presents a summary of the results. The current total average daily flow estimated from the proposed district is 0.465 million gallons per day (mgd). Single-family uses contribute 15 percent of this, while the contribution of multi-family and commercial uses is equal at 37 percent each. The commercial contribution is quite high in relation to land area, amounting to 3.9 EDU's per acre compared with the average for the entire district (based on aggregate parcel area and including vacant property) of 2.1 EDU's per acre.

For the purpose of calculating flows during the rainy season, it was assumed that infiltration/inflow would contribute 100 gallons per day per connected acre initially, and 200 gallons per acre per day counting the gross acreage in the district at buildout condition in the future. Infiltration/inflow accounts for stormwater entering the collection system from illegally connected rainwater leaders, storm drain cross-connections, submerged and leaking manhole covers, and leaking building sewers, collector sewers, and trunk sewers. The initial value of infiltration/inflow assumed for the analysis was 77,500 gpd during the rainy season (170 days per year), and the design value at buildout assumed was 260,000 gpd for 170 days per year.

Projection of Future Equivalent Dwelling Units and Flow

The collection system is designed for the flow expected from the area within the district boundary shown on Figure 2-1, at the level of development expected at buildout conditions. To determine this flow, the same per-acre estimates of flow rate appropriate to the different zones in the district were used as in the Phase II Report [4]. In particular, multi-family residential zones were assumed to generate 1,330 gpd per acre average dry weather flow, and commercial and industrial zones were assumed to generate 2,000 gpd per acre average dry weather flow. Under these assumptions, future flow expected from the district was calculated to be 1.23 mgd. An additional 250,000 gpd

was allowed for future connections from areas outside the district boundary, such as from multi-family developments experiencing failing septic systems. The ultimate total EDUs for which the collection system is to be designed is therefore 8,400.

Septage Quantity and Characteristics

The Neal Road Landfill presently accepts approximately 4 million gallons of septage per year, approximately 2 million gallons per year from Paradise Ridge and the remainder from other areas in northern Butte County. The amount from Paradise Ridge will be reduced somewhat when the proposed collection system is constructed and the septic tanks in the district are abandoned, but increased somewhat when an on-site management district is formed including mandatory pumping frequencies for tanks in the district. On balance, it was assumed that the amount of septage received at the new treatment plant would initially be the same as that now received at the Neal Road Landfill from Paradise Ridge, or 2 million gallons per year, assuming that the remainder of the septage would be discharged to the Chico Wastewater Treatment Plant as is now planned. In the future at buildout conditions, it was assumed that 4.5 million gallons per year would be received at the new treatment plant. As in the Phase II Report, the septage was assumed to have a 5-day Biochemical Oxygen Demand (BOD5 or BOD) of 7,000 milligrams per liter (mg/l) and a Suspended Solids (SS) of 15,000 mg/l.

Table 2-4 presents the current assumed wastewater, infiltration/inflow and septage flows expected, and the allowance for future flows, in the initial increment of construction for the treatment plant and reclamation facilities. It also presents the corresponding flows at buildout conditions.

TABLE 2-4

DESIGN FLOW RATES

Source	CURRENT CONDITIONS EDUs	CURRENT CONDITIONS Flow mgd	BUILDOUT CONDITIONS EDUs	BUILDOUT CONDITIONS Flow mgd
Resid. equiv. in district	2659	0.4654	7000	1.2276
Septage	--	0.0055	--	0.0124
Infiltration/inflow	--	0.0775	--	0.2600
Future capacity	1723	0.3016	1430	0.2500
TOTALS	4382	0.8500	8430	1.7500

Sewer Design Criteria

Sewers were designed to flow 0.8 full at capacity. Manning's "n" for open-channel hydraulics was taken to be 0.013. Minimum slope was 0.005 ft/ft for 6-inch sewers, 0.004 ft/ft for 8-inch sewers, and 0.0028 for 10-inch sewers.

Influent and Effluent quality criteria

Domestic sewage was assumed to contain 350 mg/l BOD and 400 mg/l SS. Because the ultimate disposal of treated wastewater effluent will be as reclaimed water, the level of treatment is gauged to the type of reclamation use. Table 2-5 presents the level of treatment required under the State Department of Health Services Title 22 wastewater reclamation regulations for the various possible uses of reclaimed water. In order to maximize the options for use of the reclaimed water considering the present uses of the property on which reclamation will be practiced (see Chapter 4), the level of treatment proposed is advanced secondary treatment, with the BOD and SS of the secondary treated effluent less than 10 mg/l, and the secondary effluent coagulated, clarified and filtered to less than 2 turbidity units and disinfected to less than 2.2 Maximum Probable Number (MPN) per 100 ml. At this level of treatment, the reclaimed effluent is suitable for unrestricted irrigation of food crops, unrestricted recreational impoundments, and irrigation of parks and playfields. It may also be suitable for off-site surface discharge if diluted with a sufficient flow of surface water.

TABLE 2-5

CALIFORNIA WASTEWATER RECLAMATION CRITERIA

RECLAIMED WATER USE	TREATMENT REQUIREMENTS	RECLAIMED WATER QUALITY: COLIFORM (MPN/100ML) Average	COLIFORM (MPN/100ML) Maximum	TURBIDITY Average	TURBIDITY Maximum
I. Irrigation					
Food Crop Irrigation Spray	Oxidized, Coagulated, Clarified, Filtered and Disinfected	2.2	23	-	-
Surface	Oxidized and Disinfected (Primary for Orchards and Vineyards. No Fruit Contact.)	2.2	-	-	-
Fodder, Fiber and Seed Crops Spray or Surface	Primary	-	-	-	-
Pasture Irrigation for Milking Animals	Oxidized and Disinfected	23.0	-	-	-
Landscape Irrigation (Golf Courses, Cemeteries, Freeways with Limited Public Access)	Oxidized and Disinfected	23.0	240	-	-
(Parks, Playgrounds, and General Public Access	Oxidized, Coagulated, Clarified, Filtered, and Disinfected	2.2	23	2	5
II. Impoundments					
Recreation (Non-Restricted)	Oxidized, Coagulated, Clarified, Filtered, and Disinfected	2.2	23	2	5
Recreational (Restricted)	Oxidized and Disinfected	2.2	-	-	-
Landscape	Oxidized and Disinfected	23.0	-	-	-
III. Groundwater Recharge					
Domestic Water Supply Aquifers by Surface Spreading	Case by Case Recommendations Based on Treatment Provided, Effluent Quality and Quantity, Spreading Area Operations, Soil Characteristics Hydrogeology, Resident Time and Distance to Withdrawal				

NOTES: 1) Definitions Based on Title 22, Div. 4 of California Administrative Code (1977 Revisions).
2) Primary Treatment to Provide an Effluent Settleable Solids of Less Than 0.5/ML/Hour.

Cost-effectiveness Evaluation Criteria

Cost-effectiveness evaluations were made on an annualized cost basis considering capital expenditures and operation/maintenance expenditures. The alternative with the lowest annualized cost was considered cost-effective. Table 2-6 presents the parameters used in the calculations of annualized costs. It should be noted that the analysis period is a value chosen somewhat arbitrarily, and is used only for the purpose of calculating the equivalent annual cost for the cost-effectiveness analysis. It is not necessarily related to other significant time periods regarding the facilities or their financing, such as the economic life of particular facility components or the assessment bond amortization period.

TABLE 2-6

ANNUALIZED COST PARAMETERS

Analysis period	15 years
Discount rate	10%
Cost basis	current (1988) at ENR 4470
Differential power cost inflation factor	3% in excess of general inflation
Economic life of facilities:	
Pipelines, embankments, major structures	50 years
Other equipment	15 years

Reservoir Design Criteria

Table 2-7 gives the precipitation and evaporation data assumed for reservoir sites under consideration for this study, for the average year, once in 10 year, and once in 100 year cases. According to Central Valley Regional Water Quality Control Board staff, as long as the reclaimed water entering the reservoir has had advanced secondary treatment and disinfection, a discharge from the reservoir on a once in 10 year basis during the non-irrigation season would be acceptable. Otherwise, the reservoir must be designed to hold the reclaimed water and net of runoff and evaporation up to the 100 year season.

For the purpose of determination of runoff quantities, all rainfall except that falling on the reservoir surface was assumed to be discharged to the reservoir with a runoff coefficient of 0.85. This value is on the high end of possible values, and is chosen to be representative of the thin soils prevalent in the catchment area and their saturated condition during periods of prolonged rainfall. Further hydrological analyses would be required to establish this value with greater certainty.

TABLE 2-7

EFFLUENT STORAGE RESERVOIR
SITE PRECIPITATION/EVAPORATION (INCHES)

MONTH	PARADISE MEAN PRECIP. EL. 1780*	EST. MEAN PRECIP. @ SITE = PARADISE x 40/48.71	EST. 10 YR. PRECIP. @ SITE = MEAN x 60/40	EST. 100 YR. PRECIP. @ SITE = MEAN x 72/40	AVE. CLASS A PAN EVAP. @ OROVILLE DAM*	MEAN PRECIP. LESS EVAP.	10 YR. PRECIP. LESS EVAP.	100 YR. PRECIP. LESS EVAP.
Jan.	9.64	7.92	11.88	14.25	-3.40	4.52	8.48	10.85
Feb.	8.09	6.64	9.97	11.96	-1.45	5.24	8.52	10.51
March	6.51	5.35	8.03	9.62	-0.76	4.59	7.27	8.86
April	4.07	3.34	5.01	6.02	-0.79	2.55	4.22	5.23
May	1.55	1.28	1.88	2.29	-1.27	0.01	0.61	1.02
June	0.65	0.53	0.80	0.96	-2.29	-1.76	-1.49	-1.33
July	0.07	0.06	0.09	0.10	-3.43	-3.37	-3.34	-3.33
Aug.	0.16	0.13	0.20	0.24	-5.18	-5.05	-4.98	-4.94
Sept.	0.55	0.45	0.68	0.81	-6.60	-6.15	-5.92	-5.79
Oct.	2.79	2.29	3.44	4.12	-7.95	-5.66	-4.51	-3.83
Nov.	6.13	5.03	7.55	9.06	-7.37	-2.34	0.18	1.69
Dec.	8.5	6.98	10.47	12.57	-5.43	1.55	5.04	7.14
Total Annual	48.71	40.00	60.00	72.00	-45.92	-5.92	14.08	26.08
Total Nov. thru May						16.12	34.32	45.30

* Precip. & Evap. data from Ref. (6).

Table 2-8 gives the mean discharge measured for Butte Creek at the gaging station immediately downstream of its confluence with Little Butte Creek. These data were taken from Table III-10 in Reference [4], and are used in the analysis of the non-reclamation alternative for wastewater effluent in Chapter 4.

TABLE 2-8

FLOW IN BUTTE CREEK BY MONTH

Month	Mean Discharge in CFS
January	262
February	550
March	621
April	545
May	566
June	245
July	152
August	160
September	109
October	115
November	126
December	118

CHAPTER 3

COLLECTION SYSTEM ALTERNATIVE ANALYSIS

BACKGROUND

The 1985 Phase II Wastewater Management Plan report [4] included an alternative analysis comparing a conventional gravity raw sewage collection system with a small-diameter gravity (SDG) septic tank effluent collection system for the central Paradise area. The conventional gravity system was recommended as the more cost-effective.

As part of the feasibility analysis for the proposed Central Area Assessment District, the Town of Paradise has requested that the septic tank effluent collection system be re-evaluated. This chapter presents the requested analysis.

DEVELOPMENT OF ALTERNATIVES

Golf Course Reclamation Preliminary Analysis

The Tall Pines Golf Course and about 40 acres nearby on Clark Road are owned by Paradise West, a joint venture of Sacramento Savings and Community Development Construction, Inc. The joint venture is planning a multi-unit residential development and hotel complex on these sites. In late 1987, a study was conducted to evaluate alternatives for wastewater treatment and disposal. A wastewater reclamation plant with summertime irrigation of the golf course was identified as feasible. At that time, however, the only feasible wet-season alternative was storage of treated effluent in an on-site reservoir. Construction of the reservoir proved to be quite costly.

Another wet-season disposal alternative was subsequently identified. This alternative involved rapid infiltration of filtered wastewater effluent into the soil through a network of buried perforated pipes. This concept met with the tentative approval of the Central Valley Regional Water Quality Control Board staff, and rendered the reclamation alternative feasible from a construction cost standpoint.

The Town of Paradise also expressed interest in evaluating the usefulness of a reclamation plant at the golf course to serve the Easy Street Industrial Park development just south on Clark Road. As part of the general analysis of wastewater collection and treatment alternatives for the proposed Central Area Assessment District, the Town directed the preparation of an analysis of sub-alternatives involving the possibility of constructing and operating a 250,000 gallon per day satellite reclamation plant at the golf course.

Alternatives developed and evaluated included:

Alternative GC-A - Golf Course Reclamation Plant, year-round operation.
Alternative GC-B - Summer irrigation of golf course with reclaimed water pumped from main plant.
Alternative GC-C - Golf Course Reclamation Plant, summer operation, with winter flows pumped to main plant.

Alternative GC-D - No reclamation. Golf Course irrigated with water purchased from Paradise Irrigation District (PID).

The results are summarized in Table 3-1. Alternative GC-D is favored over Alternatives GC-A and GC-C by a large margin. Alternatives GC-A and GC-C are fairly comparable, and Alternative GC-B is by far the most expensive.

Besides cost-effectiveness, the following factors also bear on the analysis.

Although Alternative GC-D is the lowest in annualized cost, Alternative GC-A could be implemented somewhat sooner. This may be of benefit considering the timing of development plans for both Paradise West and the Industrial Park.

The reclaimed water produced under Alternatives GC-A or GC-C has some value as a supplement to the current supply of water available from Paradise Irrigation District (PID). Indications from the District are that additional source development and increased rates would both probably have to occur before additional water could be purchased. The assumption made in this analysis was that 140 acre-feet per year would be applied to the golf course. This is a small portion of the current average 8,000 acre-feet per year sold by PID. Furthermore, it was assumed that the current PID rate of $100 per acre-foot would double in the future. The total cost to society to provide reclaimed water can be calculated by subtracting the annualized cost of Alternative GC-D, less the amount included for purchase of PID water, from the annualized cost of the next cheapest, Alternative GC-A, and dividing the difference by 140 acre-feet per year. This cost is over $700 per acre-foot. Looking at the situation another way, reclamation plant construction would have to be between $500,000 and $600,000 lower in order for the cost of producing the reclaimed water to be comparable to the purchase price of PID water.

In the absence of compelling reasons to build a reclamation plant, it is apparent that all wastewater should be conveyed to the central treatment plant as in Alternative GC-D. Compelling reasons might include the desirability of early development in the lower Clark Road area requiring wastewater treatment and disposal, whereby Alternative GC-A would be implemented, or the inability to purchase the required golf course irrigation water from PID, whereby either Alternative GC-A or GC-C would be implemented, depending on the timing of availability of the central treatment plant.

TABLE 3-1

GOLF COURSE RECLAMATION ALTERNATIVE ANALYSIS

Alternative item	Cost ($K)	Life (Yr)	Int. (%)	Factor	Ann. Cost($K/yr)
Note	5		3	1,2,4	
GC-A - Year-Round Operation of Golf Course					
Equipment	1,351.2	15	10	.1315	177.6
Other Cap.	901.2	50	10	.1009	90.9
Power	31.7/yr	--	13	1.2719	40.3
Other O&M	89.1/yr	--	--	1.0000	89.1
Total (Rounded)					398
GC-B - Pump Reclaimed Water from Main Plant					
Equipment	1,351.2	15	10	.1315	177.6
Other Cap.	1,496.4	50	10	.1009	150.9
Power	54.8/yr	--	13	1.2719	69.7
Other O&M	93.6/yr	--	--	1.0000	93.6
Total (Rounded)					492
GC-C - Summer Operation of Golf Course Reclamation					
Equipment	1,756.8	15	10	.1315	231.0
Other Cap.	284.4	50	10	.1009	28.7
Power	38.6/yr	--	13	1.2719	49.1
Other O&M	94.8/yr	--	--	1.0000	94.8
Total (Rounded)					404
GC-D - No Reclamation					
Equipment	1,021.2	15	10	.1315	134.3
Other Cap.	122.4	50	10	.1009	12.3
Power	38.3/yr	--	13	1.2719	48.7
Other O&M	93.6/yr	--	--	1.0000	93.6
Water purchase	28.0/yr	--	--	1.0000	28.0
Total (Rounded)					317

NOTES:
1. 0.13147 = Capital Recovery Factor, 10%, 15 yr.
2. 0.10086 = Capital Recovery Factor, 10%, 50 yr.
3. 3% added to power cost rate due to assumed power cost inflation 3% greater rate than inflation.
4. 1.27194 = Compound Amount Factor, 13%, 15 yr. times Sinking Fund Factor, 10%, 15 yr.
5. Construction cost with 20% contingency included.

Collection System Alternatives

Using the USGS topographic maps, the Assessor's Parcel Maps, and information from the 1985 plan [4], a gravity collection system was laid out from the northern boundary of the planned Assessment District at Wagstaff to the currently planned location of the wastewater treatment plant on Neal Road at Elliot Spring. The layout is presented on Figure 2-1. When developing profiles of the major trunk lines, it was discovered that wastewater from the Clark Road area north of Buschmann could flow by gravity west along Buschmann into the Skyway trunk via an inverted siphon. This allowed planning a smaller pump station for lower Clark Road than originally shown in the 1985 plan.

Wastewater flows from the currently planned collection area were estimated based on census data provided by the Town of Paradise Planning Department, using the flow rate per acre assumed in the 1985 report for commercial and industrial areas. Unit counts were made for multi-family developments, and small lots currently in single family use were assumed to remain in that use. The ultimate wastewater flow rate is estimated to be 1.5 million gallons per day (mgd) Average Dry Weather Flow (ADWF). See Chapter 2. Applying a standard peaking factor and an allowance for wet season infiltration/inflow, the Peak Wet Weather Flow (PWWF) capacity of the conventional gravity sewer system would be 2.4 mgd, and the PWWF capacity of the small-diameter gravity septic tank effluent collection system would be 1.8 mgd.

The lines were sized for self-cleaning velocities at minimum flow, and the lines were assumed to flow 0.8 full at PWWF. In general, lines needed to be one pipe size smaller for the small-diameter gravity system than for the conventional gravity system.

Due to the generously sloping topography of both the Skyway and Clark Road collection areas, a gravity collection system was considered more appropriate than a system employing individual pumps, either raw sewage grinder pumps or septic tank effluent pumps. During the sewer layout work, it was noted that there were several parcels best served with individual pumps in order to avoid long reaches of gravity sewer placed in easement along back lot lines or across the middle of parcels. Also, several small pump stations were necessary, as well as the larger Lower Clark Road pump station. The system capacity was calculated assuming there would be no reclamation plant at the Tall Pines Golf Course.

Where possible, gravity lines were located in public right of way. Where this was not possible, the lines were routed along a private driveway or street, and when absolutely necessary, lines were routed along property lines. In no case were lines run across the middle of properties.

The existing sewers and laterals installed under Skyway Assessment District No. 1 in 1974 were all incorporated into both gravity systems. The existing construction was accounted for in the quantity takeoffs.

ANALYSIS OF ALTERNATIVES

Tables 3-2 and 3-3 present the estimated construction cost and annual operation and maintenance costs of the conventional gravity sewers and the small-diameter gravity septic tank effluent sewers, including the cost of easements. The unit prices for construction of sewers were estimated from

recent bid prices for projects paying state prevailing wages, and include incidental items such as manholes, air and vacuum release valves, and tees for laterals. Costs are in 1988 dollars, ENR 4470. An allowance was made for repairs and replacements to septic tanks required if the SDG system were constructed, but no allowance was made for installation of new septic tanks that would be required for future service connections to the SDG system, nor for abandoning septic tanks and constructing building sewers to connect to a conventional system.

As shown in Table 3-4, the two gravity collection system alternatives have nearly the same annualized cost, although the construction cost of the SDG system is less.

Referring to Table 3-3, the $1,000,000 allowed for septic tank repairs and replacement during construction of the SDG system will be paid for by each affected property owner, and will not be part of the costs to be funded by the planned Assessment District. Thus, it could be argued that from the point of view of the planned capital requirement of the district, the SDG system should be built. Opposing this argument, though, is the consideration that the assessment spread will not account for the extra costs to be borne by some properties to obtain the same benefit. Those properties required to repair or replace septic tanks might justifiably protest their assessment as inequitable relative to others in the district. Furthermore, the total construction cost incurred by both present and future ratepayers is likely to be more for the SDG system if the cost of future septic tanks is considered.

The major noneconomic factor affecting the comparison of the two collection system alternatives is the relative ease of maintenance of the systems. To date, SDG systems have all been constructed in predominately residential areas, and no SDG systems to our knowledge have been designed for commercial areas. Commercial septic tanks are on the average much larger and require pumping much more frequently than residential septic tanks. It is harder to place the commercial tanks on a regular pumping schedule because of the varying loads they accept. In the case of food service establishments, the septage collected from the tanks is likely to contain more grease and other difficult to handle solid material than residential septage. Furthermore, pumping septic tanks will require entry onto private property, necessitating maintenance of a Right of Entry agreement for every property. Pumping of some tanks will require excavation and restoration of landscaping. By contrast, maintenance of conventional gravity systems includes regular inspection, and flushing or rodding when necessary, all accomplished on public right of way or permanent easement. In either case, maintenance of a few pump stations will be necessary.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented herein, the recommendation of the 1985 plan appears to be still valid, and therefore the conventional gravity system should be constructed. It should be noted that in the future, residential areas can still connect to the gravity system with septic tank effluent pumps and small diameter force mains should connection of these areas prove necessary or desirable.

TABLE 3-2

CONVENTIONAL GRAVITY SEWER COLLECTION SYSTEM COSTS

Item	Quantity	Unit	Unit $	Extension, $K
A. CONSTRUCTION COST				
4" Force Main	5,400	LF	10	54
6" Sewer	61,700	LF	30	1,851
6" Force Main	6,000	LF	15	90
8" Sewer	42,400	LF	35	1,484
10" Sewer	13,600	LF	45	612
12" Sewer	17,500	LF	48	840
Lateral Sewers	17,500	LF	20	350
Indiv. Pumps	57	EA	6,000	342
Small Pump Station	4	EA	40,000	160
Medium Pump Station	1	EA	75,000	75
Inverted Siphon	1	EA	20,000	20
Permanent Easement	272,000	SF	0.25	68
Temporary Easement	470,000	SF	0.05	28
TOTAL CONSTRUCTION				5,974
B. OPERATION AND MAINTENANCE COST				
Sewer Maintenance	151,000	LF	0.20/yr	30/yr
Pump Maintenance	57	EA	50/yr	3/yr
Pump Station Maint.	5	EA	6000/yr	30/yr
Pump Station Power	187,500	Kwh/yr	0.08/Kwh	15/yr
TOTAL O&M				78/yr

TABLE 3-3

SDG SEWER COLLECTION SYSTEM COSTS

Item	Quantity	Unit	Unit $	Extension, $K
A. CONSTRUCTION COST				
3" Force Main	5,400	LF	8	43
4" Sewer	61,700	LF	20	1,230
4" Force Main	6,000	LF	10	60
6" Sewer	42,400	LF	23	975
8" Sewer	13,600	LF	30	408
10" Sewer	17,500	LF	45	788
Lateral Sewers	17,500	LF	18	315
Septic Tank Replacement	500	EA	2,000	1,000
Individual Pumps	57	EA	2,000	114
Small Pump Station	4	EA	35,000	140
Medium Pump Station	1	EA	65,000	65
Inverted Siphon	1	EA	15,000	15
Permanent Easement	272,000	SF	0.25	68
Temporary Easement	470,000	SF	0.05	24
TOTAL CONSTRUCTION				5,245
B. OPERATION AND MAINTENANCE COSTS				
Sewer Maintenance	151,100	LF	0.10/yr	15/yr
Septic Tank Pumping	1,670	EDU/yr	100	167/yr
Pump Maintenance	57	EA	20/yr	1/yr
Pump Station Maint.	5	EA	5000/yr	25/yr
Pump Station Power	162,500	Kwh/yr	0.08/Kwh	13/yr
TOTAL O&M				221/yr

TABLE 3-4

COMPARISON OF COLLECTION SYSTEM ALTERNATIVES

Alternative item	Cost ($K)	Life (Yr)	Int. (%)	Factor	Ann. Cost($K/yr)
Note (See Table 3-1)	5		3	1,2,4	
COL-A - Conventional Gravity Sewers					
Equipment	602.4	15	10	.1315	79.2
Other Capital	6,445.9	50	10	.1009	650.1
Power	15.0/yr	--	13	1.2719	19.1
Other O&M	63.0/yr	--	--	1.0000	63.0
Total (Rounded)					810
COL-B - Small Diameter Gravity Septic Tank Effluent Sewers					
Equipment	382.8	15	10	.1315	50.3
Other Capital	5,834.6	50	10	.1009	588.5
Power	13.0/yr	--	13	1.2719	16.5
Other O&M	208.0/yr	--	--	1.0000	208.0
Total (Rounded)					860

CHAPTER 4

WASTEWATER AND SLUDGE TREATMENT AND DISPOSAL ALTERNATIVE ANALYSIS

INTRODUCTION

The 1985 Phase II Wastewater Management Plan Report [4] included an alternative analysis comparing various wastewater treatment processes. The recommended plan was to utilize aerated lagoons for wastewater treatment, with septage and sludge to be treated at another site.

The purpose of this Chapter is to update the 1985 analysis considering the current options available for treatment plant and reclamation siting, current costs, and adding the Sequencing Batch Reactor and oxidation ditch "boat" clarifier to the analysis. An economic analysis is presented to establish the cost-effectiveness of using reclaimed wastewater effluent for irrigation and other beneficial uses versus a non-reclamation alternative.

Also, this Chapter contains an analysis of the feasibility of including hydroelectric energy recovery in the reclamation program.

BACKGROUND

In the 1985 Plan, it was assumed that the wastewater treatment plant would be constructed on a site just south of the Town limit near Wayland and Foster Roads, and that sludge and septage would be lagooned on land purchased by the Town for reclamation purposes from the McKnight Ranch interests.

The McKnight Ranch is under new ownership, and it has been decided that the Town will not purchase the land to be used for wastewater reclamation. Also, septage and sludge should be stabilized to maintain the widest range of options for beneficial use and ultimate disposal. The preferred site for the wastewater treatment plant has been changed to avoid impending housing development and to provide easier access for septage haulers. The new preferred site is a portion of the McKnight Ranch property on Neal Road near Elliot Spring. See Figures 5-1 and 5-2. Other sites along Neal Road are physically possible, but the preferred site was chosen due to its distance from present and planned housing development and its relative proximity to the collection system, minimizing trunk line costs.

DEVELOPMENT OF WASTEWATER TREATMENT AND SLUDGE STABILIZATION ALTERNATIVES

Wastewater treatment and sludge stabilization alternatives were developed as coordinated processes all occurring on the same site. Wastewater and sludge treatment alternatives developed were as follows:

Alternative A - Aerated Lagoons. Under this alternative, screened (but not degritted) raw wastewater and septage would be co-treated in a lagoon sized to provide sludge and grit storage. Screening would be employed to remove floatable plastics and other matter not readily treatable in the biological treatment processes following. The screenings would be compacted and hauled to a landfill. Each summer, one lagoon would be taken out of service and the accumulated stabilized sludge allowed to dry before being removed for beneficial use or ultimate disposal. Sludge could also be removed in a semi-liquid or semi-solid state, depending on the form required by the ultimate disposal

arrangement. See Figure 4-1.

The aerated lagoon treatment process is a variation on the extended aeration activated sludge biological treatment process. It does not involve the application of chemicals. Wastewater and solids to be treated enter the lagoon and are thoroghly mixed with aerobic microorganisms (activated sludge) suspended in the lagoon. These microorganisms consume suspended and dissolved organic material, both that in the influent and that remaining from dead activated sludge organisms. Air is dissolved in the water in the lagoon by means of mechanical aerators powered by electricity to supply the microorganisms with the necessary oxygen for their metabolism. Designs normally call for the average hydraulic retention time of liquid in the initial (aerated) lagoon at the design average value of influent flow to be 7 days, followed by another aerated lagoon with an average hydraulic retention time of 7 days, for a total of 14 days. At this value of hydraulic retention time, the wastewater will receive treatment to secondary level (30 milligrams per liter (mg/l) each of BOD and suspended solids), and the nitrogen in the treated effluent will be in the ammonia form.

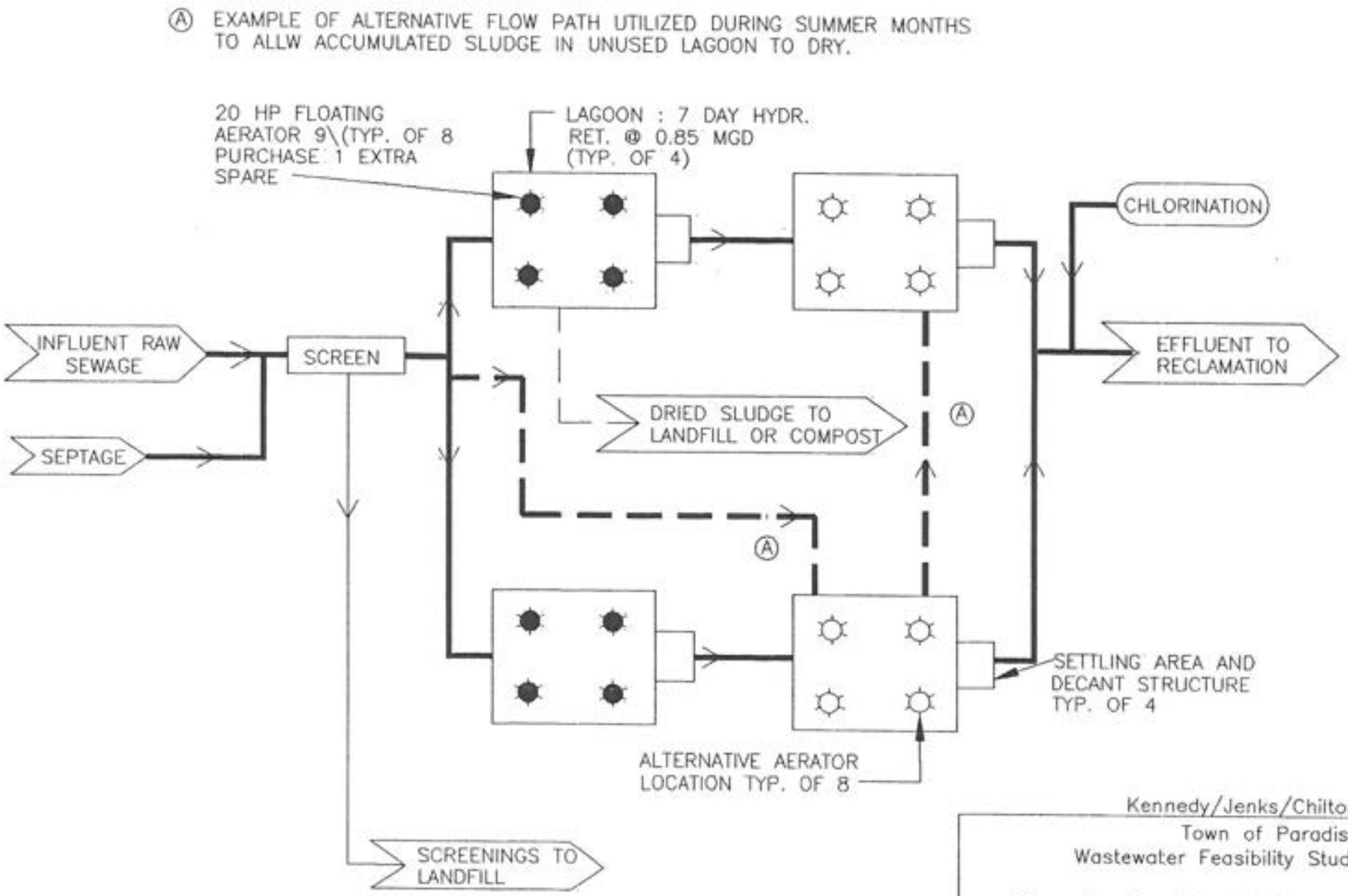
As wastewater is continuously admitted to the lagoons, a mixture of treated wastewater effluent and activated sludge is pushed into a quiescent area where no mixing occurs. There, the activated sludge organisms settle out and the clarified effluent is decanted and directed to a polishing and flow equalizing pond prior to further treatment or discharge.

In the aerated lagoon system, it is normal for some portions of the bottom of the lagoon to accumulate solids (sludge) in piles where not enough oxygen is received to sustain activated sludge microorganisms. These piles do, however, support anaerobic microbial life not requiring oxygen for metabolism. The sludge will digest and change in composition over time to a stabilized form that will not putrefy further to a significantly degree.

Alternative B - Sequencing Batch Reactor (SBR). A particular variety of SBR, the Intermittent Cycle Extended Aeration System, is evaluated in this alternative, as it was in the Golf Course Reclamation Alternative Analysis in Chapter 3. In this alternative, the raw wastewater would be screened and degritted before biological treatment, and the septage would be screened (but not degritted) at its own headworks before stabilization in an aerobic sludge lagoon. Biological solids wasted from the SBR would be stabilized in the same aerobic lagoon. The stabilized sludge would be stored in another lagoon and either removed in a semi-liquid state or dried in drying beds during the summer season. See Figure 4-2.

Screening of the influent wastewater and septage would be employed for the same purpose and in the same manner as for the Aerated Lagoon, Alternative A. In addition, to prevent buildup of difficult-to-handle solids in the Sequencing Batch Reactor treatment tanks, a small settling chamber would be employed to remove dense granular material (grit). The grit would be dewatered and hauled to landfill along with the compacted screenings.

The Sequencing Batch Reactor is another variation on the extended aeration activated sludge process. The major difference between the SBR process and the aerated lagoon process is that instead of flowing continuously through a sequence of chambers as in the lagoon process, batches of wastewater are treated one by one in a single tank. The various elements of the activated



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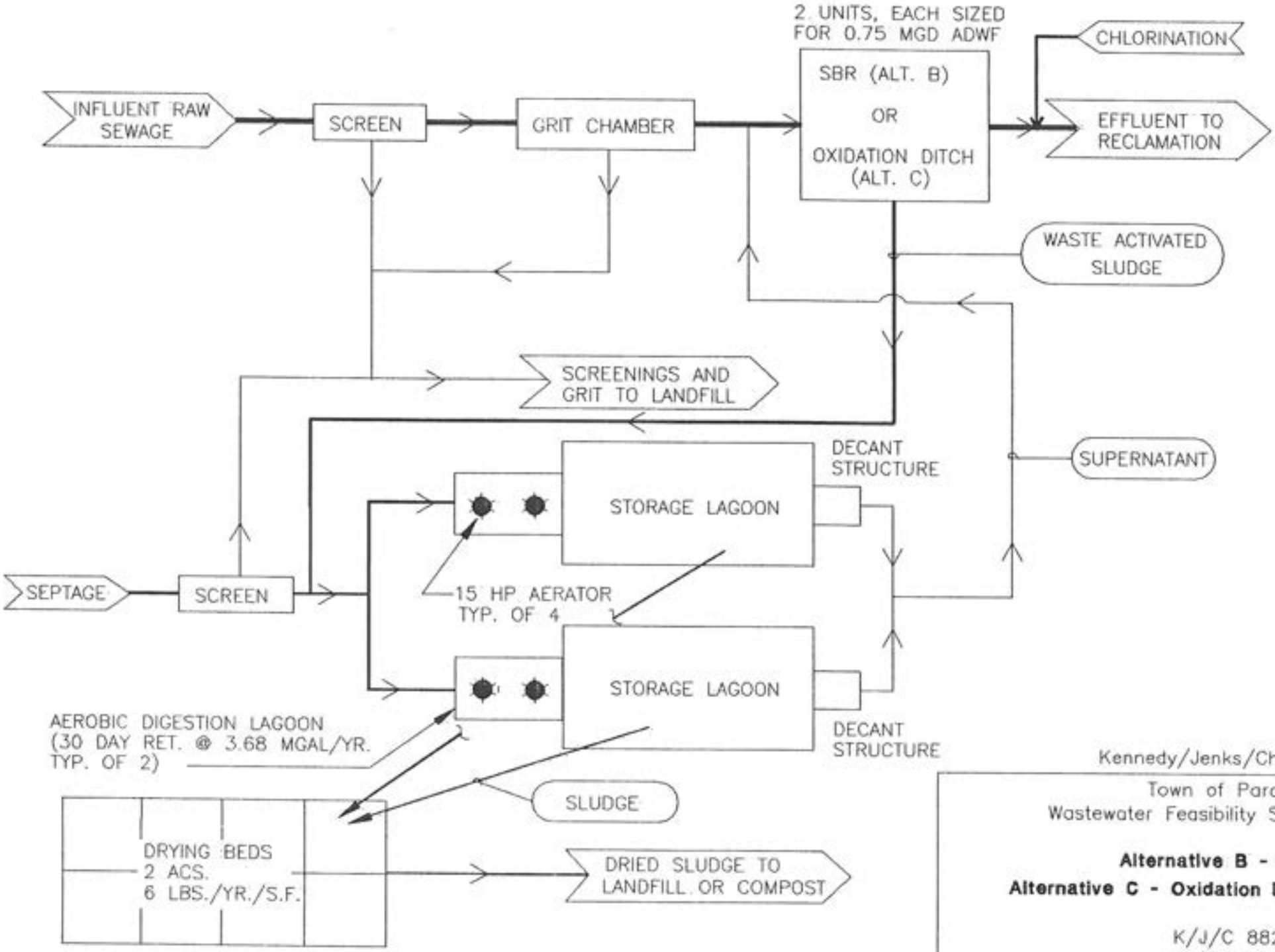
Town of Paradise
Wastewater Feasibility Study

Alternative A - Aerated Lagoons

K/J/C 882511
March 1989

Figure 4-1



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Alternative B - SBR
Alternative C - Oxidation Ditch

K/J/C 882511
March 1989

Figure 4-2

sludge process occur in sequence for each batch, as follows: Influent wastewater enters the SBR tank until the tank is full. Aeration and mixing occur, allowing activated sludge left over from the previous batch to consume dissolved and suspended organic material in the wastewater. After a period of several hours, the air and mixing are turned off and the solid material in the tank is allowed to settle. The clarified effluent is then decanted from the surface and more wastewater is admitted, commencing another sequence.

At the same time that clarified effluent is being decanted from the surface of the SBR tank, a portion of the settled solids is withdrawn from the bottom of the tank, representing the portion of the influent wastewater solids not consumed and the portion of the activated sludge microbial mass grown during the preceding period of aeration. These solids are wasted to an aerated lagoon similar in design to that described under Alternative A, but smaller in volume. The aerated sludge lagoon system also receives screened septage. The combined solids are stabilized by means of aerobic activated sludge microorganisms. The stabilized solids are allowed to settle in the lagoon and the clarified liquid redirected to the SBR system for treatment prior to disposal along with the treated wastewater effluent.

Alternative C - Oxidation Ditch with Boat Clarifier. Under this alternative, an oxidation ditch with internal "boat" type clarifier would be employed for wastewater treatment. All other features of this alternative are the same as Alternative B. See Figure 4-2.

The principle of operation of the Oxidation Ditch is the same as the aerated lagoon, except that the volume of wastewater maintained under aeration is much smaller. Aeration and mixing are both accomplished by rotating brushes, jet aerators, or similar devices which direct the liquid around a racetrack-shaped channel. Because the channel volume is much less than that of an aerated lagoon, the electrical power input required to keep the solids in suspension is less, and the concentration of activated sludge solids in the oxidation ditch is much higher. Because of the necessity to separate clarified effluent from the solids and to maintain the concentration of activated sludge microorganisms in the oxidation ditch, a clarification device is employed which continuously returns the settled solids to the oxidation ditch while decanting clarified wastewater effluent. As in the SBR process, a portion of the settled solids is withdrawn to be stabilized by a separate aerated lagoon system along with the screened septage solids.

Facultative Lagoons as developed in the 1985 Report were not included in the analysis because of the extensive sitework required, the potential for seasonal odor problems, and the requirement for separate septage stabilization and drying facilities.

Features Common to All Alternatives

Common to all alternatives, and not part of the cost-effectiveness analysis, are the following features:

- Land acquisition.
- Roads, fencing and sitework.
- Laboratory and office building at site.

- Three-phase power service to site.
- Emergency generator and automatic transfer switch.
- Telephone service to site.
- Potable water service at site.
- Automatic telephone dialer for alarm transmittal.

Chlorination facilities employing sodium hypochlorite (bleach) are included for all alternatives under the reclamation element of construction This system would be used for wastewater effluent disinfection, activated sludge maintenance (anticipated to be required only on an intermittent basis), and prechlorination of influent wastewater and septage if necessary for odor suppression.

The treatment processes were selected from those with proven low maintenance, operational simplicity, and ability to handle varying loads. In particular, anaerobic digestion of septage and sludges was not considered appropriate for this project because of the expense and complication of the facilities and difficulty of operation considering the small amount of methane gas expected to be produced.

The potential for odors and nuisance from each of the alternatives investigated should be minimal and nearly equal. The odors could arise mostly from the lagooning and drying of stabilized sludge. Odors that can arise from operations at the headworks can be dealt with by proper handling of screenings and grit, such as by compacting and bagging them prior to hauling, and by prechlorination of the influent when necessary.

Wastewater effluent would be treated to secondary treatment standards, defined as 30 milligrams per liter (mg/l) each of 5-day Biochemical Oxygen Demand (BOD5) and suspended solids. This would render the effluent suitable for pasture and forage crop irrigation and, with further treatment, for golf course irrigation and other uses. Liquid or partially dried stabilized sludge would be suitable for agricultural application, and stabilized sludge dried to greater than 50% solids content could be utilized as daily cover material at a landfill.

Advanced treatment and disinfection were not included in the basic analyses of secondary treatment process. Advanced treatment and disinfection are treated as part of the analysis of cost-effectiveness of various reclamation alternatives in this chapter.

ANALYSIS OF WASTEWATER TREATMENT AND SLUDGE STABILIZATION ALTERNATIVES

Construction, operation and maintenance costs were developed for the three alternatives. A cost-effectiveness comparison was made among the alternatives by computing annualized costs from the capital and annual expenditures assuming facility lives and interest rates as in Chapter 2.

As shown in Table 4-1, the total annualized cost of Alternative A (Aerated Lagoons) is approximately 10% lower than that of the next more costly, Alter-

native B (SBR). A combination of high capital cost and high power cost tend to eliminate Alternative C (Oxidation Ditch) from consideration. The higher power cost of Alternative A is offset by lower overall capital cost, especially the savings afforded by not having to construct separate sludge stabilization, storage and drying facilities.

The following non-economic factors also favor Aerated Lagoons over the Sequencing Batch Reactor with separate aerobic sludge stabilization.

o Operation of the Aerated Lagoons would be simpler. There would be a single headworks receiving septage as well as wastewater. The headworks would employ screening only, and not grit removal. The lagoons themselves would not require as much operator attention as the SBR, and the aerators are much less complex than the SBR machinery.

o The Aerated Lagoons would have greater resistance to biological process upsets from hydraulic or organic shock loading or from light organic loading during the early years of plant operation, due to their long hydraulic residence time and relatively low concentration of biological solids.

o The lagoons would operate to equalize diurnal influent flow variations. Also, a polishing and equalization pond would follow the treatment ponds, providing further clarification of the effluent. Under these conditions, it would be possible to provide an advanced treatment unit with a constant rate of low-turbidity water.

Based on the alternative analysis presented above, the Aerated Lagoons should be constructed for combined wastewater, septage, and sludge treatment. Staging of construction can occur by providing for construction of three of the four lagoons and installation of eight aerators in the first phase, with the remainder of construction occurring as justified by increased flows.

TABLE 4-1

COMPARISON OF TREATMENT ALTERNATIVES

Alternative	Item	Cost ($K)	Life (Yr)	Int. (%)	Factor	Ann. Cost ($K/yr)
	Note	5		3	1,2,4	
A - Aerated Lagoons						
	Equipment	389	15	10	0.13147	51.1
	Other Cap.	2,066	50	10	0.10086	208.4
	Power	74.5/yr	--	13	1.27194	94.8
	Other O&M	74.0/yr	--	--	1.00000	74.0
	Total (Rounded)					430
B - Sequencing Batch Reactor						
	Equipment	938	15	10	0.13147	123.3
	Other Cap.	2,160	50	10	0.10086	217.9
	Power	53.9/yr	--	13	1.27194	68.5
	Other O&M	87.0/yr	--	--	1.00000	87.0
	Total (Rounded)					500
C - Oxidation Ditch						
	Equipment	1,238	15	10	0.13147	162.8
	Other Cap.	3,030	50	10	0.10086	305.6
	Power	91.9/yr	--	13	1.27194	116.9
	Other O&M	87.0/yr	--	--	1.00000	87.0
	Total (Rounded)					670

NOTES:
1. 0.13147 = Capital Recovery Factor, 10%, 15 yr.
2. 0.10086 = Capital Recovery Factor, 10%, 50 yr.
3. 3% added to power cost rate due to assumed power cost inflation 3% greater rate than inflation.
4. 1.27194 = Compound Amount Factor, 13%, 15 yr. times Sinking Fund Factor, 10%, 15 yr.
5. Construction cost with 20% contingency included.

DEVELOPMENT OF ADVANCED TREATMENT AND RECLAMATION ALTERNATIVES

Alternatives were developed for ultimate disposal of secondary treated effluent involving various combinations of reservoir storage during different times of the year, advanced secondary treatment, surface discharge into various watercourses during the non-irrigation season, and beneficial use of reclaimed wastewater effluent. In this section, two of the elements of the alternatives will be described, and then the alternatives themselves will be developed as combinations of these elements and others unique to each alternative. As in the analysis of treatment alternatives above, the costs are based on a project sized for the ultimate wastewater flow, receiving an average of 75% of the ultimate flow rate over the life of the project.

Reservoir Storage Element

Preliminary field work was performed to find feasible reservoir sites on the former McKnight Ranch property in the vicinity of Neal Road. Appendix A describes this field work, and Figure 1 of the report shows three potentially feasible sites. The site with the highest water surface elevation, Neal Road #2, was chosen for further analysis because it offered the widest range of beneficial use locations for reservoir effluent without a pumping requirement.

The embankment for this reservoir would be a maximum of 88 feet in height, and it would be designed and constructed to meet the requirements of the State Division of Safety of Dams (DSOD).

The actual extent of embankment would differ under the various reclamation and ultimate disposal alternatives under consideration. Each alternative description includes the size of any required reservoir and its estimated construction cost.

In the 1985 Phase II Report [4], a hydroelectric generator was planned to recover the head available as the treated effluent was piped down from the treatment plant to the reservoir. A brief check was made in the current study to determine if this concept was still feasible. It was concluded that hydroelectric energy recovery was not feasible for the alternatives now under consideration, for several reasons:

(1) The buy-back contracts now being offered by Pacific Gas & Electric only pay approximately 2.5 cents per kilowatt-hour for power sold back to the utility, compared with the 8 cents per Kwh assumed in the 1985 report.

(2) The flow rate of treated effluent now being considered is about half of what was expected in the 1985 report.

(3) The elevation of the planned Elliot Spring Treatment Plant is at least 300 feet lower than the site proposed in the 1985 report.

Advanced Treatment Element

For some of the alternatives, treatment beyond the secondary level is required. In these cases, further treatment is provided by coagulation, flocculation and settling in an adsorption clarifier, filtration of the clarified effluent through dual granular media pressure filters, and disinfection of the filtered effluent by rapid mixing of chlorine (as hypochlorite) followed by a chlorine contact time of two hours.

The State Department of Health Services has approved this process train for production of reclaimed water suitable for unrestricted recreational impoundments, unrestricted food crop irrigation, watering of parks and playgrounds, and other beneficial uses. The treatment process has been shown to produce water with fewer than 2.2 MPN total coliform per 100 ml and near absence of viruses.

The final pond in the treatment pond system is reserved as a polishing and equalization pond. Therefore, the advanced treatment equipment can be sized for average conditions. Any flow which cannot be directed to an out-of-

service unit could be retained in the equalization pond for a period of up to several days if necessary until the unit is put back into service.

Figure 4-3 shows the process flow sheet for the advanced treatment processes. The first unit, the adsorption clarifier, combines the functions of a flocculation tank and a solids contact clarifier while occupying much less space and being considerably more economical. Coagulant (alum and polymer) is added to the influent secondary treated wastewater to entrap colloidal materials causing turbidity. The adsorption clarifier contains buoyant granular media which adsorb and trap the floc particles. Typically, the rate of flow would be equivalent to 10 gallons per minute per square foot of clarifier area. Periodically, the accumulated solids are flushed out and the slurry directed back to the plant headworks. In the present case, for the ultimate design flow, two units would be required, each occupying a space of about 10 feet square. They would be located inside a building for ease of maintenance during inclement weather.

The pressure filters operate to remove more turbidity from the adsorption clarifier effluent. They operate at 5 gallons per minute per square foot of filter surface. Eight 7-foot diameter filter vessels are required for the ultimate wastewater flow, two of which would be reserved for backflushing or standby service at any time. The filters would be pressurized by two 25-hp feed pumps. Backwash water would be drawn from the product water stream and spent backwash water would be directed to the plant headworks. The filters and controls are supplied as pre-piped, pre-wired skid-mounted units. They would be located inside the same building as the adsorption clarifiers. Gravity filters can also be used for this treatment process.

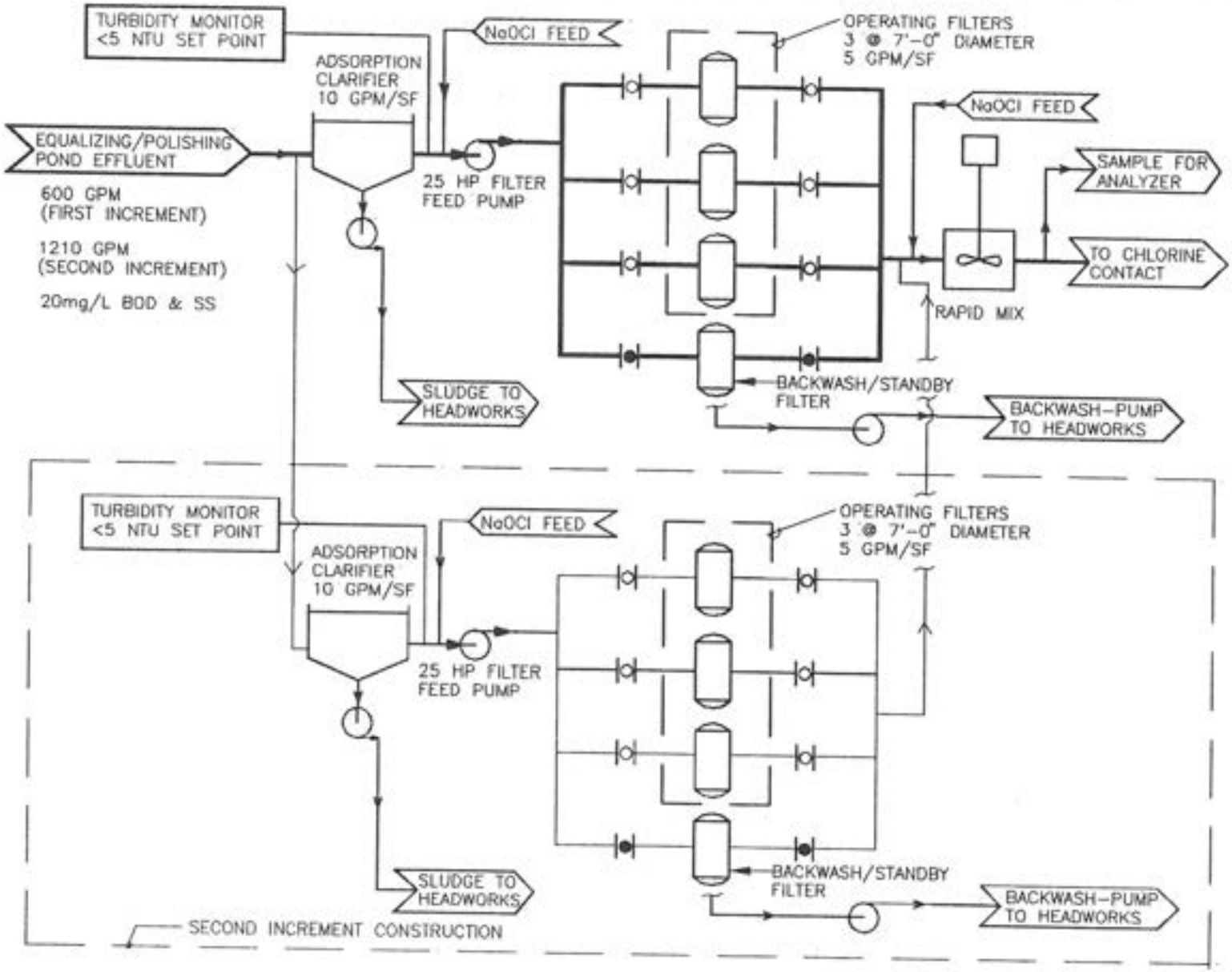
After filtration, the filtered effluent would be chlorinated while being subjected to intense and thorough mixing. Then the chlorinated effluent flows through a pipe with enough volume so that the contact time in the pipe is at least two hours.

Development of Alternatives

Alternative REC-A - No Reclamation. Under this alternative, all treated water would be discharged indirectly to Butte Creek via subsurface seepage through mine tailings during periods of the year when the discharge would receive greater than 50:1 dilution in Butte Creek at the point of discharge. The dilution of the combined discharge of reservoir contents and treated effluent during the months of January through May would meet this dilution criterion on an average basis. For the months of February through May, average dilution is in excess of 100:1. During the other months of the year when no discharge occurs, the effluent would be stored in a reservoir as described above.

In order to maximize the utility of the reservoir as a recreational asset and minimize potential effects on Butte Creek, the secondary plant effluent would be given advanced treatment as described above. Chlorine contact would occur in a 48-inch diameter pipe 380 feet long located at the Elliott Spring site and further in an 8-inch effluent transport pipeline running down Neal Road to the reservoir site.

The reservoir would be sized to retain the 100-year frequency precipitation during the months of June through December as well as the contribution of advanced secondary treated effluent during that period. The total reservoir



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Town of Paradise
Wastewater Feasibility Study

Advanced Treatment Process Schematic

K/J/C 882511.00
March 1989

Figure 4-3

volume required would be 1,000 acre-feet.

From the reservoir, a 15-inch diameter effluent pipeline would be constructed to spreading basins built on placer mining tailings on the west bank of Butte Creek just south of the Highway 99 crossing. At an assumed rate of 10 gallons per day per square foot of spreading basin surface, and allowing for precipitation on the basins, an area of 10 acres would be required. Geotechnical and hydrogeological studies need to be performed to confirm that a rate this high can be sustained for long periods.

Alternative REC-B - 100-Year Reservoir, No Advanced Treatment. Under this alternative, secondary treated effluent from the polishing and equalization pond would be chlorinated and contacted in pipes as described for Alternative REC-A, and directed to a reservoir during the non-irrigation season of the year. The disinfected effluent reaching the reservoir would have a monthly median value of 23 MPN total coliform per 100 ml. At this stage of treatment and disinfection, the reclaimed wastewater is suitable for irrigation of cemeteries, golf courses, freeway landscapes, limited food crops where the water does not come in contact with fruit, and for landscape impoundments (no boating, fishing or swimming). The reclaimed water would receive further dilution from stormwater runoff in the reservoir. During the irrigation season, all reclaimed water would be utilized on the former McKnight Ranch property, with no off-site surface discharge allowed at any time.

The reservoir would be sized to retain the runoff occurring during the once in 100-year high precipitation season along with the accumulated reclaimed water. The required reservoir size in this case is 2,170 acre-feet.

Not included in the cost of this alternative are the capital improvements necessary to make beneficial use of the reservoir contents and the remainder of the year's contribution of reclaimed water during the irrigation season. Under the conditions of the ultimate project, approximately 550 acres would have to be improved for this purpose.

Alternative REC-C - 10-Year Reservoir, Advanced Treatment. This alternative is similar to Alternative REC-B, but is based on allowing a reservoir overflow on the average of once in 10 years during the non-irrigation season, with discharge of the overflow to a streamcourse entering Hamlin Slough and ultimately entering Butte Creek. The feasibility of this alternative is based on a precedent set by the Central Valley Regional Water Quality Control Board in allowing discharges of disinfected secondary treated effluent to watercourses at elevation 1000 ft. or below where the surface water is not used as a source of domestic supply. The feasibility of this approach was confirmed in discussions with RWQCB staff (R. Dykstra telephone conversation with R. Adams, Kennedy/Jenks/Chilton, 26 February 1989).

In order to maximize the utility of the reclaimed water while minimizing potential adverse effects on watercourses or other beneficial uses, advanced treatment was assumed for this alternative, as it was for Alternative REC-A.

The size of reservoir required under this alternative is 1,650 acre-feet.

This alternative is similar to Alternative REC-C, in that no discharge to a surface watercourse is allowed during the irrigation season, and no costs are included for improvement of the approximately 500 acres required for bene-

ficial use of the ultimate wastewater flow.

Alternative REC-D - No Reservoir; Advanced Treatment. The present owners of the McKnight Ranch are not using water in significant amounts on the property at the present time. They have expressed willingness to make beneficial use on a long-term basis of reclaimed water which has received advanced treatment. Furthermore, delivery of reclaimed water at a high elevation maximizes options for the place of use. This alternative was developed in order to minimize the amount of reclaimed water introduced to the McKnight Ranch property considering the present low water use and the expense of facilities required to accomplish beneficial use.

Under this alternative, secondary treated effluent would receive advanced treatment as described above. The filtered water would be chlorinated and the chlorine contact time accomplished in two parallel 72-inch diameter pipes located at the Elliot Spring site. The disinfected reclaimed water would be discharged at the head of Nugen Canyon as a surface flow in the existing stream course. The chlorine residual would dissipate in a short time of travel in the stream course and in high-elevation impoundments through the action of oxygenation. This point of discharge is nearly 5 miles distant from the opposite (west) property line by way of stream courses in Nugen and Hamlin Canyons. During the summer months, beneficial use could be made of the reclaimed water in a series of small impoundments creating a wetland environment. (Note that for the purpose of this analysis, no costs for such impoundments were included.) No reclaimed effluent would be discharged off of the property during the irrigation season.

During the non-irrigation season, the reclaimed water would receive dilution from runoff and surface flows before reaching Hamlin Slough at Highway 99.

The concept of this alternative has the tentative concurrence of Central Valley Regional Water Quality Control Board staff.

Analysis of Alternatives

A cost-effectiveness analysis was prepared on the same basis as used for the collection and treatment alternatives (see Chapter 2). Table 4-2 presents the results. On an annualized cost basis, Alternative REC-D (No Reservoir; Advanced Treatment) is significantly favored over any of the others.

Other factors affecting the choice of alternatives are ease of operation and maintenance, implementability, and flexibility regarding use of treated effluent.

Alternative REC-B has the lowest operation and maintenance cost. However, it is the most restrictive with regard to the potential uses of reclaimed water. It appears to be readily implementable.

TABLE 4-2

COMPARISON OF RECLAMATION ALTERNATIVES

Alternative item	Cost ($K)	Life (Yr)	Int. (%)	Factor	Ann. Cost (K/yr)
Note (See Table 4-1)	5		3	1.2,4	
REC-A - No Reclamation					
Equipment	792.0	15	10	.1315	104.1
Other Cap.	3,576.0	50	10	.1009	360.7
Power	23.2/yr	--	13	1.2719	29.5
Other O&M	95.7/yr	--	--	1.0000	95.7
Total (Rounded)					590
REC-B - 100 Yr. Reservoir					
Equipment	36.0	15	10	.1315	4.7
Other Cap.	3,697.2	50	10	.1009	372.9
Power	.0/yr	--	13	1.2719	.0
Other O&M	20.0/yr	--	--	1.0000	20.0
Total (Rounded)					398
REC-C - 10-Yr. Reservoir; Adv. Treatment					
Equipment	792.0	15	10	.1315	104.1
Other Cap.	3,432.0	50	10	.1009	346.2
Power	23.2/yr	--	13	1.2719	29.5
Other O&M	85.7/yr	--	--	1.0000	85.7
Total (Rounded)					565
REC-D - No Reservoir; Adv. Treatment					
Equipment	792.0	15	10	.1315	104.1
Other Cap.	590.4	50	10	.1009	59.5
Power	23.2/yr	--	13	1.2719	29.5
Other O&M	77.9/yr	--	--	1.0000	77.9
Total (Rounded)					271

Alternative REC-A must be studied more before its implementability as described can be ascertained. Also, the idea of discharge adjacent to Butte Creek may be objectionable to area residents. Variations on this alternative are possible, such as transport of treated effluent to the Chico wastewater treatment plant outfall or the Chico storm sewer system. Construction of a transport pipeline to the proposed site of the spreading basins opens up opportunities for beneficial use of the reclaimed water on land nearby, such as the golf course north of Neal Road and west of Highway 99. Because of its relatively high cost and questions regarding implementability, this alternative is not given further consideration in this report.

Alternative REC-C offers advantages over Alternative REC-B in that less restrictions are put on use of the reclaimed water, but these advantages must be balanced against the higher cost of Alternative REC-C. There is a high probability that Alternative REC-C can be implemented without difficulty.

Alternative REC-D is favored by low cost, acceptability to the landowner, and wide flexibility in present and potential beneficial uses of the reclaimed water. The level of operator attention and monitoring of the treatment process, especially the advanced treatment process train, is significantly higher than required for the basic aerated lagoon type secondary treatment process. However, the process units are provided with microprocessor-based control units, and have alarm and status reporting capabilities. These processes have been demonstrated to operate with a high degree of reliability when treating wastewater effluents.

The probability that Alternative REC-D can be implemented without difficulty is affected by the certainty to which acceptable beneficial use arrangements can be agreed upon among the landowner, the Town of Paradise, and the RWQCB. Because of the precedents set, the high degree of treatment provided, and the distance between the point of introduction of reclaimed water and the property line, it is very likely that this alternative can be implemented.

Because of its low annualized cost and acceptable implementability, Alternative REC-D (No Reservoir; Advanced Treatment) is the recommended reclamation alternative.

CHAPTER 5

RECOMMENDED PLAN

This Chapter contains a description of the proposed special assessment district and the facilities to be constructed for wastewater collection, treatment, and disposal for beneficial use and/or discharge. Construction costs of the recommended project are presented for both the initial increment of construction and the future increment of construction when the treatment capacity needs to be expanded. Operation and maintenance costs, and allowance for replacement reserves, are also presented. See Figure 5-1 for a location plan of the service area, trunk sewer, treatment plant location, and area planned for reclamation of the treated wastewater effluent.

Proposed Central Area Wastewater Assessment District

The geographical area and number of units to be served (present and projected) are as described in Chapter 2. See Figure 2-1 for a detailed map of the proposed district boundaries. In brief, the district boundaries are proposed to encompass the commercial, industrial and multi-family residential areas now existing along the Skyway and Clark Road corridors as far north as Wagstaff. Presently, there are estimated to be approximately 2,700 Equivalent Dwelling Units (EDU's) within the proposed District; that is, the present wastewater flow projection is what would be expected from that number of single-family homes. The system is designed on the assumption that the number of EDU's would more than triple to 8,400 EDU's in the future at buildout conditions.

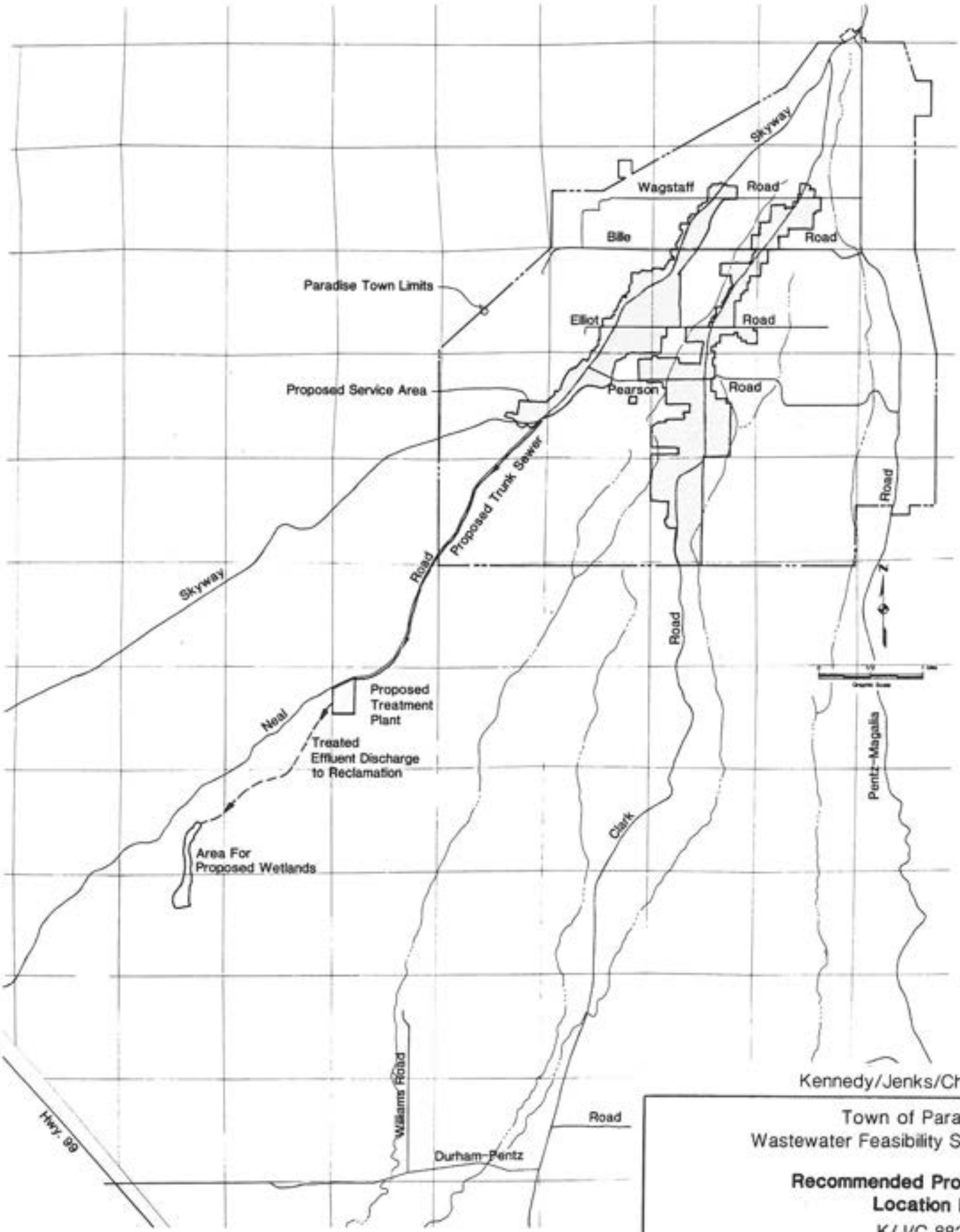
The current average wastewater flow from this area during wet weather conditions is estimated to be 540,000 gallons per day, and the current average wastewater flow during dry weather is estimated to be 460,000 gallons per day.

Wastewater Collection

Collection of wastewater from the Central Area is proposed via a conventional gravity sewer system as described in Chapter 3. See Figure 2-1. Six-inch collector sewers will discharge into 8-inch and 10-inch main sewers. Individual parcels will connect with 4-inch or 6-inch side sewers. The Clark Road system will discharge to a 10-inch diameter trunk sewer near the intersection of The Skyway and Neal Road via a double-barrel 8-inch inverted siphon along the western extension of Buschmann Road. Five small areas not able to be economically served directly by gravity will be provided with package type sewage pump stations. Also, Clark Road south of Buschmann will be served by an 80,000 gallon per day pump station located within the Easy Street Industrial Park. A small number of parcels (estimated at up to 50) will not be able to be served by gravity, and will be provided with individual sewage pumps.

At Skyway and Neal Roads, a 12-inch trunk sewer will collect all wastewater. The trunk will run along Neal Road to the treatment plant site near Elliot Spring. See Figure 5-1.

The cost of the collection and trunk sewer system is presented in Table 3-2. All of this construction is required in the initial phase of work.



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Recommended Project Location Plan

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Figure 5-1

Wastewater and Sludge Treatment

Both wastewater from the central area collection system and septage pumped from the remaining septic tanks on Paradise Ridge (including the remainder of the Town of Paradise and other communities north along the ridge) will be received at the treatment plant headworks near Elliot Spring on the south side of Neal Road. See Figure 5-2. After screening, aerated lagoons will treat the combined wastewater and septage utilizing aerobic suspended micro-organisms.

The wastewater will be mixed and aerated for a minimum of 14 days in two stages of aerated lagoons, and then the solid material settled out. Removal of BOD and suspended solids in the lagoons is expected to be 93 to 95 percent, at an organic loading rate of 600 lb BOD per acre per day.

The clarified, stabilized treated effluent will then be given advanced treatment by coagulation with alum and polymer, clarification, filtration through mixed-media filters, and chlorination and chlorine contact prior to being discharged to a streamcourse at the head of Nugen Canyon on the former McKnight Ranch property.

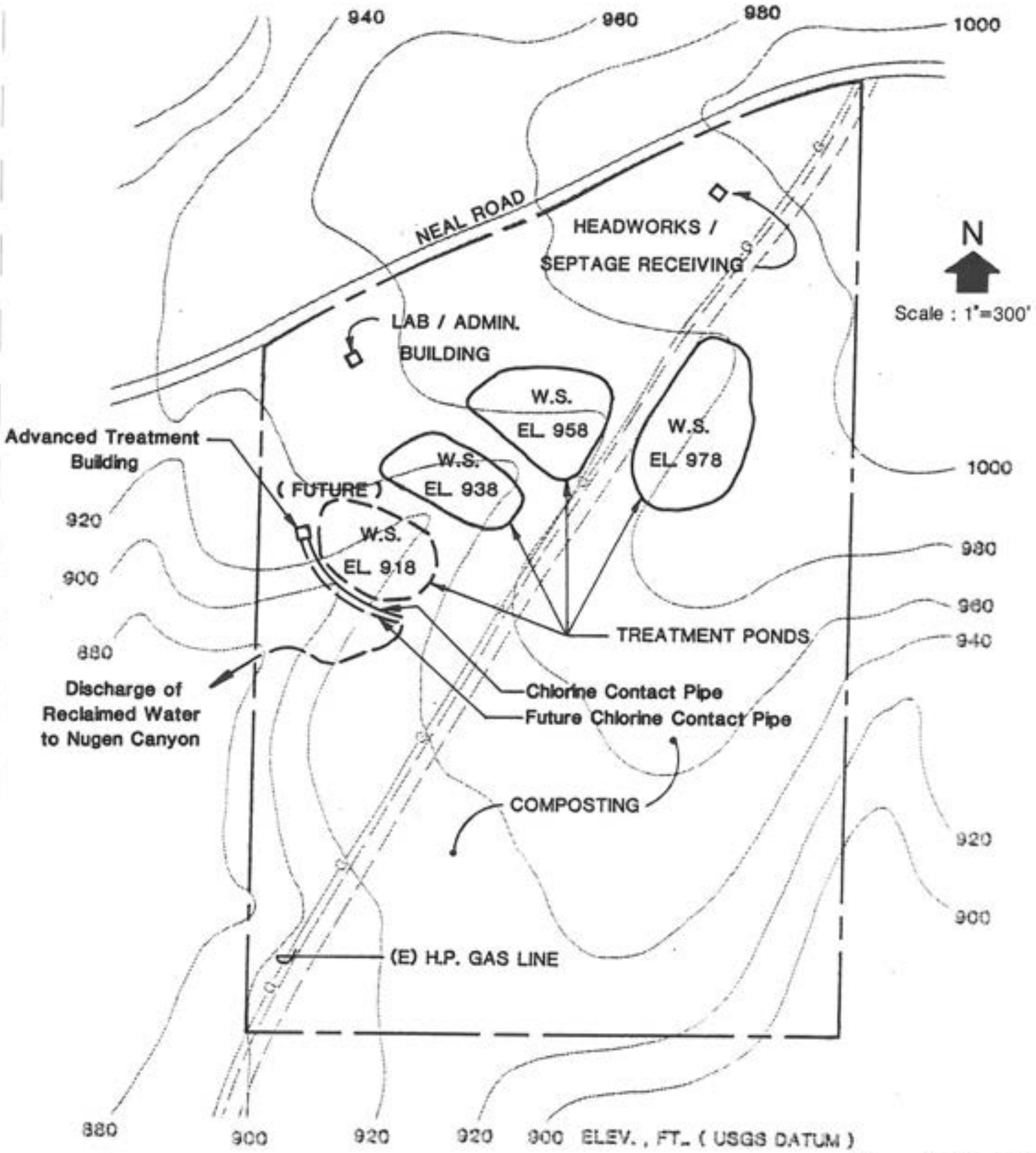
Appendix A presents the results of a preliminary geotechnical survey of the proposed treatment plant site. The survey recommends that the ponds be constructed utilizing the natural depression of the land, as shown on Figure 5-2, due to the shallow soils prevalent on the site.

Three of the four treatment ponds, the headworks, the administration/laboratory building, nine aerators (eight installed and one spare), and half of the advanced treatment facilities will be constructed in the initial increment of construction. See Table 5-1 for the construction cost of the initial increment of these facilities, and Table 5-2 for the construction cost of the future treatment plant capacity expansion. The land acquisition cost is not included at this time, pending the conclusion of negotiations with the property owners.

Effluent and Sludge Disposal

The effluent discharged to Nugen Canyon is currently planned to be used to create wetland habitat on the McKnight Ranch property. Other permitted reclamation uses are also under consideration by the property owners. The cost of the treatment facilities presented in Tables 5-1 and 5-2 does not include the construction of the wetland impoundments or any other improvements related to reclamation use of the effluent. These would be the responsibility of the owners of the McKnight Ranch property. During the summer months, all treated effluent is expected to be consumed at the point of beneficial use on the McKnight Ranch property through percolation, evaporation, and plant evapotranspiration, and no effluent will be discharged directly to local surface watercourses. Depending on precipitation and runoff patterns, some treated effluent, diluted with stream flow, may reach Hamlin Slough during the rainy season and ultimately reach Butte Creek near Durham.

Over a period of a year or so, stabilized solids (sludge) arising from septage, solids in the influent wastewater, sludge from the adsorption clarifier and pressure filter backwashes, and microorganisms grown in the treatment process will build up on the bottom of the aerated lagoon that has been in



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Town of Paradise
Wastewater Feasibility Study

Elliot Spring Treatment Plant Site Plan

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March 1989

Figure 5 – 2

TABLE 5-1

CONSTRUCTION COST OF RECOMMENDED TREATMENT FACILITIES
Initial Increment Construction

Item	Quant.	Unit	Unit $	Extension ($K)
Treatment Ponds and aerators				
Clearing	9	AC	3,500	32
Earthwork	90,750	CY	10	908
Lining	375,705	SF	1	188
Decant Structures	2	EA	10,000	20
Aerators, 20 Hp	9	EA	20,000	180
Misc. piping and valves	6	EA	4,000	24
Fencing and misc. site work	1	LS	100,000	100
Elec. service and switchgear	1	LS	40,000	40
Headworks with screening	1	LS	180,000	180
Telephone service	1	LS	4,000	4
Alarm dialer	1	LS	10,000	10
Elec. service to site	1	LS	25,000	25
Laboratory/Office Building	1,500	SF	100	150
Potable water service	1	LS	10,000	10
Emergency generator & ATS	1	LS	120,000	120
Subtotal				1,990
Advanced Treatment and Disinfection				
Adsorption clarifier	1	EA	110,000	110
Filtration system	1	EA	110,000	110
Coagulant feed system	1	LS	10,000	10
Hypochlorite feed w/mixer	1	LS	44,000	44
Mudwell and sludge trans. pump	1	LS	20,000	20
1280 SF bldg w/ HVAC, site work	1	LS	200,000	200
Chlorine contact pipe	335	LF	188	63
Valves at chlorine contact	2	EA	6,250	13
Inlet and outlet concrete	1	LS	20,000	20
Subtotal				589
GRAND TOTAL				2,579

TABLE 5-2

CONSTRUCTION COST OF RECOMMENDED TREATMENT FACILITIES
Future Increment Construction

Item	Quant.	Unit	Unit $	Extension ($K)
Treatment Ponds and aerators				
Clearing	3	AC	3,500	11
Earthwork	30,250	CY	10	303
Lining	125,235	SF	1	63
Aerators, 20 Hp	9	EA	20,000	180
Misc. piping and valves	2	EA	4,000	8
Subtotal				564
Advanced Treatment and Disinfection				
Adsorption clarifier	1	EA	110,000	110
Filtration system	1	EA	110,000	110
Coagulant feed system	1	LS	10,000	10
Hypochlorite feed w/mixer	1	LS	44,000	44
Mudwell and sludge trans. pump	1	LS	20,000	20
1280 SF bldg w/ HVAC, site work	1	LS	200,000	200
Chlorine contact pipe	335	LF	188	63
Valves at chlorine contact	2	EA	6,250	13
Inlet and outlet concrete	1	LS	20,000	20
Subtotal				589
GRAND TOTAL				1,153

service. At the beginning of a dry season of the year, the wastewater will be directed to another lagoon and the sludge in the formerly operating lagoon allowed to dry. Depending on availability of disposal sites, the dried, stabilized sludge will be disposed of in one of the following ways:

- Co-compost with lawn and tree trimmings; haul off-site for agricultural or municipal soil amendment. Figure 5-1 indicates an area of 15 to 20 acres on the Elliot Spring site suitable for a composting operation.
- Haul semi-liquid sludge offsite for agricultural soil amendment.
- Haul semi-solid sludge offsite for agricultural soil amendment.
- Haul dried sludge to landfill for use as daily cover material.

It is highly probable that the stabilized sludge will be accepted for soil amendment by area farmers or on the McKnight Ranch property. In the event that land application does not develop, the dried sludge can be hauled to an area landfill. The sludge is not expected to be classified as a toxic or hazardous waste because of its origin from domestic wastewater.

Operation and maintenance costs and allowance for replacement and operating reserves are shown in Table 5-3.

The operating costs for sludge hauling and disposal could be as much as $170 per ton of dried solids, or over $45,000 per year. The cost could be much lower if the sludge is dried and hauled to a landfill, or if the sludge is co-composted with yard waste and sold as a soil amendment. Pending further study of yard waste management and sludge disposal and marketing options, the cost for sludge disposal is not included in Table 5-3.

Reserves for construction of the future treatment plant capacity expansion are not included in Table 5-3. They are planned to be allocated from a portion of the connection fees collected from properties connecting to the system in the future. See Chapter 7 for a projection of this reserve account.

TABLE 5-3

O&M AND RESERVE FUND ANNUAL EXPENDITURE PROJECTION
Recommended Project

Item	Cost, $K/year
Collection system O&M (See Table 3-2)	78
Secondary Treatment labor ($210/mgal x 0.85x365 mgal/yr)	65
Secondary Treatment Power	100
Secondary Treatment Chemicals	4
Advanced Treatment	76
Administration	105
Replacement and Operating Reserves	140
TOTAL	568

CHAPTER 6

FINANCING AND PROGRAM IMPLEMENTATION

INTRODUCTION

This Chapter describes various ways available to the Town to finance and implement the design, construction and long-term operation and maintenance (including ultimate replacement) of the project described in Chapter 5. Several possible sources of funds are described, along with the procedures necessary to follow in order to obtain such funds. The elements of the detailed design process and organizational requirements for system operation and maintenance are described as well.

AVAILABLE FINANCING MECHANISMS

A number of methods of financing sewer system improvements may be adopted to meet the needs of the Town of Paradise. These include special assessment proceedings, as well as sale of connection rights (Escondido Plan), Mello-Roos Community Facilities Act of 1982, Certificates of Participation, reimbursement agreements, the use of accumulated reserves ("pay-as-you-go"), general obligation bonds (Prop. 46 at 3 June 1986 election reinstated G.O. bonds), Water Reclamation Loan, or some combination of these mechanisms. Some of these methods will prove more adaptable to the Town's needs than others, but all are described in this section.

Special Assessment Proceedings

The basic premise of the special assessment is that properties should be assessed for the costs of public improvements in proportion to the specific benefit which each property receives from the improvements. Historically, benefit for wastewater improvements has been allocated to any one or a combination of several attributes of a parcel and its improvements, including parcel area, front footage, and the amount and strength of wastewater discharged to the system. The allocation is usually made by assigning the cost of a major element of the system in a rational manner to a parcel attribute.

The following is an example of an allocation method currently in use for a large special assessment district funding a complete wastewater system. In this district, parcels are assessed for service sewer stubs, front footage, parcel area, and wastewater quantity. The stub charge is assessed for each service sewer stubbed out to a parcel. Normally a parcel requires only one stub, but for some large parcels containing several businesses, several stubs may be necessary. The assessments collected from this source pay for the service sewers up to the property line. The front footage charge is assessed at a rate per lineal foot of frontage on a street where a small-diameter (6" or 8") collector sewer is laid. The assessments collected from this source are allocated to the cost of the collector sewers, on the basis that the length of

collector sewer is roughly proportional to the front footage of parcels to be served. The area charge is assessed at a rate per unit of parcel area. The assessments collected from this source are allocated to the cost of larger-diameter (10" and greater) trunk and interceptor sewers, on the basis that the interceptors are designed for the ultimate development population of the area served, and vacant property which could be developed should pay some of the cost of these oversized sewers. Finally, the capacity charge is assessed at a rate per Equivalent Dwelling Unit of wastewater flow and strength. The assessments collected from this source pay for the treatment and disposal facilities including sludge disposal, on the basis that the size of these facilities is proportional to the amount of wastewater and sludge treated.

Special assessment proceedings are utilized for facilities which are clearly of local benefit, not of general benefit to the entire Town. As a part of a project, the "buy-in" costs for sewer service or fees can be assessed and financed. The sewer connection fees are transmitted and accumulated by the operating public agency.

Unless the assessments are quite small, provision is usually made in the assessment proceedings for bonds issued to represent the assessments. This gives the property owners the opportunity to pay the assessments in installments, rather than in a lump sum, with interest at a tax-exempt rate. Although the Town conducting the assessment proceedings issues the bonds on behalf of the assessed properties, the bonds are not a debt of the Town.

Accordingly, there are laws both for setting forth procedures for levying assessments and constructing the improvements and laws providing for the issuance of bonds. A brief description of the procedural acts follows. Appendix B presents answers to common questions raised regarding special assessment districts.

Municipal Improvement Act of 1913. This Act provides for the formation of an assessment district, the levy of an assessment and the creation of a lien against property. The proceedings under the 1913 Act are initiated by a resolution of intention. The resolution may be initiated either by petition of affected property owners or by the Town Council. No election is required. The resolution calls for the preparation of an engineer's report which contains plans and specifications, a cost estimate, a diagram showing the properties to be assessed and the proposed improvements, and a list of proposed assessments. If the engineer's report is acceptable, the Town Council adopts a resolution approving the report and setting the time and place for a public hearing.

Notice of the hearing must be published, posted, and mailed to all owners of property to be assessed. The notice shows the amount proposed to be assessed against the individual property. Usually construction bids are received prior to the time of the hearing. If the bids are below the estimates contained in the engineer's report, the assessment may be reduced at the time of the hearing. If there is no majority protest or if the protest is overruled, the assessments may be confirmed

and recorded. Property owners then have 30 days to pay their assessments, following which bonds may be issued under provisions of the Improvement Bond Act of 1915 to represent the unpaid assessments. Other than the provision for assessment protests, there is no requirement for an election to form the district and confirm the assessments.

Improvement Bond Act of 1915. Under the 1915 Act, all of the assessments are pooled and an issue of bonds representing all of the assessments is sold. Funds to pay bond interest and principal are derived by adding an amount equal to the pro-rata share of annual bond service requirements to the property tax bill for each property against which there is an unpaid assessment. The unpaid assessments, together with interest due, are collected in annual installments in the same manner as general real property taxes are collected. Assessments also receive the same treatment as general taxes with regard to the time allotted before payments due become delinquent and the penalties which are imposed. The properties upon which the assessments were levied are subject to the same provisions for sale and redemption as are properties for nonpayment of general taxes.

In the event of a delinquency in the payment of any installment of the assessments, there is a mandatory duty on the part of the Town to be the purchaser of property upon which the installment of the assessment is delinquent. There exists a contingent liability to pay and transfer from Town's surplus funds, if available, into the Redemption Fund the amount of the delinquent assessment installment. The Town is also obligated to pay and transfer from surplus funds, if available, into the Redemption Fund, the amount of any future delinquent assessment and interest installments on the property, pending redemptions.

To further secure the bonds, the issuing agency creates from bond proceeds a Special Reserve Fund to provide available funds from which the Town can make payments of the amount of delinquent assessments. The Reserve Fund is held by the issuer as a separate trust account, and an amount equal to 10 percent of the bonds issued is typically deposited into the fund. A program funded by $10 million of State general obligation bonds is planned for implementation in 1989 to assist local governments in satisfying the bond reserve requirements. The Town may be able to arrange for this, eliminating the requirement for the Special Reserve Fund.

In the event of delinquency in the payment of any installment of an unpaid assessment, the Town adopts an ordinance to commence institution of a court action to foreclose the lien of such unpaid assessment. In such action, the real property subject to the unpaid assessment may be sold at judicial foreclosure sale. Upon such sale, the right of redemption is limited to one year from the date of sale, as distinguised from the five-year redemption period in the event of a tax sale.

Bond principal is payable each year, commencing not less than ten months after the date of the bonds. The principal may be repaid in up to 25 annual installments. The current market has accepted 1915 Act bonds

payable over 20 years, although a shorter maturity schedule may result in lower interest rates. There are no provisions in the 1915 Act regarding the amount of bond principal which must be repaid each year. Accordingly, it is possible to provide a maturity schedule which results in equal annual debt service (principal and interest). Bond interest is payable semi-annually, commencing on the date which falls six months before the first principal payment date. The maximum interest is 12 percent; however, there is no limitation on the amount of discount.

Escondido Plan

The Escondido Plan is based upon a program which offers for sale for a limited period (two months) new sewer connection rights to a proposed expanded system capable of serving the "subscribed to" additional developments. The City would legally notify by mail, advertise in local newspapers, and alert through utility billings all property owners "of record" located within the sewer service area. During a specific period (two months), sewer connection rights will be for sale at a specific price. Consequences of not participating during this subscription period will be explained, including the possible inability to obtain building permits for a five-to-ten year period until a subsequent sale of sewer rights is conducted. Sewer connection rights would be sold under various programs, all resulting in a guarantee to the Town of immediately available funds to undertake the projects.

Mello-Roos Community Facilities Act of 1982

The Town can consider conducting proceedings under provisions of the Mello-Roos Community Facilities Act of 1982. Mello-Roos proceedings can be used to provide any kind of facilities with a useful life of five years or longer which the Town is authorized by law to construct, own, or operate and which are made necessary by development. They cannot replace, (although they could upgrade) existing facilities. Services which may be supplied through the Act are more narrowly defined, but include sewer services, including operation and maintenance of systems. If the Town wishes to proceed with Mello-Roos, and wishes to sell bonds in the proceedings, it begins by passing two resolutions.

The Resolution of Intention must include the following items:

- Statement that a community facilities district is proposed and describe its boundaries.
- Statement of the name proposed as "Community Facilities District No. ".
- Description of the proposed facilities and services.
- Statement that a special tax is to be levied and description of the method of apportionment;

- Conclusion that the proposed facilities and services are necessary;
- A public hearing scheduled 30 to 60 days hence.

The Council also passes a Resolution to Incur Bonded Indebtedness which indicates:

- Necessity for the bonded indebtedness.
- Purpose of the debt.
- Amount of the debt.
- Time and place for hearing on the question of incurring bonded indebtedness.

Notice of both hearings is published. At the hearings, interested persons may appear and protest any aspect of the Resolution of Intention. Written protests by the owners of fifty percent or more of the land area require abandonment of the proceedings as do protests by fifty percent of the registered voters in the district.

If, at the close of the hearing, the legislative body decides to go forward, it will pass a Resolution of Formation which will be, in essence, the charter of the Community Facilities District. It would also pass a Resolution of Necessity to Incur Bonded Indebtedness. Both resolutions must be submitted to the voters, and both must receive a two-thirds positive vote to be approved.

The law permits the two issues to be combined in a single ballot measure, and also permits the establishment of the appropriations limit (although it requires only a majority vote) to be combined in the same ballot measure.

Following a favorable vote, the legislative body could levy the special tax, to the extent authorized by the Resolution of Formation, by ordinance. The legislative body may also then provide for the form, execution, and issuance of bonds. The special tax is enforced in the same way that property taxes are enforced, although the legislative body will also have the remedy of foreclosure and can covenant with the bondholders to pursue that remedy upon reasonable terms.

This mechanism has been primarily used in support of new large developments (subdivisions) with limited (few) ownerships. The special tax and basis of levy (dwelling units - area) can be developed, which is acceptable to the limited landowners. This can result in favorable special tax and bond measure votes.

Certificates of Participation

Certificates of Participation, or COP's, are presently being used to finance a variety of projects. With a certificate of participation, the public entity is not the immediate owner of the facility, but rather becomes the lessee. Another public or private entity may be identified to function as the lessor. The lessor will arrange the financing and construction of the project and then lease it to the Town. The governmental unit (such as the Town) which proposes to occupy or to use the facility initiates the process by agreeing in principle to enter into a contract to lease certain specified property (either real or personal) from the lessor. The contract provides the terms and circumstances under which the purchase is divided into periodic installment payments. The payments will include an interest component which may be made annually, semi-annually, or more frequently. To finance the lease, the lessor may then assign to a third party (trustee) its right to receive the installment payments, and the trustee, in turn, provides the financing. The trustee then cares the lease into smaller interests (represented by the certificates) which are underwritten by investment bankers and sold to investors. The certificates of participation represent (or certify) each investor's percentage ownership in the lease and the entitlement to receive his/her respective portion of principal and interest payments. Most frequently, certificates are issued in $5,000 denominations. The public agency (lessee) is obligated under the agreement to make lease payments from lawfully available annual appropriations. Neither the full faith and credit nor taxing power of the lessee is pledged; however, the lease agreement provides in its annual budget. If the Town is to consider and become a lessee under this type of financing, it must address the source and flow of annual revenues to make rental payments.

Installments due under a lease for sewer system improvements might be payable solely from connection charges. Investors are reluctant to participate in financings secured solely by projected future growth and collection of connection fees.

Reimbursement Agreements

Reimbursement agreements are similar to purchase contracts and have been extensively utilized by public agencies and by privately-owned utilities under Rule 15 of the State of California Public Utilities Commission.

The landowner requiring service agrees to advance costs toward and to assist in the construction (to acceptable standards) of projects which are completed, conveyed or dedicated to the operating public entity. The dedicator (developer) is reimbursed through a surcharge on the basic sewer fees levied, by the owner/operator of the utility, against initial and future customers as they obtain benefit from the constructed elements. Agreements include provisions that a percent of fees from future consumers is reimbursed over a maximum period, or a credit can be given to future sewer changes.

Use of Accumulated Revenues

The Town can consider following the practice of financing sewer improvements from accumulated surplus revenues as well as from developer advances.

1933 Act and 1941 Act Revenue Bonds

Revenue bonds, issued under the Revenue Acts of 1933 or 1941, are designated to finance facilities which provide benefits to a group of readily identifiable users. Debt service payments are met from charges placed exclusively on the users of the public enterprise. User charges may include service charges, tolls, connection fees, stand-by charges, admission fees, leases, and rents.

The Sewer Revenue Bond Act of 1933 contained in Chapter 5, commencing with Section 4950 of Part 3 of Division 5 of the Health and Safety Code, allows for financing of sewerage projects. These issues do not need voter approval unless 15% of the property owners or registered voters petition an election.

The Revenue Act of 1941 found in Chapter 6, commencing with Section 54300, of Part 1, Division 2, Title 5 of the Government Code, may also be used to finance sewerage systems, but needs a simple majority vote in favor of a bond measure to authorize issuance of securities.

Security on revenue bonds is provided in four ways:

(1) The coverage ratio of pledged net revenues to annual debt service requirements. An acceptable coverage ratio is usually 1.25 to 1.50 times the annual debt service; however, this may vary by type of issue and historical record of the issuer.

(2) Establishment and maintenance of a reserve fund equal to average or maximum annual debt service, but not to exceed 15% of the bond proceeds.

(3) Additional covenants required of the issuer as listed below:

- Acquisition, construction, and completion of the project in a timely manner.
- Efficient operation of the project and prescription and collection of adequate service charges.
- Proper maintenance of the project.
- Collection and holding of project revenues in trust as trust funds.
- Prompt payment of bonds and interest.

- o Prompt payment of all claims and encumbrances.
- o No provision of free public service.
- o Deny permission of competing projects.
- o Customary insurance must be current.
- o Securance of suitable fidelity bonds.
- o Employment of a reputable consulting engineer.
- o Employment of a certified public accountant to make annual audits and reports.
- o Permission granted to bondholders to inspect accounts and records and be provided with reports.

(4) The revenue bonds may be guaranteed by the State government. A program funded by $10 million of State general obligation bonds is planned for implementation in 1989 for guarantee of local revenue bond issues for wastewater system construction and improvement.

Additional revenue bonds may be issued provided an earnings test is met, i.e., pledged net revenues shall be sufficient to provide coverage of debt service on all outstanding revenue bonds plus the additional revenue bonds to be issued. The existing sewer bond indenture must be reviewed by counsel to identify issuance of additional Sewer Revenue Bonds.

State Loan Programs

Loan funds are available at one half the current State General Obligation Bond interest rate, or about 4% currently, to finance wastewater systems and reclamation facilities. The State Water Resources Control Board, Division of Loans and Grants, administers these loans. The wastewater system loans are made to public agencies with a demonstrated pollution problem and who are on the state priority list. The Town of Paradise is not now on this priority list, and is not currently eligible to receive a wastewater system loan. Loans for water reclamation facilities up to $5 million are available from a $30 million bond issue passed at the 1988 general election. The loans are available to public utilities for construction of reclamation facilities which can be shown to be cost-effective relative to other disposal options not involving reclamation. A cost-effectiveness analysis must be presented with the loan application, along with letters of intent from reclaimed water users showing that the reclaimed water will be put to beneficial use on a long-term basis. It will be possible for the Town to apply for a water reclamation loan for the advanced treatment facilities at the proposed Elliot Spring treatment plant site.

RECOMMENDED FINANCING MECHANISM

Because of the unavailability of significant amounts of grants and loans at the present time, and the lack of any accumulated revenues designated for wastewater, it will be necessary to consider other financing methods. It is the recommendation of the financial consultant that issuance of 1915 Act assessment bonds under the procedures of the 1913 Municipal Improvement Act is the most straightforward method of financing the proposed improvements. Although a Water Reclamation Loan may be available for the proposed advanced treatment facility, its cost is a small percentage of the total. In order to simplify and expedite the funding arrangements, it is not expected that the Town will apply for a Water Reclamation Loan at this time.

In calculating assessments, allocation of the capital costs of the recommended project to parcel attributes must be done considering the relative costs of the various capital elements, the relative aggregate amounts of the various parcel attributes, and the potential effects on parcel owners, especially the effect on the rate of development of vacant parcels. A trial method involving assessments on front footage, parcel area, and EDU's was rejected because of the relatively large assessment calculated for larger parcels and vacant parcels. It was considered that owners of such parcels would feel pressure to develop in order to realize enough income to pay the sewer assessments, and that such development may not be consistent with the Town's development planning. Rather, it was considered that an assessment based solely on EDU's, unless the amount calculated was inordinately large, would be most equitable. Therefore, initial assessments on the property in the District are planned to be made on a per-EDU basis, with the total assessment lien large enough to cover all anticipated costs of the first increment. Cost estimates at this stage are not based on any detailed design, and are inflated to cover possible construction cost increases between the time of the estimate and the receipt of construction bids.

The need for funds occurs in three stages: (1) Design of the initial increment of facility construction, (2) actual construction of the first increment, and (3) future design and construction of the second increment when the capacity of the first-increment treatment facilities is reached.

To fund the first two stages, two series of assessment bonds are recommended to be issued. Series A bonds will fund pre-design, detailed design, and right-of-way acquisition activities up to receipt of construction bids. Series B bonds will be issued in an amount necessary only to cover the construction bid amount, construction management services, and Town staff project management functions through the construction period.

It is recommended that the bond debt service be collected partly as an assessment on the property tax roll, and partly from an allocation of future connection charge receipts. This will have the effect of shifting some of the burden of payment for currently oversized facilities to

future users. The amount required for operation and maintenance will be collected from those parcels connected to the sewer as a monthly sewer service charge. See Chapter 7 for projections of the amount of assessment and sewer service charge per EDU.

Design and construction of the future treatment plant expansion is planned to be funded from revenue accumulated from future connection fees. See Chapter 7.

PROPOSED STAFFING PLAN

Operation and maintenance costs for the collection system and treatment plant are presented in Chapters 3, 4, and 5.

The collection system will require 1.5 full-time equivalent personnel for sewer cleaning, pump station preventive and corrective maintenance, and individual sewage pump maintenance.

The treatment and sludge stabilization facilities operation and maintenance will require a half time laboratory technician, a chief operator and an assistant operator, for a staffing level of 2.5 full time equivalents.

Administration of the sewer utility (including an on-site maintenance district if implemented) is estimated to require a superintendent and a clerical assistant for a total of two full-time equivalents.

The sewer utility will also require accounting for the recovery of bonded indebtedness on the tax roll, and customer recordkeeping including billing and accounting for septage tipping fees and monthly sewer service charges. These functions could either be performed by the Town's financial services department with appropriate addition of staff, or contracted out.

Total staffing for the sewer utility is estimated at 6 full-time equivalent personnel. Part-time assignments of several persons will be required to fill these positions in a manner providing the required on-call availability to meet emergency needs.

It is proposed that the sewer utility be run as a component of the Department of Public Works because of the relatively small number of personnel required, the ease of coordination with other functions of the Department, and efficiency in personnel administration and coordination of assignments. In addition, it will be possible to utilize the sewer utility personnel to help staff the On-Site Systems Management District planned for the remainder of the area in the Town outside the proposed Special Assessment District.

CHAPTER 7

ASSESSMENT SPREAD AND MONTHLY USER CHARGES

In this Chapter, the capital elements of the proposed construction, and operation and maintenance projections, are presented to form the basis for: (1) initial assessments to fund design and construction of the initial increment of construction by means of an assessment bond, (2) connection charges for future connections to the facilities to fund the future increment of construction and assist in meeting the bond debt service, and (3) the charge to be made for septage accepted at the proposed Elliot Spring Wastewater Treatment Plant.

Table 7-1 presents the initial increment and future increment capital expenditures estimated at this time for the project.

To the estimated construction costs presented in Chapters 3 and 5 for the collection and treatment elements of the project are added 20 percent each for construction contingency and engineering through completion of construction, and 5 percent for administrative and project management effort by Town staff. The expenses and reserves associated with issuance of the assessment bonds are estimated at 15.6 percent of the construction cost with contingency, engineering, and administration included.

Table 7-2 presents an analysis of charges to be made to various classes of users, including septage discharges, assuming the wastewater flow and strength values presented in Chapter 2 for the existing uses in the proposed district. Unit rates for recovery of debt service and operation and maintenance expenses were developed using the procedures established by the federal Environmental Protection Agency for wastewater system revenue programs. It was assumed that the treatment plant debt and O&M (except for advanced treatment) are allocable equally to flow, BOD loading rate, and suspended solids (SS) loading rate, and that all other cost elements are allocable only to flow. The flow values listed for all user groups except Septage and Future Capacity include an allowance for infiltration/inflow.

With the projected annual septage revenue of approximately $80,000 as indicated in Table 7-2, and assuming 2 million gallons per year of septage received, the septage tipping fee calculates to a little over 3.5 cents per gallon. For comparison, 3.5 cents per gallon is the rate planned to be charged by the City of Chico when septage is received at their wastewater treatment plant in the future.

The total for operation and maintenance is estimated at $568,000 per year. See Table 5-3. Of this amount, $80,000 is expected to be collected as tipping fees from septage haulers, leaving $488,000 to be collected from connected services via a monthly sewer service charge. Based on an initial number of 3,000 EDU's as estimated in Chapter 2, the initial sewer service charge is expected to be set at approximately $13.50 per month per EDU. If all 1,400 additional EDU's connect in a ten to twelve year period as expected, the sewer service charge may be able to be reduced to a little as $9.25 per month per EDU with 4,400 EDU's connected. See Table 7-3.

TABLE 7-1

CAPITAL COST OF RECOMMENDED PROJECT

Initial Increment Construction - Capital cost in $million

Item	Construction	Right of way	Engineering	Administration	Contingency	Sub Total	Bond Cost	Total
Collection system (including trunk sewer)	5.9	.1	1.2	.3	1.2	8.7	1.3	10.0
Treatment plant	2.5		.6	.2	.6	3.9	.6	4.5
TOTALS	8.4	.1	1.8	.5	1.8	12.6	1.9	14.5

Future Increment Construction - Capital cost in $million

Item	Construction	Right of way	Engineering	Administration	Contingency	Sub Total	Bond Cost	Total
Collection system (including trunk sewer)								.0
Treatment plant	1.1		.2	.1	.2	1.6		1.6
TOTALS	1.1	.0	.2	.1	.2	1.6	.0	1.6

TABLE 7-2

WASTEWATER UTILITY REVENUE PROGRAM

# Users	User Group	FLOW CHARGES			BOD CHARGES			SS CHARGES					
		Flow mgd	Debt $ @ unit rate $1,473,765	O&M $ @ unit rate $499,478	BOD lb/dy	Debt $ @ unit rate $51.74	O&M $ @ unit rate $28.03	SS lb/dy	Debt $ @ unit rate $40.79	O&M $ @ unit rate $22.10	Tot. Debt$	Tot. O&M$	Total $
61	Institutional	.0598	$88,194	$29,890	150	$7,761	$4,205	171	$6,975	$3,779	$102,930	$37,874	$140,804
13	Light Manufacturing	.0031	$4,642	$1,573	8	$414	$224	9	$367	$199	$5,423	$1,996	$7,419
10	Motel	.0117	$17,192	$5,827	29	$1,500	$813	33	$1,346	$729	$20,038	$7,369	$27,407
92	Multi-family residential	.1987	$292,777	$99,226	497	$25,715	$13,931	568	$23,169	$12,553	$341,660	$125,709	$467,370
39	Restaurants	.0563	$83,036	$28,142	141	$7,295	$3,952	161	$6,567	$3,558	$96,899	$35,652	$132,551
427	Misc. Commercial	.1311	$193,236	$65,490	328	$16,971	$9,194	375	$15,296	$8,288	$225,503	$82,972	$308,474
402	Single-family res.	.0821	$121,030	$41,019	205	$10,607	$5,746	235	$9,586	$5,194	$141,223	$51,958	$193,181
238	Vacant parcels		$0	$0		$0	$0		$0	$0	$0	$0	$0
	Septage	.0055	$8,106	$2,747	321	$16,609	$8,998	688	$28,064	$15,205	$52,778	$26,950	$79,727
	Future capacity	.3016	$444,488	$150,643	880	$45,531	$24,666	1006	$41,035	$22,233	$531,053	$197,542	$728,595
	TOTALS	.8500	$1,252,700	$424,556	2559	$132,403	$71,729	3246	$132,404	$71,737	$1,517,507	$568,022	$2,085,529

Debt service on the bonds is estimated at $1,517,500 per year. Over two thirds of this will be collected on the tax roll from parcel owners included in the initial assessment spread at an estimated rate of $30.50 per month per EDU payable over a 20 year period, and the remainder is expected to be allocated from future connection charge receipts as indicated in Table 7-3.

Calculation of Debt Service and Sewer Service Charges

Table 7-3 shows the sewer service charge necessary to satisfy debt service and O&M obligations assuming the values shown for the number of initial connections, the rate of future connections, and the reserve account for the future treatment plant capacity expansion funded from a portion of the future connection charge receipts. Also indicated is a trial value of assessment to be actually placed initially on the assumed 3,000 EDU's connecting at the beginning of the project, and the estimated connection charge for future connectors.

The initial assessment is expected to be levied in two phases, the first levy made to satisfy debt service on approximately $2 million of Series A assessment bonds to pay for engineering design and right-of-way acquisition activities up until receipt of construction bids, and the second levy made to satisfy debt service on approximately $12.5 million of Series B assessment bonds to pay for construction and construction management activities. See Chapter 6. Assuming that the bonds are amortized over a 20 year period as currently expected, the charges to initially-connecting properties would be reduced at the end of 20 years to a monthly amount necessary to fund the O&M and system replacement reserve requirements existing at that time.

To the initial assessment or connection charge must be added the out-of-pocket costs necessary to abandon any existing septic tank and connect to the service sewer (usually terminated at the property line). It should be pointed out, as well, that the future connection charge is due as a lump sum at the time of connection, and cannot be financed through the initial series of assessment bonds.

Grant or loan programs, such as federal Economic Development Administration grants, federal Community Development Block Grants, and state Rural Renaissance grants, may be available to help certain individual parcel owners with connection charges, out-of-pocket expenses, and a portion of the monthly sewer service charge.

TABLE 7-3

CALCULATION OF SEWER SERVICE CHARGE AND CONNECTION FEE

Initial increment capital cost: $14.5 million (financed with assessment bond amortized over 20 years at 8% interest)

Assumptions:

140 additional connections per year
3000 initial connections

Parameters:

Annual bond debt service	1,518 $K/yr	
Debt svc. req. from future conn.	419 $K/yr	
Debt svc. avail. from init. conn.	1,099 $K/yr,	or $30.62/mo/EDU, payable for 20 years
Trial initial conn. charge	3,500 $/EDU	
Interest rate on reserve account	7.00 %	
Annual O&M	488 $K/yr	= $568K - $80K septage income

Schedule of future charges & revenue:

Year	Added connections	$/conn.	Tot. $K/yr	$K/yr for Debt svc.	$K/yr for Reserve	$/mo./EDU Sew.svc.chg	Total conn.	$K Expansion Reserve @ 10 yr.
0						13.56	3000	
1	140	4000	560	419	141	12.96	3140	260
2	140	4000	560	419	141	12.41	3280	243
3	140	4000	560	419	141	11.90	3420	227
4	140	4000	560	419	141	11.43	3560	212
5	140	4000	560	419	141	11.00	3700	198
6	140	4000	560	419	141	10.60	3840	185
7	140	4000	560	419	141	10.22	3980	173
8	140	4000	560	419	141	9.88	4120	162
9	140	4000	560	419	141	9.55	4260	151
10	140	4000	560	419	141	9.25	4400	141
10-year total								1,953
				Minimum Requirement for Reserve Account (1,500 $K escal. at 3%/yr for 9 yr.)				1,957

REFERENCES

1. Town of Paradies Wastewater Management Study, Phase I Report, J. M. Montgomery Engineers, May 1983.

2. Town of Paradise Wastewater Management Study Supplementary Phase I Report, George Tchobanoglous, 1984.

3. Town of Paradise Ordinance No. 103, January 17, 1984.

4. Town of Paradise Wastewater Management Plan, Phase II Report, R. A. Ryder & Associates, September 1985.

5. Butte County - Countywide Septage Study and Draft Environmental Impact Report, Brown & Caldwell, October 1981.

6. Butte County Design Rainfall, James Goodridge, January 1988.

APPENDIX A

GEOTECHNICAL SURVEY

JAMES C. HANSON
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A CORPORATION
444 NORTH THIRD STREET, SUITE 400
SACRAMENTO, CALIFORNIA 95814

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November 28, 1988

Mr. Russel Sanchez Adams
Kennedy/Jenks/Chilton
Consulting Engineers
3336 Bradshaw Road, Suite 320
Sacramento, CA 95827

Re: Town of Paradise Wastewater Effluent Storage Reservoir and Treatment Pond Site - Reconnaissance Evaluation

Dear Mr. Adams:

Pursuant to our letter of agreement dated April 25, 1988 we have completed a reconnaissance level evaluation and construction cost estimate for the referenced project. Included herein is a discussion of site selection, preliminary site exploration and design considerations, and construction cost estimates pertaining to the effluent storage reservoir. In addition, a brief discussion of the suitability of the proposed treatment pond site near Elliot Spring is provided. The information and conclusions contained herein should be considered as very preliminary and adequate for general planning purposes only. Should the Town of Paradise elect to proceed with the proposed project, a more detailed evaluation of the effluent storage dam and reservoir site and treatment pond feasibility should be initiated at the earliest possible stage in the process.

WASTEWATER EFFLUENT STORAGE RESERVOIR

Initially it was our understanding that the Town was negotiating with property owners along Pentz Road east of Highway 99 for possible wastewater effluent storage and disposal facility sites. Early in the site selection stage, several sites in the vicinity of Cory Canyon were under consideration, however, as other elements of the project became better defined, we were directed by Kennedy/Jenks/Chilton (KJC) to evaluate potential reservoir sites on the Horning Property (formerly the McKnight Ranch) near the intersection of Neal Road and Highway 99. KJC

further indicated that the ultimate design wastewater storage requirement would be approximately 1050 acre-feet for the period of November through May. To this value was to be added sufficient storage volume to impound rainfall and runoff from the 100-year annual precipitation for the same period. It is our understanding that the peak storage volume would be required in the month of May, since subsequent effluent inflow and runoff would be directed to disposal by irrigation on the Horning property. Further, the contemplated irrigation requirement would utilize the entire reservoir volume during the irrigation season. Accordingly, we assumed that the reservoir would be empty at the end of each irrigation season and, therefore, we included no provisions for carryover storage.

The precipitation characteristics of the area were based on climatological information analyzed and provided by KJC. The storage volume required to accommodate the runoff from rainfall on the reservoir and tributary drainage area was based on the 100-year precipitation for the period November thru May, estimated at about 66 inches. It was assumed that the resulting runoff was 100% on the reservoir area and 85% on the tributary drainage above reservoir high water. An allowance of about 21 inches was made for evaporation from the maximum reservoir surface for the same period of November through May.

Inspection of United States Geological Survey 7-1/2' quadrangle maps indicated three possible sites for the effluent storage reservoir in the Neal Road vicinity (see Figure 1). Of these, the Neal Road #2 site was selected for further evaluation based on its proximity to Neal Road and the fact that it is higher in elevation than the other two, thus making it more desirable for gravity irrigation deliveries. It is suggested, however, that consideration be given to the Neal Road #1 and #3 sites in future studies as both of these sites require less earthwork for embankment construction. The Neal Road #2 site has a tributary drainage area of about 250 acres (including the reservoir area). Based on the rainfall and runoff characteristics previously discussed, it was determined that the total storage requirement at this site would be about 2170 acre-feet. The rainfall runoff contribution to the total storage requirement could be significantly reduced by the construction of ditches to intercept and convey tributary runoff around the reservoir. For purposes of this study, however, it was assumed that the reservoir would store the entire runoff.

The maximum storage volume of 2170 acre-feet at the Neal Road #2 location requires a dam about 88' in height having a crest length of about 1300'. Based on this height and storage volume, the dam would fall under jurisdiction of the State Department of Water Resources, Division

of Safety of Dams (DSOD). The State requires submission and approval of construction plans and specifications supported by detailed site-specific geotechnical information prior to issuance of approvals to proceed with construction. During construction the dam would be further subject to periodic inspections by DSOD engineers.

On November 9, 1988, Nick Bonsignore of my staff and Charles Van Alstine, Registered Engineering Geologist, conducted a preliminary field investigation of the Neal Road #2 site. This investigation included use of a D-8 bulldozer equipped with 2' rippers for exploration purposes. The details of this preliminary field investigation are provided in Mr. Van Alstine's memorandum dated November 9, 1988 and appended hereto as Attachment #1. Generally speaking, the site is characterized by a rather thin soil layer overlying relatively hard sandstone that appears to be rippable to a depth of several feet and possibly deeper. Very hard volcanic "cap rock" layers are exposed at upper elevations within the proposed reservoir area.

Due to the limited availability of fine-grained soils in the general area, we anticipate that a zoned embankment design with a central core will be required (see Figure 2). The primary elements of the design include a core zone comprised of low permeability fine-grained materials, upstream and downstream shell zones comprised of random rockier materials, and an internal chimney/foundation drain zone composed of imported processed sands and gravels. The preliminary design shown should be considered as conceptual and to be used for estimating purposes only. Although we believe the final design would include at least the three zones indicated, their configuration could be considerably different based on the final evaluation of material availability, strength parameters, internal hydraulic characteristics of the proposed zonal materials, and the possible phasing of the embankment construction. Materials for the embankment construction would come primarily from within the reservoir area, however, preliminary calculations indicate that much of the core zone material would have to be obtained from sources outside the reservoir area. Assuming a 1 foot depth of available topsoil, the affected area could be as much as 70 or 80 acres. It is believed that most, if not all, of the random zone materials can be obtained from within the reservoir area, however, deeper excavations (3' to 5') outside of the reservoir encompassing perhaps 5 to 10 acres may be required. Select drain materials would necessarily be obtained from commercial suppliers in the general area. Preliminary observations indicate that suitable embankment foundation can be obtained on hard volcanic rock at very shallow depths. We therefore do not anticipate any unusual or extraordinary foundation treatment measures. A nominal core trench is shown which would provide positive underseepage control.

The outlet conduit diameter has been sized at 30" in accordance with DSOD requirements that it be capable of draining at lease one-half the storage volume in 7 days. The outlet has been located very near the bottom of the reservoir to allow full utilization of the reservoir volume. We anticipate that the outlet would be a cast-in-place reinforced concrete conduit with a heavy-duty hydraulically controlled slide gate at the upstream end.

Cost estimates based on this preliminary design are shown on Table 1 and are predicated on prices considered to be applicable during 1988. Such costs include allowances for contingencies, engineering, design, supervision, inspection, and administration of contracts. Cost data used were obtained from product manufacturers and installers, construction firms, standard cost estimating guide publications, and from comparison with similar projects.

Based on some very general assumptions, we have estimated the amount of water necessary for embankment construction to be about 80 acre-feet. The owner of the property, Mr. Chuck Horning, has indicated that three large production wells exist on the ranch, one of which was recently tested at 1830 gpm. This production rate would be adequate for construction water requirements. The estimated cost of pumping the required volume of construction water has been included in Table 1.

TREATMENT PONDS SITE

Our field exploration of November 9, 1988 included site evaluation and backhoe test pits at the proposed treatment pond site near Elliot Spring (see Figure 1). Observations are summarized in Mr. Van Alstine's memorandum dated November 9, 1988 (Attachment 2). Very generally, this site is characterized by very hard volcanic agglomerate cap rock overlain by a thin layer of fine-grain soils. It is our opinion that the construction of cut-and-fill ponds as presently anticipated would be very difficult and relatively expensive. Such construction would require judicious excavation, stockpiling and placement of locally available fine-grained materials, and further would probably require use of very heavy-duty earthwork equipment for ripping and excavating the harder rock.

It is suggested that further study of this site include consideration of constructing a series of small non-jurisdictional dams across the existing draws which would create the necessary pond volume. This would probably require less earthwork than the presently contemplated design. Further subsurface exploration of this site is necessary and will require the use of a large bulldozer with a ripper. You should also be aware

that a buried gas line traverses the site adjacent to the existing northeast-to-southwest trending dirt road (see Figure 1).

We trust that the foregoing discussion satisfies your requirements at this time. We would be pleased to continue our services on this project as the need arises. Please call if you have questions or require additional information.

Very truly yours,

James C. Hanson

James C. Hanson
Consulting Civil Engineer

lc

Enclosures

cc: Charles Van Alstine

JAMES C. HANSON
CONSULTING CIVIL ENGINEER
A CORPORATION

WASTEWATER EFFLUENT STORAGE RESERVOIR
ESTIMATED CONSTRUCTION COSTS

Item	Quantity	Unit	Unit Price (dollars)	Cost (dollars)	Total Cost (dollars)
I. EARTHWORK					
A. CLEAR & GRUB DAM & RESERVOIR SITE	60	Acres	1,000.00	60,000	
B. CLEAR SUPPLEMENTAL BORROW AREA	77	Acres	370.00	28,500	
C. EMBANKMENT FOUNDATION STRIPPING	27,200	C.Y.	2.10	57,100	
D. CUTOFF TRENCH EXCAVATION & CLEANUP	7,400	C.Y.	5.00	37,000	
E. FOUNDATION DRAIN <1 GRAVEL	3,900	C.Y.	16.00	62,400	
SAND & GRAVEL	3,900	C.Y.	16.00	62,400	
F. CHIMNEY DRAIN (SAND & GRAVEL) <1	6,400	C.Y.	16.00	102,400	
G. ZONE 1 IMPERVIOUS FILL <2	146,400	C.Y.	6.30	922,300	
H. ZONE 2 RANDOM FILL <2	335,000	C.Y.	3.70	1,239,500	
					2,571,600
II. OUTLET CONDUIT					
A. 30" DIA. CAST-IN-PLACE CONCRETE PIPE	470	L.F.	115.00	54,100	
B. 30" HEAVY DUTY SLIDE GATE	1	EACH	7,350.00	7,400	
C. TRASH RACK & GATE CONTROLS	1	EACH	6,300.00	6,300	
					67,800
III. MISCELLANEOUS					
A. PERFORATED FOUNDATION DRAIN PIPE	1,500	L.F.	8.40	12,600	
B. CONSTRUCTION WATER <3	82.5	A.F.	105.00	8,700	
					21,300
SUBTOTAL					2,660,700
CONTINGENCIES @ 25%					665,200
TOTAL DIRECT CONSTRUCTION COST					3,325,900
ENGINEERING & ADMINISTRATION @ 15%					498,900
SUBTOTAL					3,824,800
DIVISION OF SAFETY OF DAMS FEE					25,300
TOTAL					3,850,100

<1 DRAIN MATERIALS ASSUMED TO BE PROCESSED SAND AND GRAVEL OBTAINED FROM OFF-SITE COMMERCIAL SOURCES.
<2 ZONE 1 AND ZONE 2 MATERIALS ASSUMED AVAILABLE FROM ON-SITE SOURCES.
<3 ESTIMATED COST OF PUMPING FROM EXISTING WELLS LOCATED ON THE HORNING RANCH.

TOPWWCST.WK1

TOWN OF PARADISE

3/9/89
TP-2170A.WK1

2170 ACRE-FOOT WASTEWATER EFFLUENT STORAGE RESERVOIR
2-STAGE CONSTRUCTION, ESTIMATED CONSTRUCTION COSTS

STAGE 1 - 1650 ACRE-FOOT CAPACITY

Item	Quantity	Unit	Unit Price (dollars)	Cost (dollars)	Total Cost (dollars)
I. EARTHWORK					
A. CLEAR & GRUB DAM & RESERVOIR SITE	50	Acres	1,000.00	50,000	
B. CLEAR SUPPLEMENTAL BORROW AREA	58	Acres	370.00	21,500	
C. EMBANKMENT FOUNDATION STRIPPING	22,270	C.Y.	2.10	46,800	
D. CUTOFF TRENCH EXCAVATION & CLEANUP	7,000	C.Y.	5.00	35,000	
E. FOUNDATION DRAIN <1					
GRAVEL	3,105	C.Y.	16.00	49,700	
SAND & GRAVEL	3,105	C.Y.	16.00	49,700	
F. CHIMNEY DRAIN (SAND & GRAVEL) <1	5,860	C.Y.	16.00	93,800	
G. ZONE 1 IMPERVIOUS FILL <2	123,450	C.Y.	6.30	777,700	
H. ZONE 2 RANDOM FILL <2	240,680	C.Y.	3.70	890,500	
					2,014,700
II. OUTLET CONDUIT					
A. 30" DIA. CAST-IN-PLACE CONCRETE PIPE	470	L.F.	115.00	54,100	
B. 30" HEAVY DUTY SLIDE GATE	1	EACH	7,350.00	7,400	
C. TRASH RACK & GATE CONTROLS	1	EACH	5,000.00	5,000	
					66,500
III. MISCELLANEOUS					
A. PERFORATED FOUNDATION DRAIN PIPE	1,200	L.F.	8.40	10,100	
B. CONSTRUCTION WATER <3	62.5	A.F.	105.00	6,600	
					16,700
SUBTOTAL					2,097,900
CONTINGENCIES @ 25%					524,500
TOTAL DIRECT CONSTRUCTION COST					2,622,400
ENGINEERING & ADMINISTRATION @ 15%					393,400
SUBTOTAL					3,015,800
DIVISION OF SAFETY OF DAMS FEE					22,100
TOTAL					3,037,900

<1 DRAIN MATERIALS ASSUMED TO BE PROCESSED SAND AND GRAVEL OBTAINED FROM OFF-SITE COMMERCIAL SOURCES.
<2 ZONE 1 AND ZONE 2 MATERIALS ASSUMED AVAILABLE FROM ON-SITE SOURCES.
<3 ESTIMATED COST OF PUMPING FROM EXISTING WELLS LOCATED ON THE HORNING RANCH.

TOWN OF PARADISE

3/9/89
TP-2170B.WK1

2170 ACRE-FOOT WASTEWATER EFFLUENT STORAGE RESERVOIR
2-STAGE CONSTRUCTION, ESTIMATED CONSTRUCTION COSTS

STAGE 2 - 2170 ACRE-FOOT CAPACITY

Item	Quantity	Unit	Unit Price (dollars)	Cost (dollars)	Total Cost (dollars)
I. EARTHWORK					
A. CLEAR & GRUB					
DAM & RESERVOIR SITE	10	Acres	1,000.00	10,000	
B. CLEAR SUPPLEMENTAL BORROW AREA	19	Acres	370.00	7,000	
C. EMBANKMENT FOUNDATION STRIPPING	4,260	C.Y.	2.10	8,900	
D. CUTOFF TRENCH EXCAVATION & CLEANUP	400	C.Y.	5.00	2,000	
E. FOUNDATION DRAIN <1					
GRAVEL	2,130	C.Y.	16.00	34,100	
SAND & GRAVEL	2,130	C.Y.	16.00	34,100	
F. CHIMNEY DRAIN (SAND & GRAVEL) <1	1,860	C.Y.	16.00	29,800	
G. ZONE 1 IMPERVIOUS FILL <2	20,120	C.Y.	6.30	126,800	
H. ZONE 2 RANDOM FILL <2	95,700	C.Y.	3.70	354,100	
					606,800
II. OUTLET CONDUIT					
A. EXTEND GATE CONTROLS	1	EACH	1,300.00	1,300	
					1,300
III. MISCELLANEOUS					
A. PERFORATED FOUNDATION DRAIN PIPE	300	L.F.	8.40	2,500	
B. CONSTRUCTION WATER <3	20.0	A.F.	105.00	2,100	
					4,600
SUBTOTAL					612,700
CONTINGENCIES @ 25%					153,200
TOTAL DIRECT CONSTRUCTION COST					765,900
ENGINEERING & ADMINISTRATION @ 15%					114,900
SUBTOTAL					880,800
DIVISION OF SAFETY OF DAMS FEE					12,800
TOTAL					893,600

<1 DRAIN MATERIALS ASSUMED TO BE PROCESSED SAND AND GRAVEL OBTAINED FROM OFF-SITE COMMERCIAL SOURCES.
<2 ZONE 1 AND ZONE 2 MATERIALS ASSUMED AVAILABLE FROM ON-SITE SOURCES.
<3 ESTIMATED COST OF PUMPING FROM EXISTING WELLS LOCATED ON THE HORNING RANCH.

TOWN OF PARADISE

3/9/89
TP-1650A.WK1

1650 ACRE-FOOT WASTEWATER EFFLUENT STORAGE RESERVOIR
2-STAGE CONSTRUCTION, ESTIMATED CONSTRUCTION COSTS

STAGE 1 - 1100 ACRE-FOOT CAPACITY

Item	Quantity	Unit	Unit Price (dollars)	Cost (dollars)	Total Cost (dollars)
I. EARTHWORK					
A. CLEAR & GRUB DAM & RESERVOIR SITE	41	Acres	1,000.00	41,000	
B. CLEAR SUPPLEMENTAL BORROW AREA	39	Acres	370.00	14,400	
C. EMBANKMENT FOUNDATION STRIPPING	17,270	C.Y.	2.10	36,300	
D. CUTOFF TRENCH EXCAVATION & CLEANUP	6,150	C.Y.	5.00	30,800	
E. FOUNDATION DRAIN <1					
GRAVEL	2,375	C.Y.	16.00	38,000	
SAND & GRAVEL	2,375	C.Y.	16.00	38,000	
F. CHIMNEY DRAIN (SAND & GRAVEL) <1	4,290	C.Y.	16.00	68,600	
G. ZONE 1 IMPERVIOUS FILL <2	91,800	C.Y.	6.30	578,300	
H. ZONE 2 RANDOM FILL <2	150,470	C.Y.	3.70	556,700	
					1,402,100
II. OUTLET CONDUIT					
A. 30" DIA. CAST-IN-PLACE CONCRETE PIPE	425	L.F.	115.00	48,900	
B. 30" HEAVY DUTY SLIDE GATE	1	EACH	7,350.00	7,400	
C. TRASH RACK & GATE CONTROLS	1	EACH	4,000.00	4,000	
					60,300
III. MISCELLANEOUS					
A. PERFORATED FOUNDATION DRAIN PIPE	1,060	L.F.	8.40	8,900	
B. CONSTRUCTION WATER <3	40.5	A.F.	105.00	4,300	
					13,200
SUBTOTAL					1,475,600
CONTINGENCIES @ 25%					368,900
TOTAL DIRECT CONSTRUCTION COST					1,844,500
ENGINEERING & ADMINISTRATION @ 15%					276,700
SUBTOTAL					2,121,200
DIVISION OF SAFETY OF DAMS FEE					18,500
TOTAL					2,139,700

<1 DRAIN MATERIALS ASSUMED TO BE PROCESSED SAND AND GRAVEL OBTAINED FROM OFF-SITE COMMERCIAL SOURCES.

<2 ZONE 1 AND ZONE 2 MATERIALS ASSUMED AVAILABLE FROM ON-SITE SOURCES.

<3 ESTIMATED COST OF PUMPING FROM EXISTING WELLS LOCATED ON THE HORNING RANCH.

TOWN OF PARADISE

3/9/89
TP-1650B.WK1

1650 ACRE-FOOT WASTEWATER EFFLUENT STORAGE RESERVOIR
2-STAGE CONSTRUCTION, ESTIMATED CONSTRUCTION COSTS

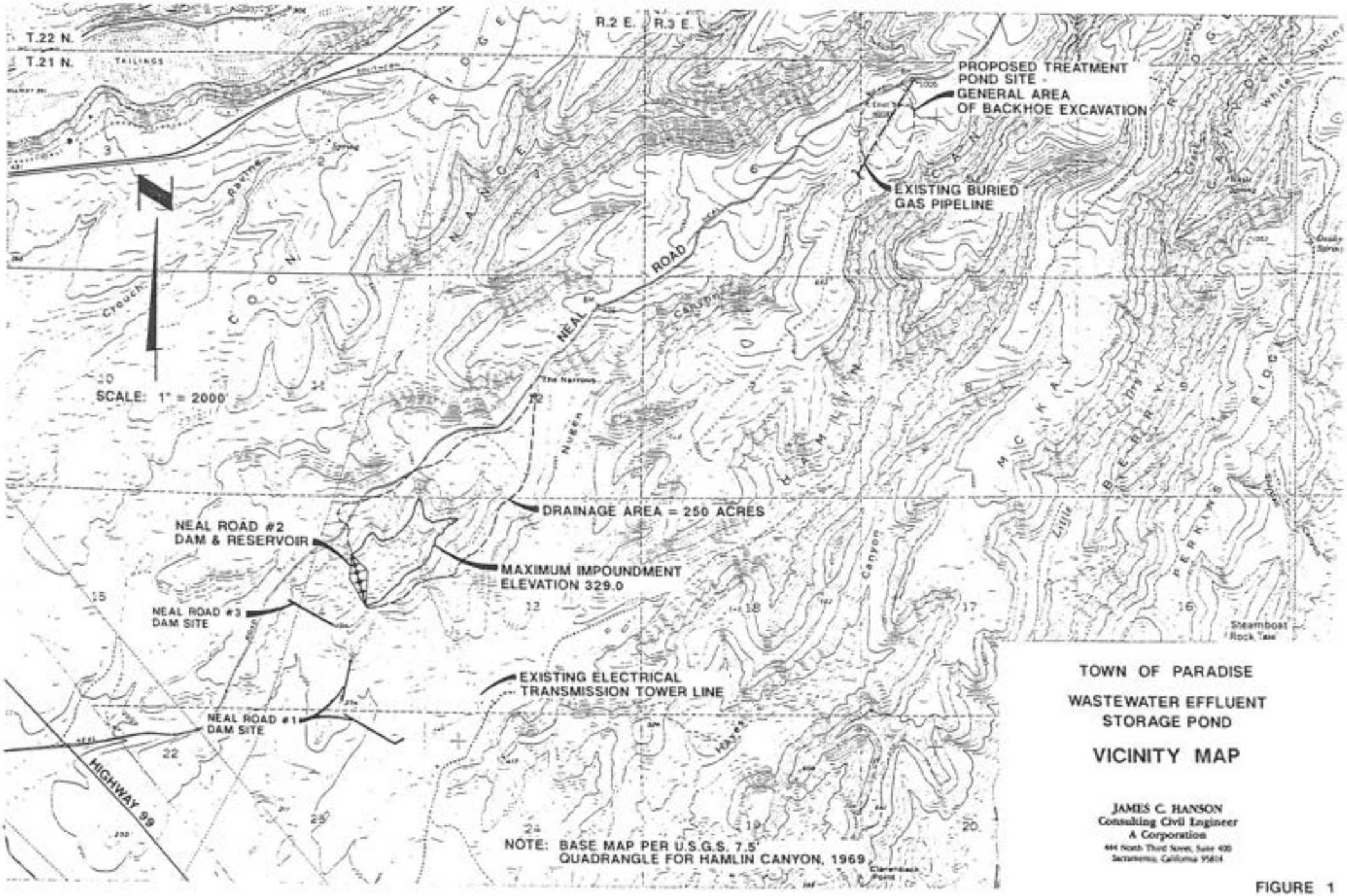
STAGE 2 - 1650 ACRE-FOOT CAPACITY

Item	Quantity	Unit	Unit Price (dollars)	Cost (dollars)	Total Cost (dollars)
I. EARTHWORK					
A. CLEAR & GRUB DAM & RESERVOIR SITE	9	Acres	1,000.00	9,000	
B. CLEAR SUPPLEMENTAL BORROW AREA	19	Acres	370.00	7,000	
C. EMBANKMENT FOUNDATION STRIPPING	4,950	C.Y.	2.10	10,400	
D. CUTOFF TRENCH EXCAVATION & CLEANUP	850	C.Y.	5.00	4,300	
E. FOUNDATION DRAIN <1					
GRAVEL	2,475	C.Y.	16.00	39,600	
SAND & GRAVEL	2,475	C.Y.	16.00	39,600	
F. CHIMNEY DRAIN (SAND & GRAVEL) <1	2,360	C.Y.	16.00	37,800	
G. ZONE 1 IMPERVIOUS FILL <2	28,100	C.Y.	6.30	177,000	
H. ZONE 2 RANDOM FILL <2	104,470	C.Y.	3.70	386,500	
				711,200	
II. OUTLET CONDUIT					
A. EXTEND GATE CONTROLS	1	EACH	1,000.00	1,000	
				1,000	
III. MISCELLANEOUS					
A. PERFORATED FOUNDATION DRAIN PIPE	140	L.F.	8.40	1,200	
B. CONSTRUCTION WATER <3	22.0	A.F.	105.00	2,300	
				3,500	
SUBTOTAL				715,700	
CONTINGENCIES @ 25%				178,900	
TOTAL DIRECT CONSTRUCTION COST				894,600	
ENGINEERING & ADMINISTRATION @ 15%				134,200	
SUBTOTAL				1,028,800	
DIVISION OF SAFETY OF DAMS FEE				14,100	
TOTAL				1,042,900	

<1 DRAIN MATERIALS ASSUMED TO BE PROCESSED SAND AND GRAVEL OBTAINED FROM OFF-SITE COMMERCIAL SOURCES.

<2 ZONE 1 AND ZONE 2 MATERIALS ASSUMED AVAILABLE FROM ON-SITE SOURCES.

<3 ESTIMATED COST OF PUMPING FROM EXISTING WELLS LOCATED ON THE HORNING RANCH.



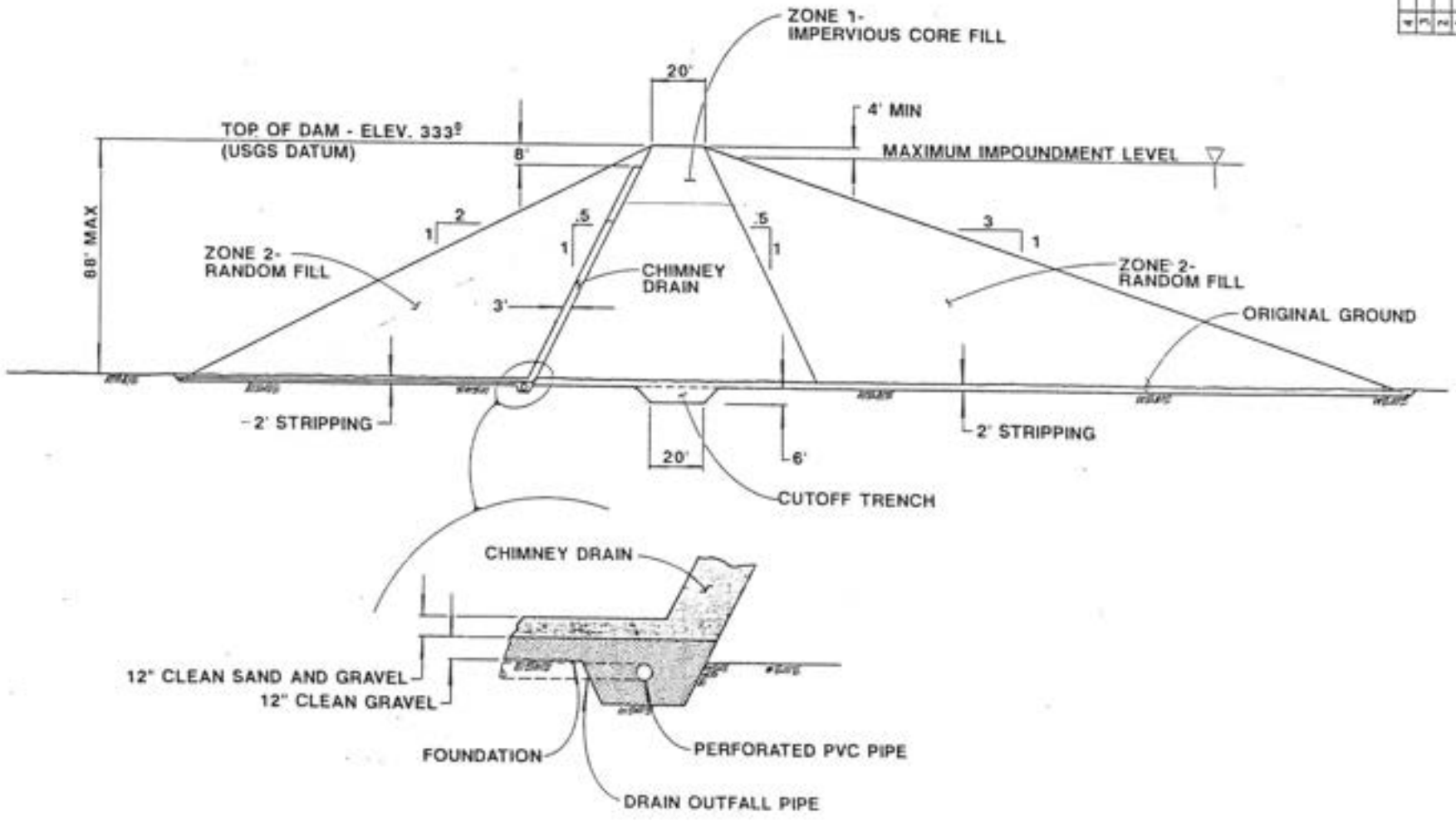
TOWN OF PARADISE

WASTEWATER EFFLUENT STORAGE POND

VICINITY MAP

JAMES C. HANSON
Consulting Civil Engineer
A Corporation
444 North Third Street, Suite 400
Sacramento, California 95814

FIGURE 1



JAMES C. HANSON
CONSULTING CIVIL ENGINEER
A CORPORATION
444 N. THIRD STREET, SUITE 400
SACRAMENTO, CA 95814

TOWN OF PARADISE

EFFLUENT STORAGE POND, NEAL ROAD #2
CONCEPTUAL EMBANKMENT DESIGN
(FOR ESTIMATING PURPOSES ONLY)

Date NOV. 22, 88
Scale 1" = 40'
Drawn By RJB
Checked By NFB
Sheet 1
of 1 Sheets

FIGURE 2

ATTACHMENT 1

CHARLES VAN ALSTINE
Geological/Geotechnical Engineer

PRELIMINARY FIELD OBSERVATIONS

Memorandum to File

JOB: Paradise Wastewater System Job No.108

LOCATION: Neal Road Dam Site Day: Wednesday, Nov. 9, 1988

PERSON: Van Alstine VA
Present at Site: Van Alstine and Nick Bonsignore

- -

OBSERVATIONS:

1. Nick and I reviewed two dam sites in the canyon south of the Neal Road sanitary landfill. We excavated four test trenches with a D-8 Cat in the area of Neal Road Site No. 2; we took bulk samples of typical materials for laboratory testing and reference.

2. The sites are in a broad canyon with steep irregular slopes near the top; moderate slopes below; and gentle slopes adjacent to the nominal intermittent stream channel. There is approximately 150 feet of relief.

The area supports a scattered oak trees and moderate grass cover.

3. The geologic sequence in the area is well exposed and consists of a very uniform sequence of mid-Tertiary volcanic agglomerate and sandstone layers. The layers dip very gently to the west. Individual layers can be traced for thousands of feet.

The very hard volcanic agglomerate layers are conspicuous because they cap the ridges and are exposed as cliffs in the upper part of the slope. However, the sandstone layers comprise the major portion of the sequence. The sandstone is well exposed

along the stream channel and in the lower slopes. Conglomerate--which is often a major portion of this unit--is a minor portion here. The sandstone is well indurated, but generally not as hard as the volcanic conglomerate. In both of these layers, fractures are very wide spaced. Layering is locally a plane of weakness in the sandstone where it has been appreciably weathered.

There were no substantial springs observed in the slopes nor was there evidence of persistent shallow groundwater.

4. Weathering has been slight and is limited to near-surface materials. The topsoil layer is very thin and discontinuous. A 1/2 to 1 foot layer of clayey silt is widely but irregularly exposed on lower slopes. Alluvium along the channel is limited to thin (1/2 to 1-1/2 foot) sparsely distributed layers of silty gravel.

5. A. The bedrock in the area can provide adequate and uniform support for a dam embankment. Stripping to achieve general support on bedrock would be minimal and the materials could be used in embankment. The cut-off under the impervious section would be relatively shallow.

B. Both the sandstone and the volcanic agglomerate are estimated to have low permeability. Both lateral and vertical water movement would be limited to the widely scattered fractures and,perhaps, some layering planes.

C. It likely is feasible to "bench" diversion ditches into the sandstone above reservoir level. This would be moderately difficult to very difficult excavation (see below).

D. The only apparent source for major quantities of random embankment materials is the sandstone within the reservoir. These materials are estimated to be moderately difficult to difficult excavation; heavy-duty equipment (D-9 or D-10) would be required. With careful excavating techniques, the amount of "oversize" can be minimized. The near-surface sandstone will break down readily to provide a "fines bound" material; deeper materials may provide fewer fines and more hard fragments. Heavy-duty compaction equipment will be required (say, Caterpillar 835 or equivalent). Grid rollers might be effective in breaking down sandstone materials in borrow areas. With careful management of

borrow areas, it likely is feasible to place the coarser/ harder materials in the downstream section and the materials with more fines in the central section of the dam.

Considering the available materials, we suggest that an impervious section near the upstream face be utilized in design. The section should be the minimum thickness which is compatible with acceptable internal hydraulic gradient. The quantity of impervious material within the reservois area is very limited. The surficial soil layer could be excavated over this entire site and stockpiled. It likely would be feasible (but difficult) to blend these materials with 1 to 2 parts of processed weathered sandstone.

It may be necessary to consider importing fine-grained soil or adding clay to processed weathered sandstone in order to obtain adequate quantities of impervious material.

E. It might be feasible to make free-draining rock fill materials on the site. However, it would be necessary to selectively excavate and process the harder bedrock materials (e.g., the cap rock) for such purpose. The nominal amounts of gravel along the stream channel at the site are not a significant materials source. Similar materials from the general area would be worth investigating.

Charles Van Alstine

Information copy: Nick Bonsignore

ATTACHMENT 2

CHARLES VAN ALSTINE
Geological/Geotechnical Engineer

PRELIMINARY FIELD OBSERVATIONS

Memorandum to File

JOB: Paradise Wastewater System Job No. 108

LOCATION: Elliot Springs Treatment Pond Site Day: Wed. 11-09
Neal Road, west of Paradise

Present at Site: Van Alstine and Nick Bonsignore (visit by Paradise City Engineer).

- -

OBSERVATIONS:

1. Planned construction consists of four treatment ponds with a total of about 9 surface acres to be located south and east of Elliot Springs. Tentative pond configuration consists of four square ponds within an overall area about 600 feet by 600 feet. The ponds would be about 15 feet deep (12 foot water depth).

2. The surface on the parcel slopes gently to the west. The head of a drainageway extends into the westerly portion of the parcel. A gas line extends diagonally across the parcel. The area supports sparse to moderate oak and grass cover.

3. Bedrock in the area is a mid-Tertiary sequence consisting of volcanic agglomerate, sandstone, and conglomerate. Only the volcanic agglomerate cap rock is exposed in the area of this site. Exposures to the west suggest the cap rock is in excess of 50 feet thick at this location.

The cap rock is very hard bedrock with few "defects". It is exposed in local outcrops, along the slopes of the drainageway, and in numerous shallow man-related excavations.

4. We excavated 9 backhoe test pits to the top of the hard rock. The area is mantled by an irregular layer of very rocky silt soil. The thickness of the soil over most of the site is 1 foot or less. Locally on the west it is 2 to 2-1/2 feet thick.

The upper surface of the volcanic agglomerate is weathered, especially where the bedrock is mantled by topsoil. The thickness of weathering is variable. Typically, moderate weathering extends to depths of 1/2 to 1 foot below the soil; locally on the west, to depths of 3 or 4 feet. The thickness of slightly weathered material (very difficult excavation for backhoe) likely extends another 2 to 5 feet. The slightly weathered bedrock will be moderate excavation for heavy-duty equipment (D-9, D-10). The underlying "fresh" metavolcanic rock is difficult excavation even for heavy-duty equipment.

5. In order to construct the ponds as tentatively shown, the following steps are implied:

A. Strip and stockpile all soil and moderately weathered volcanic agglomerate from the area of the proposed ponds;

B. Excavate the hard volcanic agglomerate to achieve the desired depth and materials. This would require very heavy-duty equipment and operators experienced in excavating such materials so as to provide sizes suitable for construction of dikes.

C. Construct the main dike sections using the excavated volcanic agglomerate.

D. Process the stripped material to remove rocks and provide suitably impervious materials. Place this impervious material as a 2 to 4 foot thick layer on the inside of the ponds. If interior slopes are 3:1 or flatter, it would be feasible to compact the impervious materials against the slope. If slopes are steeper than 3:1, it would be necessary to place this layer in horizontal lifts with small equipment.

6. It appears that there may be an option in the same general area for constructing a series of ponds along the upper reaches of the drainageway. It likely would be necessary to excavate the materials in the reservoir (per above) and dikes would be constructed in a similar fashion. However, only one dike per pond would be required. If the total volume of the four ponds exceeds 58 acre-feet, it would be essential to construct all of the dikes to high standards in order to keep the facility out of Division of Safety of Dams jurisdiction.

7. Although construction conditions at this site would be difficult, the conditions here are similar to those in essentially all of the area west of the town of Paradise and substantially better sites might not be available.

Charles Van Alstine

Information copy: Bonsignore

APPENDIX B

QUESTIONS AND ANSWERS ABOUT ASSESSMENT DISTRICTS IN CALIFORNIA

QUESTIONS AND ANSWERS ABOUT ASSESSMENT DISTRICTS IN CALIFORNIA

Prepared by

Sturgis, Ness, Brunsell & Sperry
a professional corporation
Attorneys at Law
Emeryville, California

October, 1988

INTRODUCTION

This brochure contains brief answers to commonly-asked questions about special assessment districts in California.

Although a number of special assessment procedures are contained in state law as well as in the ordinances of charter cities and counties, the great majority of assessment proceedings for capital improvements are conducted under the Municipal Improvement Act of 1913 (Section 10000 et seq., California Streets and Highways Code). The 1913 Act is usually used in combination with the Improvement Bond Act of 1915 (Section 8500 et seq., Streets and Highways Code). The 1913 Act contains the procedures for levying assessments; the 1915 Act permits the issuance of improvement bonds and the repayment of assessments over a period of years.

In this brochure the answers are based on the 1913 and 1915 Acts, but many of the answers also apply to other assessment procedures. Note that the popular Mello-Roos Community Facilities District Act is not a special assessment statute and is not covered in this brochure.

For convenience, references in the brochure are to cities and city officials, but counties and independent special districts may also conduct assessment proceedings.

The answers given here are brief, but assessment law is complex. Further information about any question can be obtained from the public agency conducting the assessment proceedings or from its municipal bond counsel.

STURGIS, NESS, BRUNSELL & SPERRY
October, 1988

QUESTIONS AND ANSWERS ABOUT ASSESSMENT DISTRICTS IN CALIFORNIA

CONTENTS

Part 1
IN GENERAL

What kinds of improvements are financed by special assessments?

The list is long. Among the most common are streets, sidewalks, landscaping, lighting, sewer and water lines, storm drains and other improvements associated with public streets.

Assessments may also be used to finance public parks, wharves, parking lots or structures, sea walls, reservoirs and many other types of public improvement.

In general the improvement must meet two standards:

* It must be a public improvement -- that is, it must be owned and managed either by a public agency or a publicly-regulated utility company.
* It mus be a local type of improvement that has a special benefit to land in the assessment district, over and above the benefit to the community as a whole.

What is an assessment district?

An assessment district is an area of land specially benefitted by a public improvement. The assessment district is formed by a city (or a county or independent special district, such as a county water district, sanitary district or community services district) which is responsible for the improvement.

The city levies an assessment against each parcel of land benefitted by the improvement, in proportion to benefit. All of the assessed land, taken together, constitutes the assessment district. The city then sells improvement bonds to raise the money to build or buy the improvement. The owners of the assessed land repay the bonds over a period of years.

An "assessment district" is not a separate legal entity like a water district or sanitary district. The term is simply used to describe the area of land that the city has assessed for the improvement. An assessment district is also sometimes called a special assessment district, an improvement district or a local improvement district (LID).

Is the assessment a tax?

No. Special assessments are not considered to be taxes, because they represent the cost of a particular improvement that benefits the assessed land rather than the cost of government in general. The assessment may be payable along with general property taxes but is always shown as a separate item on the tax bill.

Can an assessment district be formed to improve a private street?

No. With minor exceptions, the improvements financed by assessments must be owned by a public agency or a regulated public utility.

If the city approves, a private street can be dedicated to the city by the owners, and assessments can be used to bring the street up to public standards. The street is then maintained by the city at city expense.

Can any private improvements be included in an assessment district?

In a few cases. For example, if the grade of a street or utility is to be changed, the cost of rebuilding a driveway or raising or lowering a house sewer may be included in the owner's assessment, with the owner's consent.

Can assessments be used to acquire land for an improvement?

Yes. The city is required to pay fair market value for any land acquired for public purposes. The cost of these acquisitions is included as a part of the project cost and is assessed to the benefitted land.

In certain cases the owners find it more economical to dedicate the needed land to the city without cost, in order to save the cost of appraisals and right-of-way agents' fees.

Can assessments be used for anything but new construction?

Yes. The city can levy assessments to finance the purchase of existing improvements. For example, assessments can be used to purchase a private water company in order to place the water system under public ownership.

How is an assessment district formed?

The city must follow a procedure established by state law (or in some cases by city ordinance). The procedure usually starts with a petition to the city, signed by the owners who will be assessed and who want the improvement. If the city council accepts the petition, a complete engineering report is prepared, including a proposed assessment on each parcel of benefitted land.

When the report is filed with the city council, the owners are notified and a public hearing is held. Dissatisfied owners may protest at the hearing.

After the hearing the city council may levy the assessment, with or without changes, or may abandon the improvement project.

How long does it take to form an assessment district?

It depends on the size and complexity of the project. For new construction the engineering report must include plans and specifications. Additional time may be required to comply with environmental laws. In general the time required may range from a few months to more than a year.

How much does it cost to form an assessment district?

In addition to the cost of designing and building the improvement, assessments include the cost of preparing the engineering report, resolutions, notices and other documents; the cost of publishing, mailing, posting and recording notices; and the cost of printing, selling and servicing improvement bonds. In large projects ($5 million or more) these costs should amount to less than five percent of the assessment; the smaller the project, the larger the percentage.

Where improvement bonds are issued, the assessments may also include a set-aside for reserves (which eventually is credited to the assessments) and a discount on the sale of the bonds (which is effectively a form of prepaid interest).

The amount of these "incidental expenses" for a particular improvement project can be estimated in advance with reasonable accuracy.

How are the improvement costs shared?

The improvement cost is divided among the parcels of benefitted land in proportion to benefit. There is no fixed formula in the law for determining benefit. Every project must be evaluated individually according to the type of improvement and the nature of the land assessed. Factors like parcel area, frontage on the improvement, topography and existing or potential uses of the land may be taken into account.

What is meant by "special benefit"?

"Special benefit" is the benefit to a parcel of land from a public improvement, over and above the benefit enjoyed by the public or the community as a whole. For example, a street improvement benefits anyone who uses the street but has special benefit to property located on the street. A sanitary sewer has special benefit to property connected to the sewer even though the whole community benefits from the existence of the sewer system.

Are all costs of the improvement assessed?

Not necessarily. In some cases the city may make a contribution to the project from other funds, especially if the improvement has a strong community-wide benefit. For certain types of projects state or federal grants may also be available.

Is there a limit on the amount of the assessment?

As a rule of thumb the assessment should not exceed 30-40% of the value of the assessed land with the improvement complete. Higher assessments make the sale of improvement bonds difficult or impossible. In a few unusual cases a legal limitation may be imposed on the assessments.

Can land be assessed over the owner's objection?

Yes. The city council has the duty to divide the cost of the improvement fairly among the benefitted parcels of land, even if some owners object. Every owner has the right to protest at the public hearing on the assessment.

How does Proposition 13 affect assessments?

Proposition 13 (Article XIIIA of the California Constitution), which limits taxes, does not limit benefit assessments for capital improvements.

Can publicly-owned land be assessed?

There are legal problems (too complex to describe briefly) in assessing land owned by a public agency. If the public land is benefitted by the improvement, the public agency can make a cash contribution to the project.

Part 2
STARTING THE PROJECT

How is the assessment process started?

The usual first step is that owners of land to be benefitted by the proposed improvement sign a petition, asking the city council to build (or buy) the improvement and form the assessment district. The form of petition should be obtained from the city or its counsel.

Before circulating the petition the owners may want to hold one or more meetings with city staff and consultants to get questions answered.

Who signs the assessment petition?

The petition must be signed by those who hold legal title to the land in the proposed assessment district, as shown on the records of the county assessor.

If the land is held in joint tenancy or tenancy-in-common, any one of the owners may sign for all. If the land is owned as husband and wife, either may sign for both. If the land is in trust, the trustee must sign.

Renters and lessees should not sign the legal petition, but their support of the project by separate letter may influence the decision of the city council.

Signatures on the petition are not required to be notarized.

How many signatures are needed on the petition?

The petition should be signed by owners representing at least 60% of the net land area (not counting public streets) to be included in the assessment district. The 60% requirement is measured only by land area -- not by number of parcels, value of property, frontage on the improvement or amount of proposed assessments.

The 60% requirement is set by state law, but the city may make additional requirements before accepting a petition.

Can an owner who signs the petition object later?

Yes, unless the petition contains a specific waiver of the owner's right to protest. For example, a petitioning owner might still want to protest at the public hearing if the cost of the improvement turns out to be much higher than expected.

Assessment petitions typically include a waiver of proceedings under the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, also referred to as Division 4 of the Streets and Highways Code. This waiver is not a waiver of the owner's right to protest at the hearing.

Why does the petition contain a waiver of Division 4 of the Streets and Highways Code?

Division 4, unless waived, requires the city to prepare a special report in addition to the regular engineer's report on the improvement project. The special report contains the assessed valuation of each land parcel and the amount of existing assessments, if any, against the land. The waiver saves the time and cost of preparing the special report.

Division 4 also contains a legal limit on the amount of the assessments, but the city council can exceed the limit anyway on a finding that the project is economically feasible.

Can assessments be levied without a petition?

Yes, but cities often are not willing to pay engineering expenses for the project unless the owners show their support by signing the petition.

In some cases the city may start the assessment process without a petition if obtaining signatures is difficult because of a very large number of owners or a large number of non-resident owners. In a few cases cities have levied assessments for sanitary sewers against the wishes of a majority of owners, in order to abate a health hazard.

What happens when the petition is presented to the city?

If the city council decides to move ahead with the assessment process, it appoints an "engineer of work", either the city engineer or an outside consultant, to prepare the engineer's report on the project. The city council also appoints a

municipal bond counsel to supervise the legal proceedings.

What does the engineer of work do?

The engineer of work is a civil engineer or other person qualified to prepare the report on the improvement project. This work includes designing the improvement (if new construction), estimating its cost and proposing an assessment on each benefitted parcel of land. The engineer of work may also be employed to supervise construction of the improvement and to inspect the work.

What does the municipal bond counsel do?

The bond counsel is a law firm specializing in the legal work required to levy assessments and issue improvement bonds. The bond counsel typically prepares all of the documents needed to form the assessment district -- resolutions, affidavits, notices and the like -- and supervises the assessment procedures to be sure that all legal requirements are met. When the improvement bonds are issued, the bond counsel renders a legal opinion as to the validity, enforceability and tax-exempt status of the bonds.

Part 3
COSTS OF THE PROJECT; THE ENGINEER'S REPORT

What does the engineer's report contain?

The project report (usually called the engineer's report) contains at least the following:

a) Plans and specifications for new construction, if any.

b) A description of existing improvements to be acquired, if any.

c) A description of land, easements and rights-of-way, if any, to be acquired for the project.

d) A complete project cost estimate, including incidental expenses.

e) An assessment roll, showing the amount that the engineer of work proposes to assess against each parcel of benefitted land.

f) An assessment diagram, showing all the parcels of land in the assessment district.

The report may also include the engineer's worksheets, showing a breakdown of the component costs in each assessment. It may describe in words the method or formula used by the engineer to calculate each assessment.

What costs are included in the cost estimate?

The engineer's report includes a complete listing of all the expected costs of the project. These include the direct costs of constructing and/or acquiring the improvement, as well as an allowance for construction contingencies.

The estimate also lists indirect costs ("incidental expenses") such as engineering, legal and administrative costs. The estimate normally includes an allowance for establishing a reserve fund, to protect the purchasers of improvement bonds against delinquencies in assessment payments, and an allowance for selling improvement bonds at less than their face value (the "bond discount").

If funds are being contributed to the project from sources other than assessments, these contributions will be shown in the estimate as a deduction from the amount to be assessed.

What are "incidental expenses"?

The term "incidental expenses" covers a wide variety of indirect costs that may occur in one or another assessment project. Most common are the cost of preparing plans and specifications and other costs of preparing the engineer's report; inspection fees; the fee of bond counsel; the fee of right-of-way agents and appraisers and other costs of acquiring land; the cost of printing, selling and servicing improvement bonds; and administrative costs of the city in publishing, posting and mailing notices and in processing documents.

What is a "bond discount"?

For technical reasons improvement bonds are almost always sold by the city for less than the face value ("par value") of the bonds. The difference between the face value of the bonds and their selling price is called the bond discount; it is usually expressed as a percentage of the face value, and is usually in the range of 1.5% to 3%.

An allowance for bond discount must be made in the project cost estimate, so that the sale of the bonds will raise enough money to complete the project. The bond discount can be thought of as a form of prepaid interest; it is taken into account in calculating the net interest rate on the bonds.

What is the purpose of a reserve fund?

When improvement bonds are sold by the city, a part of the proceeds are set aside in a special reserve fund. If any assessed owner fails to pay an assessment installment on time, the reserve fund is drawn down to make up the difference, so that the bond principal and interest can be paid on time. When the owner pays the delinquent assessment, the money is restored to the reserve fund.

An allowance for the reserve fund is made in the project cost estimate. The amount of the reserve varies with each project, depending on project size, number of parcels, parcel values compared to assessment amounts, and other such factors.

The reserve fund may be reduced annually or may be held and used to pay the final bond principal and interest. In either case the reserve fund is credited on the assessment installments. An owner who pays the assessment in full at any time

receives a credit for the owner's prorata share of the reserve fund.

What is an assessment diagram?

The assessment diagram is simply a map showing each parcel of land within the boundaries of the assessment district. The diagram is prepared by the engineer of work as a part of his report.

If the assessment district is formed, the diagram is filed in the county recorder's office in the Book of Maps of Assessment and Community Facilities Districts.

What is an assessment roll?

The assessment roll is a list of each parcel of land in the assessment district, together with the amount of the assessment assigned to each parcel. Each parcel is given a distinctive assessment number, which matches the number shown on the assessment diagram. The assessment roll is a part of the engineer's report.

Don't confuse the assessment roll in assessment districts with the county assessor's roll, which is a listing of assessed valuations of all land in the county for property tax purposes.

What is an "assessment spread"?

"Assessment spread" is another term for the assessment roll. When the engineer of work calculates the amount of the assessment against each benefitted parcel of land, he is said to be "spreading the assessment". His worksheets are referred to as "spread sheets".

Is there a formula for determining benefit?

There is no formula in the law for determining benefit. It is up to the engineer of work to recommend a division of the project cost among the benefitted parcels of land on any basis that seems to treat all owners fairly. In spreading the assessment the engineer of work usually develops an objective formula for the particular project, using factors like parcel acreage, frontage on the improvement, land use, and the like.

Does the engineer make the final decision on assessments?

No. The assessment roll contained in the engineer's report is the engineer's recommendation to the city council. The city council must notify all owners and hold a public hearing on the report. After the hearing the city council makes the final decision, which may include changes in the assessments or even an abandonment of the project.

Part 4
THE PROTEST HEARING

How are owners notified of the public hearing?

In 1913 Act assessment proceedings, notice of the protest hearing is given in three ways:

* By first class mail to owners of land in the assessment district, as their names and addresses appear on the county tax rolls, or as known to the city clerk. The notice by mail shows the amount of the proposed assessment against the owner's parcel.
* By publication of a general notice twice in a local newspaper.
* By posting a general notice along open streets in the assessment district.

What should an owner do to protest the assessment?

First, the owner should talk to the engineer of work well before the hearing. If the engineer agrees with the owner's objection, the engineer's report can be corrected before the hearing is held. Otherwise, the owner may file a written protest with the city clerk before the time set for the hearing.

There is no standard form for the written protest. A letter addressed to the city council will do. The letter should contain:

a) A statement that the owner is protesting the assessment, and a statement of the reasons for the protest.

b) An identification of the owner's parcel of land by its assessment number as shown on the notice, or by some other description sufficient to identify the assessment being protested.

c) The signature of the owner.

What happens at the hearing?

Typically the engineer of work gives an oral summary of the written report that he has filed with the city council. Then the floor is open for any interested person to speak for or against the project, the boundaries of the district or the amounts of the assessments. An owner or his representative may speak at the hearing, whether or not the owner has filed a written protest.

Are landowners the only ones who can protest at the hearing?

No. Any interested person may appear at the hearing and address the city council. However, only the written protests of assessed owners are counted in determining whether a majority protest exists.

Can protests be withdrawn at the hearing?

Yes. At any time before the conclusion of the hearing, a written protest may be withdrawn in writing.

What is a "majority protest"?

A majority protest exists if, at the end of the hearing, the written protests of assessed owners represent more than one-half of the area of land to be assessed. The calculation of majority protest is based on land area only -- not on number of protests, amounts of proposed assessments, or value of land in the protest.

What happens if there is a majority protest?

Ordinarily the city council has the authority to overrule a majority protest by a four-fifths vote, but in practice it is very unusual for a majority protest to be overruled. Unless overruled, a majority protest requires abandonment of the project for at least one year.

Can the city council increase assessments at the hearing, or add new land to the assessment district?

No, unless the affected owners consent in writing. Otherwise the city council must call an additional hearing and give notice to the affected owners.

Can the city council exclude land from the assessment district at the hearing?

Yes. The city council must exclude land if it finds that the land will not benefit from the improvement, but the remaining assessments cannot be

increased without written consent or a new hearing.

Can the city council make changes in the improvements at the hearing?

Yes. If the change alters the benefit to any parcel of land, the council must modify the assessment and must call a new hearing or obtain written consent if any assessments are increased.

Can the hearing be continued to a later date?

Yes, in the discretion of the city council.

What choices does the city council have after the hearing?

The city council has several options:

* It may abandon the project.
* It may approve the engineer's report as submitted and levy the assessments.
* It may modify the report, and then approve the report as modified unless a new hearing is required because of increased assessments.
* It may delay any action for further consideration or further information.

Can changes be made in the assessments after they are levied?

Yes. If assessments are increased or new assessments are added, the city council must obtain written consent of the affected owners or call a new hearing.

What is an "assessment lien"?

The assessment lien is an encumbrance on the assessed land, similar to the lien for property taxes. The lien remains on the assessed land, and will be shown on any complete title report, until the assessment is paid in full.

Part 5
DOING THE WORK: THE IMPROVEMENT FUND

When can construction of the improvements begin?

Bids for construction are often received before the hearing on the engineer's report, so that the contract can be awarded as soon as the assessments are levied. Contract formalities may take another two weeks or so; then work can begin.

The city council may choose to delay award of the contract until improvement bonds are sold and funds for the project are received.

Does the construction work go to public bid?

Yes, with a few exceptions. The city may make a contract with another public agency or a regulated public utility to do the work, without competitive bidding; or the city may do the work with its own forces. Otherwise the construction contract is awarded after open, competitive bidding.

Does the city have to accept the lowest construction bid?

The contract, if awarded, must go to the lowest responsible bidder. The city always reserves the right to reject all bids; this is necessarily so if bids are received before the hearing, since the city council may decide to abandon the project.

What happens if the construction cost exceeds the estimate?

The city council may make up the difference out of other city funds or may levy a supplemental assessment. The procedure for a supplemental assessment is the same as for the original assessment.

The allowance for contingencies in the original project budget is usually sufficient to cover any cost overruns.

What is the "improvement fund"?

This is a separate fund (sometimes called the "construction fund") which is set up to pay for all costs of the improvement project, including incidental expenses. Money in the fund comes from the payment of assessments in cash, if any, and from the proceeds of the sale of improvement bonds.

Is the improvement fund invested at interest before it is spent?

Yes, in the same manner as other city funds. Investment earnings are held in the fund and used to help pay for the project.

If money is left in the improvement fund after completion of the project, what happens to the surplus?

At the option of the city council, the surplus may be used to maintain the improvement until it is used up, or the surplus may be credited on each assessment. Assessment credits result in either a cash refund to the owner or a reduction in future installment payments of the assessment.

Part 6
PAYING THE ASSESSMENT

Can the assessment be paid in cash without interest?

Yes. After the assessment is levied, the city mails an assessment notice to each owner. The owner has 30 days after the date of the notice to pay all or a part of the assessment in cash without interest. After that improvement bonds are issued in the amount of the unpaid assessments.

Can the assessment be paid in installments?

Yes. The number of annual installments depends on the term of the improvement bonds that the city issues. Owners who pay in installments also must pay interest, at the same rate or rates that the city must pay on the improvement bonds.

How many years may the assessment installments be spread over?

The law allows up to 40 years, but improvement bonds with such a long term do not have a ready market and would bear punishing interest rates. A term of 15 or 20 years is typical. In general, the shorter the term, the lower the interest rate.

How are assessment installments collected?

The installments appear as a separate item on the county property tax bill. The tax bill may be paid in full each tax year by December 10, or in semiannual installments by December 10 and April 10.

What is the interest rate on installment payments?

The same as the interest rate on the improvement bonds; that depends on prevailing rates in the financial markets at the time the bonds are sold. If the improvement bonds are tax-exempt (as they almost always are), the bond rates will be lower than comparable mortgage interest rates.

Are installment payments the same each year?

Usually about the same, although there may be a small variation from year to year as a result of the improvement bonds being issued in rounded denominations. In exceptional cases the city may set up a repayment schedule for the bonds such that the annual installments will vary in amount.

The first annual installment may include more than one year's interest, depending on the time of year when the bonds are issued. This will cause the first installment to be higher than the rest.

Can the assessment be paid off at any time after bonds are issued?

Yes, but with some additional cost. The owner must pay a premium, usually amounting to 3% of the unpaid balance of the assessment. This premium is passed along to the owners of the bonds that are retired ahead of schedule.

The owner must also pay interest to the next date on which improvement bonds can be retired; this can be from three to nine months of interest, depending on when the payment is made.

In addition the city may make a small administrative charge for retiring bonds ahead of schedule.

If assessed land is sold, does the assessment have to be paid off?

No, unless the buyer of the land insists on it. The assessment follows the land regardless of changes of ownership. The contract for the sale of the land should be clear as to whether the assessment is to be paid off or assumed by the buyer. No notice to the city or consent of the city is required.

If an owner pays the assessment in full, is credit given for a share of the reserve fund?

Yes. The owner's prorata share of the reserve fund is subtracted from the amount the owner must pay.

What happens if the owner does not pay an assessment installment?

The city usually has the obligation of foreclosing on the land in a court action, as a part of its contract with the holders of the improvement bonds. If a court action is not brought, the land will be sold by the county in the same manner as a sale for delinquent property taxes.

What are the penalties for not paying the assessment installments on time?

The penalties are the same as for delinquency in the payment of property taxes. Currently these penalties amount to 10% of the amount of the delinquent installment, plus an additional 2% per month beginning July 1 following the date of delinquency.

The city can elect to replace the 10% lump sum penalty with a 2% per month penalty.

If the city brings a court foreclosure action, the owner is also liable for the city's attorneys' fees.

If some owners do not pay their installments, are the other assessments increased to make up the difference?

No.

Part 7
IMPROVEMENT BONDS

What are improvement bonds?

Improvement bonds are certificates showing that the assessment district is indebted to the holders of the bonds. The bonds are usually issued in even amounts of $1,000 or $5,000.

The city issues the bonds for the amount of assessments to be paid in installments.

Who buys the bonds?

The bonds are sold to a securities firm (called a "bond underwriter") that buys and sells municipal bonds. The underwriter then resells the bonds to corporations, funds and individuals as an investment.

When are the bonds sold?

Soon after the assessed owners have had a 30-day period to pay their assessments in cash without interest.

How are the bonds sold?

At the option of the city council, the bonds may be sold by competitive bid or to a selected underwriter without bidding.

Are the bonds tax-exempt?

Interest earned by the holders of the bonds is exempt from California personal income tax, and with few exceptions is excluded from gross income for federal income tax purposes. As a result the bonds bear a lower interest rate than comparable taxable securities.

Do all bonds bear the same interest rate?

Not usually. These are "serial" bonds -- that is, some bonds come due each year over the term of the entire bond issue. Bonds that mature earlier tend to bear a lower interest rate than bonds that mature later. This means that the *rate* of interest paid by the owners may rise slightly over the years, as earlier bonds are retired, but the *amount* of interest declines because fewer bonds are outstanding.

How are the interest rates set?

In competitive bidding the bidders set the rates; the winner is the bidder that states the lowest net interest rate, taking into account both the bond rates and the bond discount.

In non-competitive sales the city and the selected bond underwriter negotiate and agree on a schedule of rates.

If interest rates come down, can bonds with high rates be replaced by lower-rate bonds?

Yes. This procedure is called a "refunding".

The city's contract with the bondholders may prevent a refunding for a period of years after the bonds are issued.

Are improvement bonds "rated"?

To receive a quality rating on the bonds, the city must apply to a national rating agency and pay a fee. The rating agency may or may not be willing to provide a rating for bonds of this type. Most improvement bonds in California are non-rated.

Can payment of the improvement bonds be insured?

In some cases. Each bond issue is evaluated on its own merits. If the bond issue is insured, the insurance premium is included as an incidental expense of the project. The insurance tends to lower the interest rate on the bonds.

APPENDIX C

PARCEL CENSUS DATA SHEETS

Town of Paradise Wastewater Feasibility Study Parcel Information

Explanation of Column Headings

Record # - Accession Number of item entered into database.

Parcel No. - Asssessor's Parcel Number (APN).

Situs Address - Address of parcel corresponding to APN.

Owner, Owner's Street Address, City, State - Owner of parcel.

Zone - Land Use Zone from Paradise Zoning Map (see Figure 2-1).

Front Footage - Lineal feet of frontage on street. The notation "frontage" or "frontage land use" followed by two numbers separated by a slash mark (/) entered in the "Other information" column indicates frontage on two streets (i.e., corner lot).

Area, acres - Parcel area.

Building area, sq. ft. - Area of building on parcel (where available).

Current use - Use classified according to the following table:

I	Institutional (school, church, government,etc.)
LM	Light Manufacturing
M	Motel
MF	Multi-family residential
O	Office-type business
R	Restaurant
RS	Retail Sales business
S	Service business (including medical & dental)
SF	Single-family residential
V	Vacant parcel

EDU's - Preliminary calculation of Equivalent Dwelling Units assigned to a parcel. See Chapter 2. Vacant parcels are assigned 0.5 EDU per parcel in this listing, but it is not currently planned to assign any EDU's to vacant parcels when developing the detailed assessment spread.

Business name - Name of business currently occupying parcel, where available.

Other information - Additional descriptive information about the parcel.

Town of Paradise
Wastewater Feasibility
Study
Parcel Information
K/J/C 882511

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, use sq. ft.	Current EDU's	Business name	Other information
19	50-20-184	6491 Clark Pine Grove Sub	Christn/Masnry Allnc Chrch	6491 Clark Road		C-F	700	14.21	1000 I	20.60	CMA Church	1,000 person capacity
20	50-20-98	6469 Clark Road	NO VALUE			C-C	372	3.87	0 I	6.00	Post Office	government
31	50-20-99	6500 Clark Road	Amer. Bapt. Church/No. CA	P.O. Box 456		M-F-P	448	3.84	600 I	2.00	First Baptist Church Preschool	
58	50-48-83	6626 Clark Road	Paradise Plaza	9864 Wilshire Blvd	Beverly Hills	CA C-C	900	0.00	0 I	2.00	Theater/Hallmark	O/95
180	51-13-2-30	8272, 8292 Skyway	Leslie Stanton	8272 Skyway		C-C	190	0.62	2200 I	2.00	Cornerstone Youth Recreation	
148	51-15-2-34	7967 Skyway	Norman Wright	P.O. Box 985		C-C	171	0.00	1200 I	1.00	Meeting Place (group use)	
151	51-15-3-1	7874 Skyway	Prds Co. of Jehovah's Wit	P.O. Box 327	Magalia	CA C-F	185	1.87	0 I	1.70	Jehovah's Witness Hall	200 person capacity
209	51-17-3-56	1295 Bille	William Hamilton	P.O. Box 681		M-F-P	150	0.62	1400 I	1.00	Hospice	
208	51-17-3-58	1275 Bille	Jesus Christ Latter Day	50 E. North Temple	Salt Lake City	UT M-F-P	311	6.10	0 I	10.50	Norman Church	500 capacity
1282	51-22-56	5275 Skyway	Loyal Order of Moose	P.O. Box 1176		C-F	40	2.74	0 I	2.20	Moose Lodge	
1285	51-31-36	311 Circlewood	First Church of Nazarene	P.O. Box 626		C-F	187	0.00	0 I	1.20	Church of the Nazarene	250 person capacity
246	52-06-38	6769 Skyway	Saint Germain Foundation	6769 Skyway		C-C	90	0.00	3000 I	2.00	"I Am" Temple (Saint Germain)	
345	52-08-67	791 Luther	Rose Busch	1481 Tiverton Ave	Sacramento	CA C-F	138	0.41	0 I	0.50	Part of Lutheran Church	
338	52-08-6	780 AMB Luther Drive	Paradise Lutheran Church	780 Luther Drive		C-F	287	2.22	0 I	4.60	Lutheran Church	200 person capacity MF-2 d.u.
330	52-08-64	771 Elliott	Roman Cath Bishop of Sac	P.O. Box 1600		C-F	121	0.87	0 I	12.50	St. Thomas More Church School	110 students
331	52-08-65	765 Elliott	Roman Cath Bishop of Sac	P.O. Box 1600		C-F	160	1.00	0 I	0.00	St. Thomas More Church	600 person capacity
329	52-08-67	783 Elliott	Roman Cath Bishop of Sac	P.O. Box 1600		C-F	75	0.52	0 I	0.00	St. Thomas More Curch	
333	52-08-94	6550 Skyway	T.L. Fierro	6187 Greenwood Drive		C-F	430	0.70	6000 I	5.00	Memorial Hall	
334	52-08-94	6626 Skyway	T.L. Fierro	6187 Greenwood Drive		C-F	0	0.00	1200 I	1.00	Paradise Rec & Park Offices	frontage land use 430/1000
335	52-08-94	6626 Skyway	T.L. Fierro	6187 Greenwood Drive		C-F	0	0.00	2500 I	2.00	Recreation Bldg	
336	52-08-94	747 Elliott Road	T.L. Fierro	6187 Greenwood Drive		C-F	0	0.00	4500 I	3.00	Butte County Offices	
412	52-12-2-29	6434 Skyway	Lucille Hoffman	P.O. Box 1878		C-B	118	0.00	6400 I	0.50	Community Action Agency	
376	52-12-3-2	5902 Almond	Butte County			C-B	150	0.52	0 I	1.00	Butte County Public Works Grnd	frontage land use 150/150
516	52-15-2	772 Elliott	Pacific Telephone			C-F	50	0.13	0 I	1.00	Pacific Bell	
520	52-15-3	780 Elliott	PG&E			C-F	100	1.50	1500 I	1.00	PG&E	
517	52-15-32	---- Elliott	Pacific Telephone			C-F	40	0.19	5000 I	0.50	Pacific Bell	
518	52-15-43	---- Elliott	Pacific Telephone			C-F	0	1.84	0 I	0.50	Pacific Bell	
636	52-20-1-26	5990 Foster	Cynthia Williams	2452 Paddock Drive	San Ramon	CA C-B	100	0.32	2500 I	2.00	Pine Ridge Theatre	
681	52-20-3-12	767 Birch Street	Town of Paradise			C-F	52	0.17	0 I	2.00	Fire Department	
684	52-20-3-22	767 Birch Street	Town of Paradise			C-F	52	0.87	0 I	1.00	Fire Department	
682	52-20-3-24	767 Birch Street	Town of Paradise			C-F	52	0.17	0 I	0.00	Fire Department	
683	52-20-3-26	767 Birch Street	Town of Paradise			C-F	52	0.17	0 I	0.00	Fire Department	
686	52-20-3-28	5595 Black Olive	Town of Paradise			C-F	40	0.00	0 I	3.00	Police Station	
687	52-20-3-29	5595 Black Olive	Town of Paradise			C-F	84	0.19	0 I	0.00	Police Station	frontage land use 84/100
597	52-20-4-1	5690 Black Olive	Paradise Irrigation Dist			C-B	50	0.26	1500 I	0.00	PID Corp Yard	
709	52-22-2-18	153 Pearson	Harry Cannon	1541 Judy Lane		C-B	52	0.17	1500 I	1.00	Feather River Rehabilitation	
1288	52-22-3-4	5665 Scottwood Drive	Crain Memorial Cong Chrch	5665 Scottwood		M-F	100	0.00	4000 I	1.00	Congregational Church Office	
1230	52-24-02-41						0	0.00	0 I	5.00	Paradise Adventist School	Area incl. in -49
1229	52-24-02-49						0	7.11	0 I	0.00	Paradise Adventist School	
748	52-25-105	---- Foster	PID	5325 Black Olive		M-F	65	0.25	0 I	0.00	PID Parking	
748	52-25-77	5555 Skyway	TOWN HALL				0	1.95	0 I	2.00	Town Hall	
887	53-40-1-39	6389 Clark	NO VALUE			C-F	0	0.22	0 I	6.00	Elks	850 capacity
889	53-40-2-16	6280 Clark Road	Christn Masnry Alliance Ch	6491 Clark Road		C-C	120	1.84	0 I	1.00	Church of God	300 capacity

Town of Paradise
Wastewater Feasibility
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Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, use sq. ft.	EDU's	Business name	Other information
822	53-02-1-72	950 Bille	Ronald Rosewood	950 Bille		C-C	130	0.53	800 I	1.10	Unity Meeting Hall	
838	53-02-1-89	7419 Skyway	Gladys Jennings	375 Cohasset Road	Chico CA	C-C	184	1.40	0 I	25.00	Paradise Convalscent Hospital	99 bed
1232	53-11-01-01	5911 Maxwell	Paradise Unified School			C-F	1000	0.00	0 I	62.00	Paradise High School	1440 students @ 7.5 gpd/student design values
1215	53-11-1-29	935 Elliott Road	Paradise Assembly of God	955 Elliott Road		C-F	169	1.24	2000 I	1.00	Assembly of God Youth House	
1216	53-11-1-31	955 Elliott	Paradise Assembly of God	955 Elliott Road		C-F	370	3.20	7000 I	1.00	Assembly of God Church	
924	53-12-26	1808, 1814 Elliott	Cherokee Odd Fellow Bl As	P.O. Box 178		C-F	144	1.53	1500 I	1.00	Odd Fellows	
932	53-12-47	5987 Clark	Safe-Way Development Ent.	193 Valley Ridge Drive		C-C	425	1.85	1200 I	1.50	Calvary Chapel	
952	53-13-1-25	5922 Clark	NO VALUE			C-F	256	3.34	0 I	1.00	Library	
953	53-13-1-94	5934 Clark	Table Mt. Masonic Lodge	P.O. Box 212		C-F	198	0.62	4000 I	1.60	Masonic	
1838	54-04-113	565 Pearson	Magi Center	P.O.Box 1366		M-F	138	2.64	1000 I	0.50	Church of the Magi	
1857	54-04-136	5720 Academy Lane	No.Cal Conf. Assn SDA	P.O. Box 23165	Pleasant Hill CA	C-F	356	5.46	0 I	4.20	Seventh Day Adventa Church	600 capacity
1844	54-04-26	5784 Chapel	Paradise Grange	P.O. Box 547		M-F	0	2.53	3000 I	0.70	Paradise Grange	
1884	54-05-05	588 Pearson	NO VALUE SCHOOL			C-F	648	0.00	0 I	38.60	Elementary School	900 students
1881	54-05-23	5665, 5657 Pearson	School			C-F	595	28.21	0 I	25.70	Interim School	600 students
1181	54-05-45	1845 Buschmann	Jesus Christ Latter Day	50 E. North Temple	Salt Lake City UT	C-F	224	1.65	0 I	0.20	LDS Church	600 capacity
1141	54-11-37	1888 Ewald	Work Training Center	2233 Fair Street	Chico CA	I-S	68	1.17	4500 I	6.50	Work Training Center	
1161	54-29-48	5858 Clark	Calvary Baptist Church	5858 Clark Road		C-F	210	3.55	0 I	3.50	Calvary Bapt Chrch/Chrst Schol	300 capacity 90 capacity
1191	55-18-76	951 American Way	Calif. Cities Financing	Town of Paradise		I-S	380	5.19	1500 I	1.00	Town of Paradise Animal Shelt	Town Animal Shelter
93	51-18-2-37	8670 Skyway	William Maylan	3842 Silvera Court		C-C	248	0.81	3000 LM	1.00	Crown Cabinets	
171	51-16-3-38	7675 Skyway	Eugene Trinker	6232 Posey Lane		C-C	95	0.00	2500 LM	2.20	Cabinet Country (shields elec)	
186	51-16-4-54	1854A Lisa Lane	R. Towle	P.O. Box 1284		C-C	127	1.93	600 LM	1.00	Cabinet Shop	
321	52-08-02	883, 885 Elliott	Walter Beck	1600 Garden Street #7	Santa Barbara CA	C-C	0	0.00	900 LM	1.00	Cabinet Shop	frontage land use 188/384
867	53-04-68	6287 Clark	E.R. Gordon	6287 Clark Road		C-C	118	0.68	600 LM	1.00	Custom Cabinet Shop	
981	53-15-154	6398 Clark	William Noble	6398 Clark Road		C-C	125	0.00	1000 LM	1.00	Bill's Cabinet Shop	
1147	54-11-27	5365 Clark	Heinke's	5365 Clark		I-S	341	0.00	0 LM	1.00		Mfg. 1 house on - 26; all part of Heinke's Fruit Juices (numerous buildings)
1148	54-11-28	2365 Clark	Heinke's	5365 Clark		C-C	0	0.00	0 LM	1.00		mfg. - 1 house on - 26; all part of Heinke's Fruit Juices (numerous buildings)
1165	54-11-34	5365 Clark	Heinke's	5365 Clark		I-S	70	6.50	0 LM	1.00	1165	mfg. 1 house on - 26; part of Heinke's Fruit Juices (numerous buildings)
1159	54-12-13	5344 Clark	Heinke's	5365 Clark Road		I-S	270	3.48	2500 LM	1.00		(part of Heinke's)
1177	55-18-78	951 McKale Lane	Calvin Mackay	771 Buschmann		I-S	657	5.00	5000 LM	1.00	PAL Plastics	
1178	55-18-78	956 McKale	Calvin Mackay	771 Buschmann		I-S	0	0.00	5000 LM	2.00	Fashion Optical	+ 8,000 sq feet
1181	55-18-74	935 Easy Street	J.L. Bailey & Son's	946 Easy Street		I-S	657	0.00	1800 LM	1.00	unknown furniture fabrication	
89	51-18-4-23	8575, 8589 Skyway	Apple Hill Guest House	8585 Skyway		MF	155	1.09	0 M	2.00		Guest Home
162	51-16-3-5	7769 Skyway	Galvan Worthington	7769 Skyway		C-C	133	0.65	0 M	5.00	Motel	10 units
386	52-08-13	7818 Skyway	Johann Kleape	7818 Skyway		MF/CC	0	2.81	0 M	17.40	Ponderosa Gardens Motel	55 units
484	52-12-1-22	5799 Wildwood	Henning Fisker	1215 Eve Avenue	Los Altos CA	C-B	0	0.00	0 M	5.00	Pink Lantern Motel	16 units
483	52-12-1-23	5799 Wildwood	Henning Fisker	1215 Eve Avenue	Los Altos CA	C-B	124	0.67	0 M	0.00	Pink Lantern Motel	16 units

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, sq. ft.	Current use	EDU's	Business name	Other information
420	52-12-2-28	6398 Skyway	Yuen Won	6398 Skyway		C-B	181	0.52	0 M		3.10	Wildwood Motel	6 units
643	52-21-1-6	5987 Skyway	Joseph Schneider	5987 Skyway		C-B	150	0.00	0 M		8.80	Colonial Inn	20 units
715	52-22-3-11	5424 Black Olive	Betty Taylor	5424 Black Olive		C-B	50	0.11	1000 M		2.00	Timber Mountain Health Center	guest home
713	52-22-3-13	5436 - 5446 Black Olive	George Magousas	5446 Black Olive		C-B	100	0.25	3500 M		2.00	Cedar Glen Guest Home	
782	52-25-08	5423 Skyway	Winfred Etchison	5423 Skyway		C-B	154	0.90	0 M		12.00	Palos Verdes Motel	38 units
1283	50-19-39	Various Armstrong Pl.	John Berulick	38 Parkside		SF	240	10.24	0 MF		76.00	Pine Grove Mobile Home Park	76 mobiles
81	51-10-4-122	6570 Firland	Edith Reed	6570 Firland		C-C	101	0.32	0 MF		2.00		2 d.u.
119	51-13-2-119	8586 Skyway	Willise Hartsock	1869 Conifer Drive		C-C	134	0.65	0 MF		2.00		2 d.u.
129	51-14-2-1	8132 Skyway	Robert Carpenter	3515 Creekwood Drive	Rocklin	CA C-C	180	2.51	0 MF		2.00		2 d.u.
139	51-15-3-13	7974 Skyway	Norman Hudson	7974 Skyway		C-C	152	0.38	0 MF		20.00	Mobile Home Park	20 units
206	51-16-4-33	1833, 1835 Bille	Arch Marjaas	186 Valley Ridge Drive		MF	70	0.28	0 MF		2.00		15 cabins/5 mobiles
193	51-16-4-48	1817 Rochelle Lane	Rudolf Schott	5952 Almond		C-C	122	0.25	0 MF		2.00		2 d.u.
204	51-16-4-42	1809 Bille Road	Thomas Whalen	325 Conway Drive	Danville	CA MF	110	0.42	0 MF		4.00		2 d.u.
205	51-16-4-44	1819 Bille Road	Shirley Sadler	14870 Drexel Court	Magalia	CA MF	110	0.48	0 MF		4.00		4 d.u.
183	51-16-4-51	1887, 1889 Lisa Lane	August Kuentz	6848 Clark Road		C-C	91	0.59	0 MF		2.00		4 d.u.
191	51-16-4-68	7726 Skyway	Arthur Steward	7726 Skyway		C-C	218	0.78	0 MF		60.80	Skyway Villa Mobile Home Park	2 d.u.
1269	52-01-02-52	61xx Lucky John	Rudolf Schott	5952 Almond Street		M-F	448	1.98	0 MF		6.00		60 units
231	52-04-04	6186, 6188 Center Street	Frederick Hinds	367 S. Benwood Avenue	San Jose	CA M-F	60	2.29	0 MF		8.00		6 units: 6149,6147,6141A,6141B,6139,6137 Lucky John
350	52-08-74	843 Elliott	Walter Wells	843 Elliott Road		M-F	150	1.25	0 MF		2.00		8 d.u.
341	52-08-89	6558 Skyway	James Fallbeck	634 Circlewood Drive		M-F	189	0.58	0 MF		7.00		2 d.u.
342	52-08-90	886 Luther	James Fallbeck	634 Circlewood Drive		M-F	113	0.55	0 MF		7.00		7 d.u.
381	52-12-1-3	676 Elliott	Emma Pryal	676 Elliott		C-B	120	0.41	0 MF		2.00		7 d.u.
387	52-12-1-42	5827 Wildwood Lane	H. Clay Boegardner	P.O. Box 148	Magalia	CA C-B	160	0.63	0 MF		8.00		2 d.u.
379	52-12-1-46	688 Elliott	Thomas Drake	6731 Woodland Drive		C-B	85	0.20	0 MF		2.00		8 d.u.
374	52-12-3-5	6828 Almond	Violet Minogue	6828 Almond		C-B	121	0.26	0 MF		1.60		2 d.u.
657	52-14-1-11	749-765 Fir Street	John Tolle	1542 Bidwell Avenue	Chico	CA C-B	60	0.29	0 MF		2.00		(mobile) plust SF
656	52-14-1-13	721 Fir Street	Joseph Nugent	P.O. Box 126		C-B	0	0.14	0 MF		2.00		2 d.u.
446	52-14-1-27	6382 Skyway	Mountain Valley Investors	419 Locksley Court		C-B	50	0.24	0 MF		3.00		2 d.u.
469	52-14-2-1	714, 716 Willow Street	Benedict DiDuca	P.O. Box 331		C-B	125	0.48	0 MF		5.00		3 d.u.
472	52-14-2-19	5883 - 5811 Black Olive	Marvin Shepard	14727 Northwood Drive	Magalia	CA C-B	135	0.35	0 MF		4.00		frontage 125/148; 5 units
487	52-14-3-2	5754 - 5758 Black Olive	David King	P.O. Box 643		C-B	75	0.21	0 MF		3.00		4 units
486	52-14-3-3	5772 - 5776 Black Olive	Orley Woodcox	5638 Cherry Drive		C-B	115	0.39	0 MF		4.00		3 units
497	52-15-44	5851 Jones Drive	Charles Jones	193 Valley Ridge Drive		M-F	100	0.54	0 MF		3.00		4 units
498	52-15-45	5849 Jones	Charles Jones	193 Valley Ridge Drive		M-F	120	0.44	0 MF		3.00		3 d.u.
499	52-15-46	5847 Jones	Charles Jones	193 Valley Ridge Drive		M-F	120	0.32	0 MF		2.00		3 d.u.
500	52-15-47	5845 Jones	Charles Jones	193 Valley Ridge Drive		M-F	260	0.53	0 MF		2.00		2 d.u.
522	52-15-50	5846 Jones	Lee Gorman	1887 Maple Park Drive		M-F	90	0.57	0 MF		3.00		2 d.u.
521	52-15-51	5848 Jones	Lee Gorman	1887 Maple Park Drive		M-F	288	1.21	0 MF		3.00		3 d.u.
288	52-16-15	5838 Black Olive	Rudolf Schott	5952 Almond		M-F	50	3.00	0 MF		25.00	Mobile Home Park	3 d.u.
287	52-16-16	5848 Black Olive	Rudolf Schott	5952 Almond		M-F	110	0.26	0 MF		2.00		21 units plus 4 SF
575	52-19-4-2	5941, 5949, 5951 Foster	Sammy Noguchi	P.O. Box 22835	Sacramento	CA C-B	95	0.43	0 MF		9.00	Pine Ridge Apartments	MF-2 d.u.
623	52-20-1-18	6844, 6844 A&B Foster	Thomas Drake	P.O. Box 753		C-B	45	1.89	0 MF		2.00		13 units
													2 d.u.

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, sq. ft.	Current use	EDU's	Business name	Other information
648	52-21-1-36	5851 Skyway	John Fritz	11445 Norwood	Riverside CA	C-B	200	0.00	0	MF	2.00		2 units
642	52-21-1-45	582, 578, 574 Barbara Way	Glenn Russell	620 Circlewood Drive		R-F	150	0.43	0	MF	2.00		2 d.u.
644	52-21-2-14	525 Oakwood	Marth Schuett	3225 Middlefield Road	Menlo Park CA	C-B	100	0.34	0	MF	3.00		3 d.u.
670	52-21-2-20	587 Oakwood	Dean James	15 Encanto Drive	Rolling Hills Estate CA	R-F	95	0.32	0	MF	3.00		3 d.u.
669	52-21-2-9	577 Oakwood	Lloyd Menzies	P.O. Box 383	Richvale CA	R-F	95	0.32	0	MF	3.00		3 d.u.
676	52-21-3-11	546 Oakwood	Howard Carter	1834 N. Lido Street	Anaheim CA	R-F	75	0.67	0	MF	4.00		4 d.u.
691	52-22-1-10	5577 Almond	Timothy Akin	3465 Telegraph Avenue	Oakland CA	C-B	50	0.16	0	MF	3.00		3 d.u.
689	52-22-1-2	684-788 Birch	Alison Cenalon	6292 Lancaster Drive		C-B	150	0.48	0	MF	3.00		3 d.u.
722	52-22-4-8	5461 Almond	Joseph Kola	P.O. Box 487		C-B	125	0.89	0	MF	3.00		3 d.u.
743	52-25-28	588 Oakwood Lane	John McCool	5994 Kibler Road		R-F	82	0.27	0	MF	3.00		3 d.u.
781	52-25-78	5571 Skyway	Robert Bailes	4888 Alta Camino Drive	Redding CA	C-B	120	1.26	0	MF	10.00		MHP - 10 units
788	52-25-86	5611, 5615 Skyway	Gaylon Guthrie	5615 Skyway		C-B	171	1.39	0	MF	14.00		14 d.u. single units
818	53-02-1-07	6154, 6156 Skyway	James Haygood	2193 Edgewood Road	Redwood City CA	C-C	120	0.50	0	MF	19.00	Evergreen Mobile Home Park	19 units
817	53-02-1-08	7289 Skyway	Raymond Baker	7289 Skyway		C-C	501	1.90	0	MF	0.00	Evergreen Mobile Home Park	MF-MHP
1258	53-03-05	6882 Lucky John	Marie Northcote	6883 Lucky John		C-C	211	1.47	0	MF	2.00		MF-MHP
1268	53-03-25	5981485 Maxwell	Rudolf Minoot	P.O. Box 3787	Walnut Creek CA	R-F	0	0.00	0	MF	2.00		2 SF units
1255	53-03-36	6875 Maxwell	James & Era Harding	5581 Honney View Ter.		R-F	48	0.00	0	MF	2.00		2 units
1256	53-03-45	6855 Maxwell	John Crispin/Heritage Lan	P.O. Box 386		R-F	93	0.43	0	MF	8.00		? units
1257	53-03-46	6855 Maxwell				R-F	115	0.52	0	MF	0.00		8 units
911	53-10-3-25	1147, 1157 Elliott	Arch Marjaaa	186 Valley Ridge Drive		C-C	200	0.75	0	MF	4.00		incl. in -45
897	53-10-3-31	6148,6156,6128,6118 Clark	Shelter Cove Investment	288 Rivendell Lane		C-C	265	2.19	0	MF	4.00		MF-4
898	53-10-3-32	6188,6898,6888,6878 Clark	Shelter Cove Investment	288 Rivendell Lane		C-C	266	2.90	0	MF	4.00		MF-4
1234	53-11-01-28	915 Elliott	Arch & Claire Marjaaa			R-F	68	0.00	0	MF	4.00		MF-4
927	53-12-39	1044, 46, 48, 50 Elliott	Arch Marjaaa	186 Valley Ridge Drive		R-F-P	186	0.41	0	MF	4.00		4-plex
913	53-12-52	5961 Camino	James Harding	5581 Honeyview Terrace		R-F	389	1.68	0	MF	13.00		20-units
935	53-12-55	1877 33-48 Shadowbrook Wa	Gary Northup	4201 236th St SW, #103	Mountlake Terrace WA	R-F-P	188	1.88	0	MF	12.00		MF-16
936	53-12-56	1877 1-32 Shadowbrook Way	Friedrich Fuchs	1877 Shadowbrook		R-F-P	186	3.10	0	MF	22.00		MF-32
937	53-12-57	1898 1-48 Shadowbrook Way	NOT FOUND			R-F-P	146	7.77	0	MF	25.00		MF-48
917	53-12-62	5948 Camino	Angelo Della	13145 Coutolenc Drive	Magalia CA	R-F	150	0.50	0	MF	8.00		8 units
915	53-12-71	5921 Camino	James Harding	5581 Honerview		R-F	480	1.35	0	MF	12.00		16 units
942	53-12-72	475 Nunneley	James Harding	5581 Honerview Terrace		R-F	234	2.00	0	MF	8.00		MF-12
919	53-12-73	988 Elliott	Benson Jones	5845 Russell Drive		R-F-P	137	1.20	0	MF	2.00		5830 Green Thumb
923	53-12-8	1088 Elliott	MICARTER Inc.	5581 Honerview Terrace		R-F-P	128	1.20	0	MF	12.00		Frontage land use 600
970	53-13-1-80	5883, 5881 Copeland	Archy Majaaa	186 Valley Ridge Drive		R-F-P	141	0.27	0	MF	4.00		MF-16
969	53-13-1-81	1166, 1168 Elliott	Arch Marjaaa	186 Valley Ridge Drive		R-F-P	67	0.21	0	MF	2.00		MF-4
968	53-13-1-82	1162, 1164 Elliott	Arch Marjaaa	186 Valley Ridge Drive		R-F-P	67	0.27	0	MF	4.00		MF-2
966	53-13-1-83	1154,1156,1158 Elliott	Arch Marjaaa	186 Valley Ridge Drive		R-F-P	83	1.70	0	MF	4.00		MF-4
967	53-13-1-83	5877,5875,5873,5871	Arch Marjaaa	186 Valley Ridge Drive		R-F-P	210	0.00	0	MF	8.00		4-units
971	53-13-2-38	5876 Copeland	Lilly Owen	5876 Copeland		R-F	100	0.42	0	MF	1.50		MF-8
973	53-13-2-80	1228, 1230 Elliott	Villa Monerey Investors	1580 Humboldt Road, Ste 1	Chico CA	R-F	430	5.00	0	MF	38.00		Copeland
													SF-MH & house
													53-13-2-80,79
													MF-52

Town of Paradise
Wastewater Feasibility
Study
Parcel Information
K/J/C 882511

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, sq. ft.	Current use	EDU's	Business name	Other information
1248	53-38-999	5975 Maxwell	Central Park Assoc.	5975 Maxwell #32		M-F	0	0.00	0	MF	44.00	Central Park Condo Subdiv.	44 Condos
985	54-01-97	5770 Clark	J.Y. Hendricks	5770 Clark		C-C	120	1.40	0	MF	11.00	J & M Taller Court	4 plex & 7 units
1059	54-04-134	5750 Academy	Bence Pinter	6260 Posey Lane		C-F	248	1.20	0	MF	6.00	Groys home	MF-6
1065	54-05-75	5587 Linrich	Mary Eabree	5587 Linrich Lane		M-F	80	0.42	0	MF	2.00		MF-2
1185	54-05-81	5591 Linrich	Lee Stephenson	5591 Linrich Lane		M-F	90	0.47	0	MF	3.00		MF-3
1062	54-05-84	5575 Linrich	Helen Whitesel	5575 Linrich Lane		M-F	69	0.36	0	MF	2.00		MF-2
1129	54-08-38	5518, 5582 Clark	Vincent Guardino	5518 Clark Road Sp. 13		M-F	173	6.25	0	MF	37.00		MHP - 37 units
1127	54-08-43	5526 Clark	Daniel DeGrado	5522 Clark		C-C	0	0.30	0	MF	2.00		MF-2
1123	54-09-05	---- Clark	Jean Nolan	5542 Clark Road		M-F	0	4.80	0	MF	2.00	Blue Haven MHP	MF-2/V
1116	54-09-54	1888 Buschmann	Oscar Snyder/Morrl West	20 Williamsburg Lane	Chico	CA M-F	501	0.00	0	MF	70.00	Paradise Gardens III	100 units
1115	54-09-57	1868 Buschmann	Oscar Snyder/Morrl West	20 Williamsburg Lane	Chico	CA M-F	501	0.00	0	MF	70.00	Paradise Gardens II	100 units
1114	54-09-60	1848 Buschmann	Oscar Snyder/Morrl West	20 Williamsburg Lane	Chico	CA M-F	501	0.50	0	MF	70.00	Paradise Gardens I	100 units
1137	54-10-17	998 Bella Vista Ave	Sundance Investors Ltd	P.O. Box 371	Walnut Creek	CA M-F	80	3.11	0	MF	10.00		MF-14
1138	54-11-23	5427 Clark	Alicia Dealba	5427 Clark Road		I-S	148	4.69	0	MF	2.00		2 houses
1149	54-12-21	5436 Clark	Mark Diduca	14950 Diduca Way	Los Gatos	CA M-F	125	7.50	0	MF	64.00	Pinecrest Mobile Home Park	MF-64
256	52-06-20	6141 Center Street	Thomas Canterbury	59850 Clark Road #125		C-C	65	0.22	500	O	0.50	Paradise Citizens for Life	
264	52-06-28	6178 Center	Paradise Board of Realtor	6178 Center Street		C-C	70	0.59	2500	O	0.50	Paradise Board of Realtors	
368	52-09-52	6534 Skyway	Jay Perko	6281 Wo-Chick Drive		C-C	0	0.19	0	O	0.50		
369	52-09-53	6541 Skyway	Marvin Galbertson	P.O. Box 1729		C-C	119	0.27	0	O	0.50		
477	52-14-2-17	5778 Almond	Kenneth Jarvis	P.O. Box 1958		C-B	70	0.12	0	O	0.50		
732	52-22-5-4	282 Pearson	Martin Conley	5389 Ft. Ratchel Court	Oroville	CA C-B	180	0.32	3000	O	0.50	PG&E Office	
749	52-25-62	5325 Black Olive	PID			C-F	225	0.60	0	O	0.50	PID	
750	52-25-77	5555 Skyway	TOWN HALL				0	0.00	1800	O	0.50	Help A People	
1894	54-05-29	5657 Clark	Oscar Snyder	P.O. Box 14583	South Lake Tahoe	CA C-C	116	0.00	500	O	0.50	Planned Parenthood	RS/S
1	50-17-2-34	6696 Clark Road	E M West	585 Manzanita Suite 3	Chico	CA C-C	112	0.94	5000	R	11.40	Paradise Bowl, Bar & Grill	
48	50-48-83	6426 Clark Road	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA C-C	989	0.00	0	R	11.50	Mtn Mike's Pizza/Cntry Accents	R/RS
54	50-48-85	6436 Clark Road	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA C-C	0	0.00	12640	R	5.00	Dagwoods/Baskin Robins	
58	50-48-87	1498 Wagstaff	Paradise Plaza	9864 Wilshire Blvd	Beverly Hills	CA C-C	426	0.16	7000	R	5.00	Del Taco	
131	51-14-2-17	8186 Skyway	Thomas Vengelen	8180 Skyway		C-C	188	0.57	1500	R	6.40	Villa Rosa Restaurant	
145	51-15-2-34	7967 Skyway	Norman Wright	P.O. Box 985		C-C	171	0.74	800	R	3.50	Deli Factory	
174	51-16-3-31	7639 Skyway	Skyway Investors	698 Sunset		C-C	288	0.00	1200	R	4.00	Manny's Chile (sic) Bowl	
215	51-22-5	5225 Skyway	Jack Distler	5925 Rosport Drive #113	Carmicheel	CA C-B	120	0.45	2000	R	12.00	Senor Grumpy's	
238	52-04-69	7899 Skyway	Billy McHenry	5794 Deerpark		C-C	218	0.81	1200	R	4.50	McHenry's Restaurant	
257	52-04-72	7839 Skyway	Joan Salth	1717 Manhattan Avenue #12	Hermosa Beach	CA C-C	122	0.28	1800	R	9.00	Sackle Mountain Restaurant	
273	52-06-48	6929 Skyway	James Pinnochio	23814 30th Avenue Sp. 153	Seattle	WA C-C	72	0.32	5000	R	12.50	Pinnochio's	
348	52-08-92	6888 Skyway	T.L. Pierro	6187 Greenwood Drive		C-C	176	0.28	1100	R	4.00	Mexhos Mexican Restaurant	
359	52-09-47	6689 Skyway	Mahmoud Nazari	632 Walnut Street	Chico	CA C-C	183	0.22	2200	R	6.00	49er Cafe	
408	52-12-1-28	6315 Skyway	William Tilden	295 Rose Lane		C-B	38	0.89	600	R	2.50	Domino's Pizza	frontage land use 38/88
428	52-12-1-35	6333 Skyway	Janice Lightfoot	3685-D Connie Circle		C-B	41	0.10	1200	R	7.40	Brunch House Cafe	
425	52-12-1-47	6371 Skyway	LMAI Enterprises	70300 Skyway		C-B	123	0.80	2000	R	20.00	Apple Ridge Inn	frontage land use 123/125/141/300 Vacant Bar is now open only
441	52-12-2-3	748 Elliott	Linda Anusasananan	219 38th Avenue	San Mateo	CA C-B	97	0.18	3000	R	9.70	Pagoda Restaurant	
524	52-17-62	6725 - 6729 Skyway	John Coverston	900 Central Park Drive		C-C	82	0.50	2000	R	8.00	Jack-in-the-Box	plus drive thru
545	52-19-1-1	6197 Skyway	John McCool	6189 Skyway		C-B	42	0.00	900	R	3.00	Terry's Cozy Corner Cafe	

Town of Paradise
Wastewater Feasibility
Study
Parcel Information
K/J/C 882501

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, sq. ft.	Current use	EDU's	Business name	Other information
551	52-19-1-6	6155 Skyway	Michael Pavis	16 El Cerrito Drive	Chico	CA	C-B	83	0.80	2500	R	10.00	La Comida Restaurant	
572	52-19-3-11	6811 Skyway	Safeway Development Ent	193 Valley Ridge Drive			C-B	125	0.29	1800	R	4.00	Red Lion Pizza	
568	52-19-3-22	6867 Skyway	Kenneth Redersen	P.O. Box W			C-B	75	0.23	1500	R	3.00	We Lark Lounge (bar)	
645	52-21-1-6	5987 Skyway	Joseph Schneider	5987 Skyway			C-B	150	0.80	1800	R	3.00	Colonial Restaurant	
718	52-22-4-3	148 Pearson	Min Au	5719 Cherokee Drive			C-B	50	0.14	1800	R	5.00	Hong Kong Restaurant	
759	52-25-84	5762 Skyway	Joel Rhodes	5560 Glen Drive			C-C	68	0.51	2500	R	5.00	Sunset Inn	
790	52-26-81	5522-5550 Skyway	Opal Townsend	5522 Skyway			C-C	175	1.44	1800	R	15.00	Spinning Wheel Restaurant	
840	53-01-1-95	6361 Clark Road	Duane Johnson	P.O. Box 1498			C-C	370	0.87	1600	R	6.40	Kentucky Fried Chicken	
1247	53-03-34	7126 Skyway	Jimmy & Ruth Mar	18701 Crest Avenue	Castro Valley	CA	C-C	227	0.80	0	R	8.60	Country French Cafe	S - Chico Academy of Dance RS - Prospectors Furniture S - Bennett Realty 2 vacant
1266	53-03-47	7186 Skyway	Ronald & Verdy Britzius	P.O. Box 1868	Magalia	CA	C-C	119	0.91	0	R	12.00	Ribs City	
1242	53-03-58	7388 Skyway	Gregory & Joanne Foster	1838 Apple View Way			C-C	150	0.80	0	R	11.00	Burger King	
850	53-04-35	6198 Clark Road	McDonalds Corp	P.O. Box 66287	Chicago	IL	C-C	380	2.00	1000	R	5.40	McDonalds	
894	53-10-2-16	5993 Clark	Roger Lundgren	1338 Hunn Road, #3	Yuba City	CA	C-C	150	0.32	800	R	5.00	Barney O'Rourkes Pub	6887, 5883 Clark 1887, 1885 Elliott
898	53-10-2-17	6853 Clark	Raymond Baker	7289 Skyway			C-C	190	0.36	500	R	3.00	PJ's Red Onion	
983	53-10-3-37	6826 Clark	Payless Drug Stores NW	9275 SW Peyton Lane	Wilsonville	OR	C-C	163	0.80	0	R	5.00	Round Table	
987	53-10-3-43	6888 Clark	Jaso Nursery Inc.	555 Capital Mall, Ste 100	Sacramento	CA	C-C	0	0.53	0	R	3.00	Cal. Deli, Weiss's Gifts	R/RS
1026	54-04-118	591 Sidney	Casper Breuer	1750 Ladera Vista Drive	Fullerton	CA	C-C	132	0.69	1200	R	3.00	Dolly's Donuts	
1085	54-04-89	5771 Clark	Carlisle Richards	191 Valley Ridge Drive			C-C	98	2.67	800	R	3.00	Kit Kat Club	
1092	54-05-27	5667 Clark	Oscar Snyder	P.O. Box 16583	South Lake Tahoe	CA	C-C	184	0.51	2500	R	13.00	El Molcajete	
1088	54-05-93	646 Pearson	M.C. Buss	646 Pearson			C-C	180	0.61	2500	R	7.20	Foster's Freeze	
12	58-19-55	6569 Clark Road	Lorine Ferris	4614 Meadow Song Drive			M-F-P	168	0.69	600	RS	1.80	CR Plants & Woods	
8	58-19-57	6627 Clark Road	Relative Community Devel.	981 Wagoner Road			C-C	110	0.18	1100	RS	0.50	Chantilly Lace	
35	58-20-85	6418 Clark Road	Salvation Army	P.O. Box 889	Chico	CA	C-C	180	0.32	1500	RS	1.00	Salvation Army	
37	58-20-90	6484 Clark Road	Hubert Audley	1349 Bille Road			C-C	50	0.71	600	RS	1.00	Village Liquors	
43	58-48-81	6646 Clark Road	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA	C-C	0	1.11	47885	RS	1.00	Payless	
44	58-48-82	6636 Clark Road	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA	C-C	0	0.83	36248	RS	5.00	Albertson's	
45	58-48-83	6626 Clark Road	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA	C-C	0	0.96	0	RS	1.00	Clothes Door/Thom's Jewelers	
46	58-48-83	6626 Clark Road	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA	C-C	0	0.00	0	RS	1.00	Radio Shack/Dave's Shoes	
47	58-48-83	6626 Clark Road	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA	C-C	0	0.00	0	RS	1.00	Payless Shoes/RS & RB Store	
49	58-48-83	6626 Clark Road	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA	C-C	426	0.00	0	RS	0.50	Allison's Place	RS/V
51	58-48-84	6680 Clark Road	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA	C-C	0	1.76	76584	RS	1.00	K-Mart	
53	58-48-85	6636 Clark Road	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA	C-C	0	0.00	12600	RS	2.50	T-Shirts/Donut Shop	RS/R
56	58-48-86	6640-A Clark	Paradise Plaza	9864 Wilshire Blvd.	Beverly Hills	CA	C-C	989	0.22	9680	RS	0.50	Nature's Pantry	
96	51-18-2-36	8688 Skyway	William Moylan	3842 Silvera Court			C-C	215	0.48	2000	RS	0.50	Paradise Mow and Saw	RS/S
88	51-18-4-132	8681 Skyway	George Hoffman	8681 Skyway			C-C	45	0.22	500	RS	1.00	Skyway General Store	frontage land use 45/132
185	51-13-1-18	8247 Skyway	Dennies Kohl	3870 Neal Road			C-C	83	0.48	2000	RS	2.00	Minute Stop Food Market	frontage land use 83/150
96	51-13-1-2	1127 Keeen Lane	Boyd Johnson	1201 Clifton Street	Redlands	CA	C-C	375	0.31	1000	RS	1.00	Kurtz Glass Co.	RS/S
109	51-13-2-29	1145-1149 Wagstaff	Bonnie Newsum	5436 Clark Space 53			C-C	140	1.00	3000	RS	0.50	Skyway Feed	
110	51-13-2-29	1145-1149	Bonnie Newsum	5436 Clark Space 53			C-C	140	0.00	600	RS	0.50	Carpets	

Town of Paradise
Wastewater Feasibility
Study
Parcel Information
K/J/C 882511

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, sq. ft.	Current use	EDU's	Business name	Other information
127	51-14-1-2	8229 Skyway	Charles McKinnon	367 Roe Road		C-C	120	0.55	800	RS	1.20	Mobil Gas Station	
124	51-14-2-11	8280 Skyway	Charles Stroup	14819 Masterson Way	Magalia	CA C-C	145	2.05	1000	RS	1.00	Prestige Motor Sales	frontage land use 120/218
125	51-14-2-12	8228 Skyway	Howard Martinson	8226 Skyway		C-C	120	0.32	1000	RS	1.50	Exon Gas Station/Mini Mart	frontage land use 145/221
147	51-15-2-34	7967 Skyway	Norman Wright	P.O. Box 985		C-C	171	0.80	800	RS	2.00	Paul's Donuts	120/180
173	51-16-3-31	7641 Skyway	Skyway Investors	698 Sunset Drive		C-C	200	0.80	400	RS	0.50	Twice as Nice Clothing	
175	51-16-3-31	7635 Skyway	Skyway Investors	698 Sunset		C-C	200	0.80	1000	RS	0.50	Box Office Video	
169	51-16-3-38	7791 Skyway	John Ropo	7787 Skyway		C-C	100	0.56	800	RS	1.00	Paradise Surplus	
156	51-16-3-39	7855 Skyway	B.E. Foster	P.O. Box 281		C-C	174	1.84	800	RS	2.00	Pet Village	RS/S
158	51-16-3-39	7847 Skyway	B.E. Foster	P.O. Box 281		C-C	174	0.80	800	RS	0.50	Jeannie's Consignment	
1281	51-16-3-8	7691 Skyway	John Ropo	7787 Skyway		C-C	100	0.80	0	RS	1.00	Paradise Surplus	(mobile)
199	51-16-4-53	76548 Skyway	Gilbertson Family Trust	912 Redwood Drive	Garberville	CA C-C	86	0.80	800	RS	0.50	Locks & Keys	RS/S
218	51-17-3-56	1295 Bille	William Hamilton	P.O. Box 681		R-F-P	150	0.80	500	RS	0.50	Shop	
212	51-22-3	5335 Skyway	Peter Houtman	5335 Skyway		C-B	283	1.52	3800	RS	1.00	Mr. Fluffy Foot	
213	51-22-44	5311 Skyway	Catherine Burgess	P.O. Box 58		C-B	183	0.53	1200	RS	1.00	Leisure Time Satellite Sales	
214	51-22-54	5389 Skyway	William Gonsalves	P.O. Box 886	Benecia	CA C-B	141	0.67	1500	RS	2.00	Cathy's Sewing Machine Sales	
1284	51-25-76	6847 Neal Road	Lewis Nelder	1828 Arrowhead Drive		C-C	140	0.80	800	RS	1.00	Larry's Antenna's (satellite)	
795	52-81-2-18	6368 Clark	SAFOR CORP	Drawer 5176	Chico	CA C-C	170	0.27	1000	RS	0.50	Christian & Johnson's	
256	52-84-70	7867 Skyway	Robert Johnson	7867 Skyway		C-C	180	0.88	1200	RS	0.50	Perfect Fit Clothes	
233	52-84-71	7815 Skyway	Collins Pine Company	P.O. Box 796	Chester	CA MF/CC	365	5.86	7000	RS	1.00	Builder's Supply Lumber	
239	52-84-76	7884 Skyway	Mid Valley Title	183 E. 6th Street	Chico	CA C-C	235	1.63	200	RS	0.50	Fun Time RV Sales	
268	52-86-11	6881 Skyway	Mountain Valley Investors	P.O. Box 719		C-C	118	0.86	800	RS	4.00	"Telephone Store"	
269	52-86-11	6883 Skyway	Mountain Valley Investors	P.O. Box 719		C-C	118	0.86	800	RS	0.80	Babette's Beauty Shop	
252	52-86-13	68878 Skyway	Mountain Valley Investors	P.O. Box 719		C-C	118	0.86	0	RS	0.50		Some weird business noises- But no sign - preferred not to inquire!
277	52-86-43	6963 Skyway	David McCoy	P.O. Box 342	Durhea	CA C-C	75	1.80	2100	RS	0.50	Ridge Kids Clothing	
324	52-88-63	795 Elliott	Karoly Kosze	5811 Country Club Drive		C-C	75	0.52	2200	RS	1.00	B&W Paints	
323	52-88-81	797 Elliott	Karoly Kosze	5811 Country Club Drive		C-C	95	0.66	3800	RS	0.50	Big "A" Auto Parts	
318	52-88-82	883, 885 Elliott	Walter Beck	1600 Garden Street #7	Santa Barbara	CA C-C	188	0.75	1800	RS	1.50	Medicine Shoppe	frontage land use 188/384
319	52-88-82	883, 885 Elliott	Walter Beck	1600 Garden Street #7	Santa Barbara	CA C-C	0	0.00	900	RS	0.00	Norman Printing	use type RS/O frontage land use 188/384
322	52-88-82	883, 885 Elliott	Walter Beck	1600 Garden Street #7	Santa Barbara	CA C-C	0	0.00	900	RS	0.00	Nantucket Art	use type RS/S frontage land use 188/384
346	52-88-85	6880 Skyway	Antione Ferrandini	P.O. Box 92333	Los Angeles	CA C-C	252	3.41	11000	RS	1.00	Thrifty Drug Store	
357	52-88-88	6848, 6848 Skyway	Fred Hignell	1580 Humboldt Road Ste 1	Chico	CA C-C	480	4.58	0	RS	50.00	Holiday Comercial Center	Specific uses: Laundry - 1,000 sq ft Crystal Cleaners - 1,000 sq ft Fuller Flowers - 1,600 sq ft Standard Beauty Supply - 800 sq ft E.J. Cards - 2,400 sq ft V-Blds - 2,000 sq ft Sears - 1,200 sq ft Fashion Crossroads - 1,500 sq ft Holiday Market - 7,000 sq ft

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, use sq. ft.	Current EDU's	Business name	Other information
												Hospice Thrift Shop - 2,500 sq ft Sprouse Reitz - 4,800 sq ft First Interstate Bank - 4,000 sq ft Photo Place - 150 sq ft Paradise Chiropractic - 1,200 sq ft Paradise Coin - 800 sq ft California Properties Real Estate - 800
354	52-08-93	825, 815 Elliott	Albert Penna	815 Elliott		C-C	181	0.70	2400 RS	1.00	Paradise Sporting Goods	
361	52-09-44	6633 Skyway	Carl Youngdahl	6633 Skyway		C-C	132	0.28	800 RS	1.00	PMC MH Sales/1 Saver Newspaper	
360	52-09-48	6671 Skyway	Carl Youngdahl	6633 Skyway		C-C	50	0.90	1500 RS	0.50	PMC Mobile Home Sales	
398	52-12-1-27	6321 Skyway	Lynn Tilden	6319 Skywayne		C-B	45	0.85	800 RS	0.50	Earthdance Indian Store	
423	52-12-1-32	6485 Skyway	Ernie Kotyluk	166 Cohasset Road	Chico	CA C-B	44	0.00	800 RS	0.50	Skyway Tools	
429	52-12-1-35	6331 Skyway	Janice Lightfoot	3685-D Connie Circle		C-B	41	0.00	1200 RS	0.50	The Flower Shoppe	
393	52-12-1-44	6445 Skyway	Harold Panzer	Zero and Harrington St.	Ainsworth	NE C-B	130	0.00	1000 RS	1.40	HBK Computer	use type RS/S
396	52-12-1-44	6435 Skyway	Harold Panzer	Zero and Harrington St.	Ainsworth	NE C-B	130	0.00	800 RS	1.00	Donut Hut	
378	52-12-1-45	6475 Skyway	Ronald Sinclair	5668 Cathy Lane		C-B	111	0.23	1200 RS	3.00	Shell Service Station	
487	52-12-2-28	6488 Skyway	Linda Anusasananan	219 38th Avenue	San Mateo	CA C-B	140	0.37	1600 RS	1.00	Regal Gasoline	
488	52-12-2-27	6490 Skyway	Linda Anusasananan	219 38th Avenue	San Mateo	CA C-B	140	0.00	0 RS	1.00	Regal Gas Station	Parking Only
438	52-12-2-29	6426 Skyway	Lucille Hoffman	P.O. Box 1878		C-B	110	0.65	1500 RS	0.50	Al's Hardware	
439	52-12-2-30	6424 Skyway	C.E.M. Investment Company	P.O. Box 1938		C-B	120	0.00	2200 RS	0.50	Paradise Guild of Arts/Crafts	
459	52-14-1-10	757 Fir Street	Milton Henderson	757 Fir Street		C-B	75	0.17	1500 RS	1.00	H&H Auto Parts	
458	52-14-1-11	761 Fir Street	John Tolle	1542 Bidwell Avenue	Chico	CA C-B	60	0.00	800 RS	0.50	Paradise Lock	use type RS/S
458	52-14-1-16	6256 Skyway	Holland Freeman	P.O. Box 1179		C-B	55	0.12	1500 RS	2.00	Roy Taylor Meats	frontage land use 55/96
478	52-14-1-16	5758 Almond	Frank Sterle	P.O. Box 941		C-B	70	0.12	0 RS	0.50		frontage land use 70/75
449	52-14-1-17	6268 Skyway	Holland Freeman	P.O. Box 1179		C-B	65	0.16	0 RS	0.50	Bobcat Clothes	
445	52-14-1-28	6296 Skyway	Alain Tsantis	13876 Olivet Drive	Magalia	CA C-B	40	0.18	1400 RS	1.00	Alain Tsantis Photography	
447	52-14-1-27	6288 & 6284 Skyway	Mountain Valley Investors	419 Locksley Court		C-B	50	0.00	1800 RS	1.00	Custom Upholsters	use type RS/S
444	52-14-1-6	6334 Skyway	Diamond Holdings Inc.	1555 Valwood Pky	Carrollton	TX C-B	211	2.42	4500 RS	1.00	Diamond Lumber	
584	52-15-37	816 Elliott	Raymond Wilson	5483 Black Olive Drive		N-C	138	0.85	1800 RS	1.00	1 Hour Photo	use type RS/S
527	52-17-44	6695 Skyway	John Coverston	900 Central Park Drive		C-C	68	0.21	1200 RS	1.50	Apple Ridge Flourist	
533	52-18-2-98	5787 Skyway	Ronald West	577 Barbara Way		C-B	182	0.25	1200 RS	0.50	Antiques	
537	52-18-2-92	5795 Skyway	Roland Udovich	1451 Coats Drive	Yuba City	CA C-B	167	0.58	1200 RS	1.40	Paradise Boat	
553	52-19-1-14	6141 Skyway	Glenn Maxwell	P.O. Box 457		C-B	30	0.11	3000 RS	0.50	Books of Paradise	
557	52-19-1-16	6129 Skyway	Bank of Paradise	P.O. Box 2199		C-B	70	0.14	4800 RS	0.50	Denilov Home Furniture	
546	52-19-1-2	6189 Skyway	John McCool	6189 Skyway		C-B	29	0.06	1500 RS	0.50	McCool's Sporting Goods	
554	52-19-1-21	6133 Skyway	Kenneth Murray	15298 Torrey Pines	Magalia	CA C-B	30	0.15	3000 RS	0.50	Longfellow TV	
549	52-19-1-5	6165 Skyway	Ronald Cook	11488 Northview Drive	Nevada City	CA C-B	19	0.45	1000 RS	0.50	Birkenstock's Footprints	
568	52-19-2-1	6148 Skyway	ARANCO Properties	12920 E. Whittier Blvd	Whittier	CA C-B	79	0.17	300 RS	0.50	Mobil Oil Gas Station	closed
561	52-19-2-12	6118, 6122, 6130 Skyway	Mike Denilov	6118 Skyway		C-B	122	1.18	4800 RS	0.00	C&M Furniture Sales	
565	52-19-2-4,5	5999 Foster	James Volsey	425 No. Main Street	Porterville	CA C-B	141	0.75	2000 RS	0.50	Miller Glass Co.	
567	52-19-2-8	6118 Skyway	Mike Denilov	6118 Skyway		C-B	27	0.06	4800 RS	5.00	C&M Furniture Sales	
573	52-19-3-11	6825 Skyway	Safeway Development Ent	193 Valley Ridge Drive		C-B	125	0.00	1800 RS	0.50	A&L Discount (clothes, toys)	
574	52-19-3-19	6809 Skyway	Robert Blake	63 Pine Avenue	San Carlos	CA C-B	49	0.11	1200 RS	1.00	Denny's Garage/TBT Tire	use type RS/S
566	52-19-3-2	6807 Skyway	Loreta Darrough	1418 White Oak Drive	Santa Rosa	CA C-B	110	0.35	1500 RS	1.70	Honey Run Tire	
578	52-19-3-20	6851 Skyway	Stanley Clewett	P.O. Box 6		C-B	55	0.19	2500 RS	0.50	Western Auto	

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, use sq. ft.	Current EDU's	Business name	Other information
1287	52-19-3-25	6841 Skyway	Glenn Russell	6841 Skyway		C-B	28	0.00	0 RS	1.00	Barbara's Lamps & Antiques	
542	52-19-4-13	6844 Skyway	Horner Family Trust	P.O. Box 26		C-B	78	0.28	1800 RS	0.50	Hang-Up (Clothes)	
576	52-19-4-3	5925 Foster	Robert Bailes	4388 Alta Camino Drive	Redding	CA C-B	175	0.48	1000 RS	0.50	Browsing Hut (art)	also U-Haul storage
543	52-19-4-6	6862 Skyway	Robert Larson	6868 Skyway		C-B	45	0.14	600 RS	0.50	Paradise Pawn	
578	52-19-4-8	45 Pearson	Robert Saunders	5436 Clark Road 864		C-B	61	0.12	500 RS	1.00	Home and Crafts	
579	52-19-4-9	35 Pearson	Dianne Shenill	368 E. Evelyn Suite 321	Sunnyvale	CA C-B	73	0.19	2500 RS	0.50	Paradise Feed Store	
587	52-20-1-02	696, 700 Fir Street	Emery Wanee	851 Karen Drive	Chico	CA C-B	50	0.16	1000 RS	0.50	House of Color - Paints	
624	52-20-1-19	6852 Foster	Geneva McAfee	6689 Sher Lane		C-B	110	0.34	2000 RS	0.50	Wood Heat and Saw Store	
625	52-20-1-19	6854 Foster	Geneva McAfee	6689 Sher Lane		C-B	110	0.00	800 RS	0.50	Triangle Appliance	
628	52-20-1-28	6198 Skyway	Agens Kuhnen	Rt. 3 Box 3361	Orland	CA C-B	80	0.00	500 RS	0.50	Wig Salon	
629	52-20-1-28	6202A Skyway	Agnes Kuhnen	Rt. 3 Box 3361	Orland	CA C-B	80	0.00	400 RS	1.00	Classic Nails	use type RS/S
622	52-20-1-31	6836 Foster	Cynthia Williams	2452 Paddock Drive	San Ramon	CA C-B	80	0.39	3000 RS	2.00	Paradise Auto Parts	
592	52-20-1-7	758 Fir Street	Harold Murray	758 Fir Street		C-B	80	0.89	1400 RS	1.00	Carolyn's Interiors	Murray's Auto Service 1,000 sq ft
593	52-20-1-9	5729 Almond Street	Nick Wasyline	5857 Debbie Lane		C-B	20	0.33	100 RS	0.50	Paradise Natural Foods	frontage land use 20/100
689	52-20-2-7	5726 Almond	Paradise Comm. Council	P.O. Box 1804		C-B	70	0.16	800 RS	0.50	Community House Thrift Shop	
599	52-20-4-8	5588 Black Olive	Ron Britzius	P.O. Box 1868	Magalia	CA C-B	125	0.11	1200 RS	1.00	Old Time Deli	
649	52-21-1-21	5833 Skyway	Richard Mautz	559 Sunset Drive		C-B	20	0.26	1500 RS	0.50	Dick's Floor Covering	
650	52-21-1-37	5825 Skyway	Ronald Southworth	5825 Skyway		C-B	272	0.50	800 RS	0.50	Decoration Shop	
638	52-21-1-44	577 Barbara Way	Ronald West	577 Barbara Way		M-F	265	0.71	800 RS	0.50	Penny Ante Antiques	
646	52-21-1-7	5887 Skyway	Kraig Kroschel	5887 Skyway		C-B	100	0.00	800 RS	2.00	K&K Auto Sales	
655	52-21-2-19	5944 Skyway	Bernard Richter	Rt. 2 Box 156A	Chico	CA C-B	130	0.35	2000 RS	0.50	Ray's Liquor	
694	52-22-1-4	5553, 5551 Almond	Joan Mariotti	P.O. Box 931		C-B	60	0.17	1000 RS	0.50	Elegant Rose (clothes)	
781	52-22-2-15	782 Birch	Lois Lash	3362 Hackamore Lane	Chico	CA C-B	109	0.12	1000 RS	0.50	Carpet Store	
782	52-22-2-15	790 794 Birch	Lois Lash	3362 Hackamore Lane	Chico	CA C-B	109	0.00	1000 RS	0.50	New and Nearly New Consignment	
785	52-22-2-17	285, 289 Pearson	Joy Miller	P.O. Box 21		C-B	94	0.38	2200 RS	0.50	Manton's Shoes	
699	52-22-3-2	778 Birch	Leo Juede	778 Birch		C-B	52	0.17	800 RS	1.00	Paradise Sausage	
784	52-22-2-6	5537 Black Olive	Garland Hart	P.O. Box 3328	Chico	CA C-B	56	0.17	3500 RS	0.50	Hart's Fabric World	
787	52-22-2-8	175 Pearson	Garland Hart	1925 Honey Run Road	Chico	CA C-B	52	0.17	1600 RS	0.50	Don's Shoes	
788	52-22-2-9	163, 1697 Pearson	Robert Estrem	2352 Stearns Road		C-B	52	0.17	1600 RS	0.50	Gloria's Antiques	
712	52-22-3-14	5456 Black Olive	Velma Jefford	P.O. Box 797		C-B	38	0.87	2000 RS	0.50	Jefford's Electric	(lamps)
718	52-22-3-16	220 Pearson	Walter Newman	692 Meyers Lane		C-B	50	0.85	1000 RS	0.50	Runner's Paradise	
719	52-22-4-4	148 Pearson	Velma Nassie	148 Pearson		C-B	50	0.15	1200 RS	0.50	Antique Sales	
727	52-22-5-2	—— Pearson	Bob Abercrombie	162 Pearson		C-b	25	0.83	800 RS	0.50	Plant Nursery	
729	52-22-5-3	186 Pearson	Thomas McLaughlin	929 Thomasson Lane		C-B	125	0.34	600 RS	1.00	Sher's Consignment	
733	52-22-5-4	288 Pearson	Martin Conley	5389 Mt. Ratchel Court	Oroville	CA C-B	100	0.00	2600 RS	0.50	Ace Hardware	
734	52-22-5-4	5455, 5463 Black Olive	Martin Conley	5389 Mr. Ratchel Court	Oroville	CA C-B	100	0.00	0 RS	3.50		
748	52-24-4-31	456 Pearson	Mallan Trust	488 Pearson Road		C-C	120	0.75	0 RS	0.50		
745	52-25-29	5881 Foster Road	Jan Cornelius	P.O. Box 694		M-F	95	0.16	1000 RS	0.50	Paradise Imported	
779	52-25-79	5550 Skyway	Opal Townsend	5522 Skyway		C-C	100	0.65	2200 RS	0.50	Tire Store (also sales)	
778	52-25-93	5585 Skyway	L.J. Ferguson	5576 Vista Way		C-B	90	0.68	3000 RS	2.00	Mike Ferguson Recreation Sales	
776	52-25-96	5447 Skyway	Rowland Bridges	P.O. Box 1394		C-B	150	0.34	0 RS	2.00	19th Century Antiques	
788	52-26-77	5376, 5398 Skyway	Lawrence Fuller	1832 Wagstaff			110	0.48	2000 RS	1.50	B&J Speed Marine	
792	52-26-88	5472 Skyway	Adolph Pearson	P.O. Box 597	Magalia	CA C-C	150	0.78	250 RS	1.00	Car Sales Company	

Town of Paradise
Wastewater Feasibility
Study
Parcel Information
K/J/C 862511

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, sq. ft.	Current use	EDU's	Business name	Other information
798	53-26-92	5428 Skyway	Greg Whalen	5428 Skyway		C-C	67	0.37	1000	RS	0.50	Cal. Co. Electrical	
803	53-80-1-57	6351 Clark Road	Lee Malkin	6351 Clark Road		C-C	198	1.36	750	RS	0.50	Florist	
828	53-82-1-79	7515 Skyway	TRIEND	391 Castle Crest Road	Walnut Creek	CA C-C	124	0.49	1680	RS	1.00	Lee's Food & Liquor	
815	53-82-1-82	7323A Skyway	Marion Hobson	1625 Mangrove Ave	Chico	CA C-C	162	0.88	1000	RS	0.50	Beverly's Rings & Things	
816	53-82-1-82	7323A Skyway	Marion Hobson	1625 Mangrove Ave	Chico	CA C-C	162	0.88	880	RS	0.50	Video Shop	
827	53-82-1-85	7529 Skyway	Lloyd Cornelius	7529 Skyway		C-C	120	0.64	2500	RS	0.50	Fireplace Outlet	
823	53-82-1-91	7575 Skyway	Southland Corp			C-C	62	0.43	1800	RS	1.40	7-11 (with gasoline)	
835	53-82-2-28	7480 Skyway	Pine Cone Plaza	7480 Skyway		C-C	180	0.68	680	RS	1.00	Pine Cone Cannery Grocery	
836	53-82-2-28	7480 Skyway	Pine Cone Plaza	7480 Skyway		C-C	180	0.88	2000	RS	0.50	Needleworks Used Clothing	
837	53-82-2-28	7480 Skyway	Pine Cone Plaza	7480 Skyway		C-C	180	0.88	1500	RS	0.50	Nancy's Books	
838	53-82-2-28	7480 Skyway	Pine Cone Plaza	7480 Skyway		C-C	180	0.88	1500	RS	0.50	Apple Photo	
839	53-82-2-28	7480 Skyway	Pine Cone Plaza	7480 Skyway		C-C	180	0.88	1800	RS	0.50	Easy Street Antiques	
852	53-84-36	6166 Clark Road	Bernard Hoffrogge	1386 Pearson Road		C-C	170	1.50	1200	RS	0.50	Paradise Motor Sports	
872	53-84-37	6200 Clark Road	Ralph Hein	1800 Heynen Road		C-C	135	0.39	1500	RS	1.00	Buttons & Bows	
870	53-84-38	6220 Clark	Kenyon Miles	P.O. Box 657	Brownsville	CA C-C	250	2.05	600	RS	1.00	Imperial Radiator	
871	53-84-38	6220 Clark Road	Kenyon Miles	P.O. Box 657	Brownsville	CA C-C	250	0.88	900	RS	1.00	Paradise Auto Center	
866	53-84-48	6240-B Clark Road	Edward Porter	14795 Holawood Drive		C-C	250	0.88	3000	RS	0.50	A. Porter Rents (med. supply)	
859	53-84-46	6235 Clark Road	Donald Cumalngs	P.O.Box 847		C-C	50	0.34	800	RS	0.50	Doris Saw & Servic	
854	53-84-50	6150 Clark Road	North Valley Fence	457 E. Park Avenue	Chico	CA C-C	250	0.88	900	RS	0.50	N.V. Fence	
888	53-10-1-27	6075 Clark Road	Oz-Bern Inc	5729 Crestview		C-C	120	0.59	0	RS	0.50	Auto Sales - temp.	
895	53-10-2-14	5993 Clark	Roger Lundgren	1338 Hunn Road, #3	Yuba City	CA C-C	150	0.96	1200	RS	1.00	Kelsey's Tire	6887, 5993 Clark 1887, 1885 Elliott
896	53-10-2-14	5993 Clark	Roger Lundgren	1338 Hunn Road, #3	Yuba City	CA C-C	265	0.88	1500	RS	1.00	Vulture's Roost	6887, 5993 Clark 1887, 1885 Elliott
989	53-10-3-35	5998 Clark	Maurice Couchot	5998 Clark		C-C	168	0.78	2500	RS	1.00	Thomas Hardware	
984	53-10-3-36	6028 Clark	CA Pblc Employs Rtrmnt Sys	2845 Hallmark Drive, Ste#	Sacramento	CA C-C	199	4.86	0	RS	5.00	Safeway	
982	53-10-3-37	6026 Clark	Payless Drugs Stores NW	9275 SW Peyton Lane	Wilsonville	OR C-C	163	3.12	0	RS	10.00	CSAA, Uptown Video, Flower Mil	Christopher Js, Clarice Dukes, Jeans N Stuff, Sprouse Reitz
980	53-10-3-44	6014 Clark A,B,C,D	Jamo Nursery Inc.	555 Capital Mall, Ste 100	Sacramento	CA C-C	0	0.78	0	RS	3.00	Carriage Jewlers/V	RS/V S/R Discount Stockbrokers Darleen's Ice Cream
961	53-13-1-73	1132 Elliott	Bonner Cordell	1132 Elliott		C-C	117	0.45	0	RS	1.20	Quick Printing, house	RS/SF
954	53-13-1-88	5954 Clark	Betty Hemingway	6159 Berkshire Way		C-C	148	0.78	300	RS	0.50	Antique Lighting	
955	53-13-1-88	5958 Clark	Betty Hemingway	6159 Berkshire Way		C-C	148	0.88	300	RS	0.50	Coin Store	
956	53-13-1-88	5962 Clark	Betty Hemingway	6159 Berkshire Way		C-C	148	0.88	300	RS	1.00	Hemingways Backpacking/Tac Srv	RS/S
947	53-13-1-91	5888 Clark	Francis Bluaert	2748 Cresser Lane	Chico	CA C-C	145	0.91	600	RS	2.00	Upholstery by Dutch	
979	53-15-154	6398 Clark	William Noble	6398 Clark Road		C-C	125	0.44	800	RS	0.50	Allen's Screens and Shades	
988	53-15-154	6398 Clark	William Noble	6398 Clark Road		C-C	125	0.88	1200	RS	1.00	Jerry's Discount Tire	RS/S
983	54-81-188	5784 Clark	Wilbur Sroherd	P.O. Box 219		C-C	81	0.27	500	RS	0.50	Newens Hearing Aids	
987	54-81-98	5734 Clark	Wells Oil Company	P.O. Box 3125	Auburn	CA C-C	121	0.88	800	RS	1.50	1-Stop	RS/S
1821	54-84-138	597 Pearson	David Gilbert	597 Pearson Road		C-C	99	0.73	800	RS	1.00	PIP Printing	D&S Floor Covering 800 sq ft
1836	54-84-21	541 Pearson	Oz-Bern Inc.	5729 Crestview Drive		C-C	124	0.91	2500	RS	1.00	Goodyear Tire	

Kennedy/Jenks/Chilton

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1841	54-04-24	511 Pearson	Ella Travers	P.O. Box 293		C-C	184	0.63	1000	RS	1.00	Ridge Auto Parts	
1846	54-04-55	491 Pearson	C.H. Lanser	P.O. Box 748		C-C	183	0.63	1200	RS	1.00	Hefner Interiors	
1806	54-04-89	655 Pearson	Carlisle Richards	191 Valley Ridge Drive		C-C	312	0.00	800	RS	0.50	Nancy's Lingerie	
1808	54-04-89	651 Pearson	Carlisle Richards	191 Valley Ridge Drive		C-C	312	0.00	500	RS	0.50	Paradise Emporium	
1811	54-04-89	637 Pearson	Carlisle Richards	191 Valley Ridge Drive		C-C	312	0.00	1000	RS	1.20	Discount Liquor, game room	480 sq ft
1893	54-05-29	5657 Clark	Oscar Snyder	P.O. Box 14583	South Lake Tahoe	CA C-C	116	0.56	500	RS	1.00	Nita's	RS/S
1896	54-05-29	5657 Clark	Oscar Snyder	P.O. Box 14583	South Lake Tahoe	CA C-C	116	0.00	1200	RS	1.00	Layland & Martin	RS/S
1866	54-05-48	454 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	260	1.05	1500	RS	1.50	Hudson's Appliance	
1867	54-05-48	456 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	260	0.00	800	RS	0.50	Ceramic Heaven	
1868	54-05-48	458 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	260	0.00	600	RS	0.50	Linde Home Care	
1869	54-05-48	460 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	260	0.00	800	RS	1.00	Paradise Baking Company	
1870	54-05-48	462 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	260	0.00	600	RS	0.50	Bartram Enterprises	
1871	54-05-48	464 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	260	0.00	400	RS	0.50	Record Store	
1872	54-05-48	466 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	264	0.00	400	RS	0.50	Bruce's Lock	
1873	54-05-48	468 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	260	0.00	400	RS	0.50	Christian Science Reading Room	
1874	54-05-58	488, 482 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	190	1.13	2000	RS	0.50	Dell's Nursery	
1875	54-05-58	486 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	190	0.00	600	RS	0.50	Children of Paradise	
1876	54-05-58	488 Pearson	Mallan Inter Vivos Trust	480 Pearson		C-C	190	0.00	800	RS	0.50	Angie's Pet Hut	
1117	54-09-26	5557 Clark	Robert Mann	1827 Stark Lane		C-C	236	0.84	2200	RS	0.50	Mann's Home Center	
1118	54-09-27	5515 Clark	Mercedes Fisci	2351 Stearns Road		C-C	86	0.63	2500	RS	1.20	Diduce Construction	
1165	54-09-44	5810 Clark	Wilson Donivan	5644 Little Grand Canyon		M-F	185	1.02	1000	RS	1.00	Ace Rentals	
1157	54-12-18	5368 Clark	Craig Wilson	5368 Clark		I-S	164	3.67	2500	RS	2.50	Boat Shop	
1158	54-12-33	5420 Clark	Charles Montgomery	198 Valley View		C-C	375	2.68	1000	RS	2.00	Haircrafter	RS/S
1162	54-29-38	5836 Clark	Mary Reinhold	5836 Clark		M-F	147	7.41	1200	RS	1.20	K&K Automotive	
1164	54-29-41	5820 Clark	Vanasseren Trust	P.O. Box 789		M-F	120	0.51	6000	RS	2.00	Paradise Auto Sales/Mr. Muffler	Mr. Muffler 1,800 sq ft
1163	54-29-42	5826 Clark	Della Mullens	P.O. Box 1287		M-F	20	1.47	900	RS	1.00	Fulton's Bookstore	
741	54-4-42	711, 783 Buschmann	Para Comm Park Med Center	771 Buschmann Road		C-C	442	3.86	0	S	49.00		15 buildings: pharmacy, med. lab., 15 doctors incl radiologists, 5 dentists
3	58-17-2-37	1448 Wagstaff	E M West	20 Williamsburg Lane	Chico	CA C-C	75	0.13	1700	S	3.60	Brooks Pet Grooming	
4	58-17-2-38	1589	E M West	20 Williamsburg Lane	Chico	CA C-C	125	0.87	1400	S	0.00	Kinshio Vet. Clinic	
2	58-17-2-48	6678 Clark	Gibraltar Savings & Loan	9111 Wilshire Blvd.	Beverly Hills	CA C-C	259	0.98	4000	S	3.50	Gibraltar Savings	Gibraltar Savings
6	58-19-52	6653 Clark Road	Sacramento Savings	P.O. Box 872	Sacramento	CA C-C	286	0.73	3200	S	4.50	Sacramento Savings	
7	58-19-62	6635 Clark Road	Caryl Fimbolt	6635 Clark Road		C-C	125	0.75	1200	S	1.00	Maggie Baron & Associates	
25	58-28-105	6568 Clark Road	Melvin Bolin	7854 Skyway		M-F	158	0.35	1800	S	0.50	Storey's Tree Service	
34	58-28-91	6420 Clark Road	Lyle Benedict	1960 Dean Road		C-C	125	0.27	1000	S	1.00	Jiffy Lube	
21	58-28-93	6489, 6485 Clark Road	Central Bank	301 20th Street	Oakland	CA C-C	254	1.09	2000	S	1.70	Central Bank	
42	58-36-26	1457 Wagstaff	Howell Family Trust	5943 No. Libby Road		C-C	100	0.29	1200	S	0.50	Glen Realty (Temp - will move)	
39	58-36-28	6787 Clark Road A&B	Craig Lighty	518 Nord Apt 5	Chico	CA C-C	115	0.56	620	S	2.00	A-Glen Realty B-Ed Jones Stock /1100	
41	58-36-36	6669 Clark Road	Home Savings of America	3731 Wilshire Blvd.	Los Angeles	CA C-C	157	0.62	3700	S	2.00	Home Savings	
52	58-48-85	6416 Clark Road	Paradise Plaza	9864 Wilshire Blvd	Beverly Hills	CA C-C	0	0.29	12600	S	2.00	Sierra Central Cred Union/Video 85	Video Rental
55	58-48-85	6616 Clark Road	Paradise Plaza	9864 Wilshire Blvd	Beverly Hills	CA C-C	0	0.00	12600	S	2.30	Hair Precision	
57	58-48-86	6648-B Clark Road	Paradise Plaza	9864 Wilshire Blvd	Beverly Hills	CA C-C	909	0.00	9600	S	3.00	Security Pacific Bank	
104	51-13-1-18	1899 Wagstaff	Owen Anderson	1899 Wagstaff		C-C	80	0.14	1500	S	0.50	Paradise Realty	
99	51-13-1-13	8321 Skyway	Paradise Ready Mix	8321 Skyway		C-C	420	2.70	0	S	0.50	CFI Gravel/Rock	

Kennedy/Jenks/Chilton

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180	51-13-1-14	8337 Skyway	Calvin Keaen	178 Valley View Drive		C-C	37	2.47	600	S	0.50	Keaen Const Office & Rock Strg	
186	51-13-1-17	8271 Skyway	Donald Crone	P.O. Box 812	Magalia	CA C-C	133	0.57	500	S	1.00	Paradise Refriperation?	
187	51-13-1-17	8279 Skyway	Donald Crone	P.O. Box 812	Magalia	CA C-C	133	0.00	700	S	0.00	Crone's Transalssion	
98	51-13-1-2	1131 Keaen Lane	Boyd Johnson	1201 Clifton Street	Redlands	CA C-C	375	0.50	2500	S	1.00	Johnie's Auto Body	
111	51-13-2-28	1165 Wagstaff	Melvin Moorhead	1165 Wagstaff		C-C	146	0.48	600	S	1.20	Barber Shop	5F (mobile)
117	51-13-2-51	8336 Skyway	Sanford Dean	5789 Copeland Road		C-C	111	0.38	500	S	1.20	Dean's Skyway Radiator	
122	51-14-2-18	___ Skyway	Wildwood Ministorage	5821 Wildwood Lane		C-C	0	0.54	0	S	0.50	Ministorage	
144	51-15-1-21	8893 Skyway	Raymond Velliquette	P.O. Box 217	Magalia	CA C-C	270	1.65	1000	S	1.10	Paradise Ambulance Service	
141	51-15-1-64	8899 Skyway	Robert Stevens	22 Leslie Lane	Oroville	CA C-C	212	1.88	1200	S	1.50	Design Studio	
142	51-15-1-64	8899 Skyway	Robert Stevens	22 Leslie Lane	Oroville	CA C-C	212	0.00	0	S	0.00	Triple-S Mini Storage	
149	51-15-2-16	7931 Skyway	Ronald Sinclair	5660 Cathy Lane		C-C	320	0.63	0	S	1.10	Automobile Storage	
146	51-15-2-34	7967 Skyway	Norman Wright	P.O. Box 985		C-C	171	0.00	500	S	2.00	Ray's Barber's	
134	51-15-3-15	1838 Green Tree Court	David Jerro	1841 Green Tree Court		C-C	68	0.19	1200	S	2.00	Bill's Auto Repair	
135	51-15-3-15	1838 Green Tree Court	David Jerro	1841 Green Tree Court		C-C	68	0.18	1200	S	0.00	Rocky's Radiator	
136	51-15-3-16	1841 Green Tree Court	David Jerro	1841 Green Tree Court		C-C	88	0.58	2500	S	3.50	D.J.'s Towing Service	
1280	51-15-3-6	8864 Skyway	Dwight Breed	8838 Skyway		C-C	153	0.00	0	S	1.00	Dwight Breed Atty.	
172	51-16-3-31	7655 Skyway	Skyway Investors	698 Sunset Drive		C-C	0	0.00	1200	S	1.20	McGlaughlin - M.D.	
157	51-16-3-39	7849 Skyway	B.E. Foster	P.O. Box 201		C-C	174	0.00	800	S	0.50	MBT Income Tax Service	
195	51-16-4-39	1847 Rochelle Lane	Nancy Eiper	P.O. Box 1395		C-C	487	0.45	1000	S	0.50	C-D Sharpening (tools)	
203	51-16-4-43	1807 Bille	Thiel Lisolncott	1484 Bille Road		C-C	80	0.38	1200	S	0.50	Lisolncott Surveying	
198	51-16-4-53	7654 Skyway	Gilbertson Family Trust	912 Redwood Drive	Garberville	CA C-C	86	1.50	1200	S	1.40	Graphic Impressions (Printing)	
200	51-16-4-53	7654C Skyway	Gilbertson Family Trust	912 Redwood Drive	Garberville	CA C-C	86	0.00	4000	S	0.00	John's Garage (auto repair)	
187	51-16-4-54	1854B Lisa Lane	R. Towle	P.O. Box 1284		C-C	424	0.00	1000	S	1.20	Skyway Starter (auto repair)	
188	51-16-4-54	7816 Skyway	R. Towle	P.O. Box 1284		C-C	127	0.00	1200	S	0.00	Leisure Land Real Estate	frontage land use 127/424
196	51-16-4-57	7868 Skyway	Millard Marks	44 Sierra Vista Drive		C-C	89	0.38	1500	S	0.50	Cal Gas Co.	
197	51-16-4-57	7868A Skyway	Millard Marks	44 Sierra Vista Drive		C-C	89	0.00	600	S	2.50	Deline's Beauty Salon	
188	51-16-4-58	7856 Skyway	Peter Schrader	7856 Skyway		C-C	284	0.52	0	S	0.50	Paradise Mini Storage	
1283	51-25-76	6847 Neel Road	Lewis Neider	1828 Arrowhead Drive		C-C	148	0.00	800	S	1.50	Arch Marjeau Construction	
245	52-04-73	6958 Skyway	American Savings & Loan	509 W. Weber - 2nd Floor	Stockton	CA C-C	185	1.65	5000	S	5.20	American Savings	
243	52-04-88	7028 Skyway	Ponderosa Real Estate	7028 Skyway		C-C	124	0.54	2500	S	1.10	Ponderosa Realty	
242	52-04-89	7038A & B Skyway	T.A.C.P. Inc.	5985 Clark Road		C-C	95	0.47	2400	S	3.00	Business Offices	
248	52-04-90	7058-7078 Skyway	John Bultema	492 Nottingham Park		C-C	0	2.37	0	S	1.00	Business Offices	
241	52-04-93	7076-7082 Skyway	John Bultema	492 Nottingham Park		C-C	0	1.16	0	S	3.00	Ponderosa Professional Center	
250	52-06-11	6885 Skyway	Mountain Valley Investors	P.O. Box 719		C-C	118	0.86	1000	S	1.00	Nail Fantasia	
274	52-06-16	69317 Skyway	Marianne Bachus	69318 Skyway		C-C	0	0.18	1500	S	1.00	Bacchus/Freeman CPA's	
276	52-06-16	96317 Skyway	Marianne Bachus	96318 Skyway		C-C	0	0.18	1500	S	0.00	NRV Insurance	
253	52-06-18	6817 Skyway	Central Calif Fed Savings	P.O. Box 1228 BR 815	Auburn	CA C-C	162	0.39	2000	S	3.00	Heart Federal Savings	
254	52-06-19	6135 Center Street	Walter Fairier	P.O. Box 581		C-C	65	0.22	1000	S	1.00	Paradise Mortgage	
255	52-06-19	6139 Center Street	Walter Fairier	P.O. Box 581		C-C	65	0.00	1000	S	0.00	Thomas Brown Orthodontist	
262	52-06-26	6177 Center	Jack Yerman	753 Camellia Drive		C-C	128	0.34	0	S	4.00	Car Wash	2-car
263	52-06-27	6184 Center Street	Richard Miser	P.O. Box 1822		C-C	70	0.57	0	S	1.00	Mini Storage	
269	52-06-33	6148 Skyway	Dwight Bass	P.O. Box 425	Chico	CA C-C	65	0.22	1000	S	2.00	Transamerica	
270	52-06-33	6150 Center Street	Dwight Bass	P.O. Box 425	Chico	CA C-C	65	0.00	500	S	0.00	Fancy Fingers (salon)	
271	52-06-33	6152 Center Street	Dwight Bass	P.O. Box 425	Chico	CA C-C	65	0.00	500	S	1.00	Chiropractor	

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Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, use sq. ft.	Current EDU's	Business name	Other information
272	52-86-34	6981 Skyway	Virgil Anderson	P.O. Box 463	Hanford	CA C-C	136	0.41	800 S	1.20	Beacon Station - gas	frontage land use 136/165
247	52-86-37	6779 Skyway	Howard Velliquette	6779 Skyway		C-C	84	0.27	800 S	0.50	Velliquette Realty	
298	52-86-22	5980 McClain Lane	PG&E			M-F	188	0.75	0 S	0.50	PGandE Substation	
299	52-88-24	5912 McClain	PG&E				0	0.84	0 S	0.50	PG&E Substation	
325	52-88-63	795 Elliott	Karoly Kasza	5811 Country Club Drive		C-C	75	0.00	6400 S	4.00	J&A Machine Shop	
326	52-88-63	795 Elliott	Karoly Kasza	5811 Country Club Drive		C-C	75	0.00	1200 S	0.00	JB Auto Care	
327	52-88-63	795 Elliott	Karoly Kasza	5811 Country Club Drive		C-C	75	0.00	2000 S	0.00	Jer's Auto Body	
328	52-88-63	795 Elliott	Karoly Kasza	5811 Country Club Drive		C-C	75	0.00	1500 S	0.00	Greg and Ron's Wheel Shop	
329	52-88-82	885, 885 Elliott	Walter Beck	1440 Garden Street #7	Santa Barbara	CA C-C	0	0.00	900 S	1.00	Feather River Home Health	frontage land use 188/384
355	52-88-93	825, 815 Elliott	Albert Penne	815 Elliott		C-C	181	0.00	600 S	1.00	Mr. Charles Hair Styling	
356	52-88-93	825,815 Elliott	Albert Penne	815 Elliott Road		C-C	181	0.00	600 S	0.50	Diet Center	
364	52-89-27	6687-6611 Skyway	Steve Gerevich	6687 Skyway		C-C	85	0.14	800 S	1.00	Beauty Concepts	
370	52-89-51	6585 Skyway	Scarteen Corporation	P.O. Box 7680	Los Angeles	CA C-C	128	0.38	0 S	0.50		frontage land use 128/148
424	52-12-1-11	6393 Skyway	William Sprunance	5458 Harrison Road		C-B	42	0.89	2700 S	0.50	North Ridge Pest Control	
389	52-12-1-15	5831 Wildwood	Loren Bennett	5831 Wildwood Lane		C-B	48	0.00	0 S	0.50	Ministorage	frontage land use 48/176
388	52-12-1-16	5831 Wildwood	Loren Bennett	5831 Wildwood Lane		C-B	48	0.64	0 S	0.00	Ministorage	frontage land use 48/176
383	52-12-1-2	666 Elliott	Lawrence Acheson	666 Elliott		C-B	165	0.28	800 S	0.50	Acheson Sign Co.	use type S/RS
426	52-12-1-24	6349, 6353 Skyway	Glenn Maxwell	P.O. Box 457		C-B	25	0.89	1500 S	0.50	Alpine Real Estate	frontage land use 25/152
399	52-12-1-27	6319 Skyway	Lynn Tilden	6319 Skyway		C-B	45	0.86	200 S	1.60	Lynn Tilden Dentist	
421	52-12-1-32	6481 Skyway	Ernie Kotyluk	166 Cohasset Road	Chico	CA C-B	44	0.68	900 S	0.50	Frank Fredericks Gen. Contractr	
422	52-12-1-32	6483 Skyway	Ernie Kotyluk	166 Cohasset Road	Chico	CA C-B	44	0.00	800 S	1.00	H&R Block Tax Service	
427	52-12-1-34	6345 Skyway	Beverly Erdman	P.O. Box 6324	Eureka	CA C-B	70	0.11	1800 S	0.50	Cobbler's Shoe Repair	use type S/RS
397	52-12-1-43	6487 Skyway	William Perry	P.O. Box		C-B	30	0.00	800 S	1.00	Gibb's Dentist	
391	52-12-1-44	6451 Skyway	Harold Panzer	Zero and Harrington St.	Ainsworth	NE C-B	130	0.00	600 S	3.00	W.R. Booth Insurance	
392	52-12-1-44	6449 Skyway	Harold Panzer	Zero and Harrington St.	Ainsworth	NE C-B	130	0.00	600 S	0.00	Skyway Chiropractic	
394	52-12-1-44	6441 Skyway	Harold Panzer	Zero and Harrington St.	Ainsworth	NE C-B	130	0.00	800 S	0.00	California Medical Claims	
395	52-12-1-44	6439 Skyway	Harold Panzer	Zero and Harrington St.	Ainsworth	NE C-B	130	0.00	1200 S	0.00	Benson Cleaners	
434	52-12-2-25	5925 Almond	Don Smith	5925 Almond		C-B	54	0.31	1200 S	1.00	Oak Ridge Builders	
413	52-12-2-29	6438 Skyway	Lucille Hoffman	P.O. Box 1878		C-B	118	0.00	900 S	1.00	Velvet Touch Beauty Salon	
414	52-12-2-29	6440 Skyway	Lucille Hoffman	P.O. Box 1878		C-B	118	0.00	1500 S	0.00	Bidwell Title Company	
415	52-12-2-30	6402 Skyway	C.E.M. Investment Company	P.O. Box 1938		C-B	120	0.68	1800 S	5.00	Butte County Title Company	
416	52-12-2-30	6406 Skyway	C.E.M. Investment Company	P.O. Box 1938		C-B	120	0.00	1800 S	0.00	Paradise Telephone Answering	
417	52-12-2-30	6408 Skyway	C.E.M. Investment Company	P.O. Box 1938		C-B	120	0.00	600 S	0.00	Wildwood Beauty Salon	
418	52-12-2-30	6414 Skyway	C.E.M. Investment Company	P.O. Box 1938		C-B	120	0.00	3000 S	0.00	Enterprise-Record Newspaper	offices
435	52-12-2-8	5951 Almond	Don Smith	5925 Almond Street		C-B	188	0.57	1200 S	0.50	Schiller/Roberts Law Attorneys	
375	52-12-3-4	6888 Almond	Ronald Sinclair	5668 Cathy Lane		C-B	80	0.21	2400 S	0.50	Auto Repair (no name visible)	
279	52-13-32	6265 Skyway	Earl Williams	5539 Erin Way		C-B	27	0.85	800 S	1.00	Earl's Barber Shop	
284	52-13-44	6281 Skyway	James Warren	P.O. Box 973		C-B	57	0.24	400 S	1.00	Medicare Supplement Health	
285	52-13-44	6281 Skyway	James Warren	P.O. Box 973		C-B	57	0.00	400 S	0.00	Adco Insurance	
278	52-13-45	6295 Skyway	Bank of America	P.O. Box 37000	San Francisco	CA C-C	170	1.29	5000 S	2.00	Bank of America	
652	52-14-1-15	691 Fir Street	Holland Freeman	P.O. Box 1179		C-B	50	0.05	800 S	0.00	Freeman Financial Services	
648	52-14-1-18	6276 Skyway	Mountain Valley Investors	419 Locksley Court		C-B	22	0.06	1000 S	1.00	Paradise Karate Studio	
666	52-14-1-3	5859 Almond Street	Betty Gardner	6238 Kilgord Court	Magalia	CA C-B	50	0.20	1000 S	2.00	Happy Hair	

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Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, use sq. ft.	Current EDU's	Business name	Other information
465	52-14-1-4	5849 Almond Street	Harvey Parrott	743 Camellia Drive		C-B	55	0.08	1200 S	2.00	Harvey Parrott Dentist	
460	52-14-1-9	5757 Almond Street	Richard Hall	P.O. Box 146		C-B	100	0.17	800 S	2.50	Erving Sheldon Tax Service	frontage land use 100/75
461	52-14-1-9	5759 Almond Street	Richard Hall	P.O. Box 146		C-B	100	0.00	800 S	0.00	Richard Hall Dentist	frontage land use 100/75
1286	52-14-2-16	5758 Almond	Frank Sterle	P.O. Box 941		C-B	70	0.00	0 S	0.50	Sterle Attorney	frontage land use 70/75
509	52-15-28	880 Elliott	Sons Son	880 Elliott		M-F	190	0.34	1200 S	3.00	Mall's Hairstyling	
489	52-15-4	5867 Queen Drive	Jean Welch	P.O. Box 1185	Orland	CA M-C	85	0.19	800 S	0.50	Paradise Travel	frontage land use 85/100
535	52-17-43	6717 Skyway	John Coverston	900 Central Park Drive		C-C	60	0.31	600 S	2.50	Andy's Barber Shop	SF
530	52-18-2-44	5684 Jewell Road	Jerome Hanley	5675 Skyway		C-B	235	0.38	500 S	1.00	Craig's Radiator	
528	52-18-2-95	5651 Skyway	J.W. Black	5616 Jewell Road		C-B	121	0.37	800 S	1.00	Stewart's Auto Repair (Paint?)	
535	52-18-2-97	5747 Skyway	Donald Crum	5684 Little Grand Canyon		C-B	8	0.84	1200 S	1.00	Bill's Body Shop	
544	52-19-1-1	6195 Skyway	John McCool	6189 Skyway		C-B	72	0.83	800 S	1.40	Storage area for McCool's	
555	52-19-1-28	6129 Skyway	Donald Hardt	6129 Skyway		C-B	31	0.13	2500 S	1.00	Vision Specialties	
547	52-19-1-3	6181 Skyway	James Flood	6177 Skyway		C-B	64	0.25	2100 S	1.00	KRIJ Radio Studio	
558	52-19-1-6	6149 Skyway	Michael Pavis	16 El Cerreto Drive	Chico	CA C-B	83	0.35	1800 S	1.50	Sunsational Tanning Salon	
562	52-19-2-12	6887 Foster	Mike Danilov	6118 Skyway		C-B	122	0.00	2000 S	0.50	Furniture Storage	
582	52-19-4-14	6864 Skyway	Wayne Paul	P.O. Box 924	Chico	CA C-B	100	0.00	1000 S	1.00	Steve's Auto Tech (Repair)	
584	52-19-4-15	682 Birch	Wayne Paul	P.O. Box 924	Chico	CA C-B	144	0.25	0 S	0.50	U-Haul Trailer Storage	
589	52-20-1-84	722, 728 Fir Street	Arthur Layton	5111 Eden Road		C-B	51	0.17	1000 S	1.00	Family Optometry	
590	52-20-1-85	732, 736 Fir Street	Roy McKernan	P.O. Box 550		C-B	50	0.16	1500 S	1.00	McKernan and Lanam Attorneys	
626	52-20-1-28	6198 Skyway	Agnes Kuhnen	Rt. 3 Box 3361	Orland	CA C-B	80	0.28	500 S	3.00	Smith's Vacuum Repair	
627	52-20-1-29	6194 Skyway	Agnes Kuhnen	Rt. 3 Box 3361	Orland	CA C-B	80	0.00	800 S	0.00	Paradise Automobile Electric	
638	52-20-1-29	62028 Skyway	Agnes Kuhnen	Rt. 3 Box 3361	Orland	CA C-B	80	0.00	400 S	0.00	Lahr's Income Tax Service	
596	52-20-1-30	5691 Almond	Michael Gaukel	5386 Orchard Drive		C-B	90	0.52	3600 S	7.70	Chapel of the Pines Funeral Hm	use type O/SF
585	52-20-1-35	6226 Skyway	Lawrence McMillan	6226 Skyway		C-B	141	0.23	1200 S	1.00	Larry's Place (Auto Repair)	
614	52-20-2-1	880 Fir Street	Moran Enterprises	688 Rio Linda Avenue	Chico	CA C-B	40	0.09	1000 S	1.00	Dream Maker's Hair Salon	
619	52-20-2-12	805 - 811 Cedar	Bradley Wolfe	1418 Scottsdale Court	Chico	CA C-B	150	0.48	1000 S	0.50	Academy of Dance	
643	52-21-1-35	5933 Skyway	Jefferson Norris	5933 Skyway		C-B	110	0.36	2000 S	3.00	Quality Cleaners	
644	52-21-1-6	5987 Skyway	Joseph Schneider	5987 Skyway		C-B	150	0.00	800 S	1.00	KNVR Radio	
653	52-21-2-1	5986 Skyway	Clarence Kay	553 Fir Lane		C-B	104	0.23	800 S	1.00	Auto Repairman - Mufflers	
656	52-21-2-21	28 Pearson	Irene Reynolds	6750 Hawaii Kai Dr 8702	Honolulu	HI C-B	83	0.14	800 S	1.00	D. Baker Welding	
659	52-21-2-3	52 Pearson	Jack Mittag	P.O. Box 328		C-B	75	0.26	1500 S	1.00	Mittag's Body Shop	
661	52-21-2-5	92 Pearson	Bernard Shanack	92 Pearson		C-B	83	0.29	500 S	0.50	Mountain Electronic	
677	52-21-3-18	570 Oakwood	Srsetic Zlatan	574 Oakwood		M-F	120	0.38	600 S	2.50	Vicky's Hair Styling	
672	52-21-3-16	5924 Skyway	Mildred Fickett	1250 Elliott Road		C-B	70	0.12	500 S	1.00	Paul Mitchell Salon	frontage land use 70/77 corner
683	52-21-3-19	5820 Skyway	Goodman Family Trust	521 W. 11th Avenue	Chico	CA C-B	196	0.38	700 S	3.00	Century 21 Real Esate	
685	52-21-3-19	5820 Skyway	Goodman Family Trust	521 W. 11th Avenue	Chico	CA C-B	196	0.00	1000 S	0.00	Michael Logelin Dentist	
690	52-22-1-11	720 Birch	Phillip Marler	P.O. Box 94		C-B	50	0.16	0 S	0.50	Automobile Storage	
692	52-22-1-7	5522 Foster Road	William Turner	5922 Foster Road		C-B	60	0.84	800 S	2.00	Competitive Edge Hair Salon	
695	52-22-1-9	119 Pearson	Enoch Ferrell	P.O. Box 881		C-B	60	0.11	2000 S	1.00	Classic Mustang Restorers	
697	52-22-2-1	5582 Almond	William Alcorn	333 Snohomish Drive	La Conner	WA C-B	60	0.12	1000 S	0.50	Mountain Valley Motors	office
720	52-22-4-4	5495 Almond	Velma Nessle	148 Pearson		C-B	130	0.00	1200 S	1.00	Nessle's Insurance	
725	52-22-5-1	162 Pearson	Bob Abercrombie	162 Pearson		C-B	50	0.16	1200 S	1.00	Abercrombie Insurance	
726	52-22-5-1	164 Pearson	Bob Abercrombie	162 Pearson		C-B	50	0.00	800 S	0.00	William Sharrett (Tax Service)	
738	52-22-5-3	198 Pearson	Thomas McLaughlin	929 Thomasson Lane		C-B	125	0.00	198 S	0.50	Frank's Shoe Repair	

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731	52-22-5-3	192 Pearson	Thomas McLaughlin	929 Thomasson Lane		C-B	125	0.00	400	S	2.00	Sfreddo's Perfect Curl (salon)	
735	52-22-5-5	5441-5497 Black Olive	John Healy	P.O. Box 842	Portola	CA C-B	180	0.26	1200	S	1.60	Sierra West Surveying	
765	52-25-101	5628, 5668 Skyway	Leeroy Johnson	5668 Skyway		C-C	224	1.75	1000	S	2.00	Skyway Auto Wrecking	
1289	52-25-83	5674, 5678 Skyway	David Roberts	13843 So. Park Drive	Magalia	CA C-C	80	0.00	1000	S	1.50	Par Apoliance/Ridge Radiator	bldg
783	52-25-85	5689 Vista Way	Robert Pinocchio	6821 Geppetto Lane		C-B	227	0.29	500	S	1.00	Harver Fishbein - Psychologist	
784	52-25-85	5689 Vista Way	Robert Pinocchio	6821 Geppetto Lane		C-B	155	0.00	500	S	2.00	Gent Set Hair Salon	
757	52-25-96	5778, 5794 Skyway	Ruth Collins	2119 Cherry Street	Vicksburg	MA C-C	125	1.00	1500	S	1.00	"Bug" Factory/Anthony's Auto	
789	52-26-78	5428 Skyway	Ronald Harris			C-C	60	0.35	800	S	0.50	Johnson's Real Estate	
794	52-26-80	5498 Skyway	Adolph Pearson	P.O. Box 597	Magalia	CA C-C	150	0.76	2500	S	1.00	Honey Run Auto Repair	
884	53-01-1-57	6351 Clark Road	Lee Malkin	6351 Clark Road		C-C	190	0.00	1000	S	2.00	Malkins House of Hair	
886	53-01-1-85	6283 Clark Road	Feather River Hospital	5874 Pentz Road		M-F-P	565	10.32	0	S	10.30	Paradise Medical Center	under construction
825	53-02-1-78	7545 Skyway	Arthur Leonard	P.O. Box 839		C-C	70	0.30	900	S	2.00	Anita's Health Corner	
826	53-02-1-78	7543, 41 Skyway	Arthur Leonard	P.O. Box 839		C-C	0	0.00	1200	S	0.00	Hair Talk Salon	
813	53-02-1-82	7321 Skyway	Marion Hobson	1625 Mangrove Ave	Chico	CA C-C	162	0.58	1400	S	1.70	Paradise Tropic Tans	
814	53-02-1-82	73238 Skyway	Marion Hobson	1625 Mangrove Ave	Chico	CA C-C	162	0.00	0	S	1.70	Automatic Car Wash	
842	53-02-2-27	7448 Skyway	James Johnson	6666 Dolores Drive		C-C	110	1.00	1800	S	0.50	James Johnson Attorney	
819	53-02-2-5	7334 Skyway/6884 Maxwell	Mark Dunlap	7334 Skyway		C-C	120	0.30	2000	S	3.00	Skyway Pet Hospital	
1241	53-03-11	6883 Maxwell	Gregory & Joanne Foster	6883 Maxwell		C-C	168	0.00	0	S	0.50	David C. Schott Construction	
867	53-04-48	6268-C Clark Road	Edward Porter	14795 Holmwood Drive		C-C	250	0.00	500	S	0.50	Howard Realty	
874	53-05-42	6281 Clark	Central Park Properties	5480 Newland Road		C-C	92	0.27	900	S	0.50	Central Park Properties	
878	53-06-39	6161 Clark Road, Stes 1-8	Woodbrook Prof. Group	6161 Clark Road 88		M-F-P	260	0.81	6800	S	5.00	Medical Offices, A.G. Edwards	3 MD's
918	53-10-3-28	1137 Elliott	James Chalmers	718 McGlincey	Caapbell	CA C-C	162	0.50	0	S	0.50	(recycle center)	
986	53-10-3-42	6802 Clark	Jaao Nursury Inc	555 Capital Mall, Ste 100	Sacramento	CA C-C	0	0.36	0	S	0.50	Carlson Travel/V	
934	53-12-54	5923 A-J Clark	Floyd Powell	3876 Adobe Lane		C-C	100	0.56	3500	S	4.00	Commonwealth Title, LA Direct	DMV, FW Maynard, Hula Hands, Steret Co.,
938	53-12-64	5921, 5913, 5905 Clark	Safeway Development Enter	193 Valley Ridge Drive		C-C	287	1.89	80000	S	6.00	DMV, Feather River Home Care,	3 offices - V S, RS, O, R Size Shop, Anderson Jewelry, Shearlings, Nutrisystes, Christian Books, Paradise Stationers, Video Rentals, Paradise Postal Center, Barber, Little German Restaurant, Paradise Drug, 2 offices - V
946	53-13-1-28	5878 Clark	Kenalt Anderson	P.O. Box 56		C-C	83	0.35	400	S	0.50	Help-U-Sell	
959	53-13-1-89	1122 Elliott	Jeffrey Desaet	3869 Hesilla Valley	Oroville	CA C-C	180	0.43	2000	S	1.00	Paradise Auto Body	
965	53-13-1-98	5870 Clark	Barker Jeynes	2748 Cramer Lane	Chico	CA C-C	120	0.12	900	S	1.00	Terry's Transmissions	
951	53-13-1-93	5918 Clark	Quail Run Prof. Plaza	P.O. Box 2229		C-C	195	2.62	0	S	10.50	Quail Run Plaza Prof. Offices	
1298	53-15-132	6372 Clark	Rose Chapel Inc.	6372 Clark Road		C-C	222	0.00	0	S	4.60	Rose Chapel Funeral Home	
982	53-15-71	1326 Bille	Clark White	1326 Bille		C-C	70	0.11	1200	S	1.00	Clark's Auto Repair	
833	53-2-1-64	7357 Skyver	Raymond Phipps	339 E. 2nd Street	Sonoma	CA C-C	137	0.60	800	S	3.90	Metric Motors	
829	53-2-1-88	7455 Skyver	Walter Hutton	7455 Skyway		C-C	200	0.60	1800	S	1.00	Wally Hutton Insurance	
831	53-2-1-90	7489 Skyver	Francis Hoover	1948 Crandall Way		C-C	70	0.39	2500	S	1.00	Frank's Air Conditioning	S/RS
832	53-2-1-90	7589 Skyver	Alan Avis	7589 Skyway		C-C	186	0.50	2600	S	1.00	Alan Avis Attorney	
984	54-01-100	5778 Clark	Wilbur Syphard	P.O. Box 219		C-C	0	0.00	800	S	1.50	Farmers Insurance	
994	54-01-105	5790 Clark	Edward Myers	5796 Clark Road		C-C	75	0.25	1000	S	1.00	FLT Engineering	
989	54-01-110	5796 Clark	Karoly Kosze	5801 Country Club Drive		C-C	158	1.12	3000	S	9.00	Ridge Dental Lab, Chico Cardio	William R. Bauman, M.D., Travel

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998	54-01-110	5800 Clark	Karoly Karsze	5811 Country Club Drive		C-C	150	0.00	3000 S	0.00	W.W. Bus Srv, Susan Fulton CPS	Connection
991	54-01-110	5798 Clark	Karoly Karsze	5811 Country Club Drive		C-C	150	0.56	1800 S	0.00	Chamber of Commerce	Century 21, McClenathen Insurance, Charles Kasze Realty, Acoustic Ear
1195	54-01-88	699 Pearson Road	Jan McGregor	5718 Cherokee Drive		S-F	0	0.53	1200 S	3.00	JT McGregor Elec. Contractor	AAA Towing 2,500 auto repair/contractor office
1231	54-01-84	691 Pearson					0	0.00	0 S	0.50	Rockyard	
988	54-01-99	685 Pearson	John Bally	946 Easy Street		C-C	200	0.62	500 S	0.50	Rock Yard	
1839	54-04-111	529 Pearson	Donald Travers	P.O. Drawer FF		C-C	110	0.75	3400 S	1.00	Travers, Jacobs, Ryter Law Ofc	
996	54-04-117	5799 Clark	Albert Philbride	5799 Clark Road		C-C	65	0.28	1200 S	3.50	Clark Road Vet Hospital	
1001	54-04-119	5781 Clark	Carlisle Richards	191 Valley Ridge Drive		C-C	85	0.31	900 S	1.30	Snip Beauty Salon	
1002	54-04-119	5783 Clark	Carlisle Richards	191 Valley Ridge Drive		C-C	85	0.00	900 S	1.00	Paradise Plumbing	
1015	54-04-122	5761 Pearson	David Gilbert	5887 Orrin Lane		C-C	0	0.68	0 S	0.50	RV Storage	
1029	54-04-16	573, 575 Pearson	George Burger	520 Cottonwood St., #1	Woodland	CA C-C	84	0.57	0 S	1.00	Ray Carter, DDS	SF-MH
1042	54-04-25	583 Pearson	William Martin	583 Pearson		C-C	161	0.58	2640 S	1.50	Vet Clinic	
1048	54-04-34,75	475 Pearson	Joseph O'Connor	9289 Skyway #34		C-C	75	0.82	3000 S	1.50	Ridge Transmission/Craft Auto	2000
1018	54-04-36	615 Pearson	Mabel Speeches	6289 Fern Lane		C-C	60	0.28	1000 S	1.00	Art Stone Plumbing	
1013	54-04-56	635 Pearson	No.Cal Conf Assoc SDA	5898 Debbie Lane		C-C	71	0.35	900 S	1.00	Wright Wheel & Brake	
1012	54-04-62	5725 Clark	Hall Petroleum	Drawer 3268	Chico	CA C-C	200	0.34	1200 S	1.20	Texaco	
1009	54-04-89	649 Pearson	Carlisle Richards	191 Valley Ridge Drive		C-C	312	0.00	500 S	0.50	8-cent Coolea	
1010	54-04-89	645, 647 Pearson	Carlisle Richards	191 Valley Ridge Drive		C-C	312	0.00	1000 S	34.20	Maggie's Quick Wash	
1077	54-05-03	582 Pearson	NO VALUE			C-F	278	1.45	3000 S	0.50	Gold Nugget Museum	
1078	54-05-03	5642 Mellan Lane	NO VALUE			C-F	460	1.45	2000 S	0.50	Warehouse	
1086	54-05-35	610 Pearson	NO VALUE SCHOOL			C-F	0	0.00	0 S	3.00	Bus Schedule	
1083	54-05-39	941 Buschmann	NO VALUE SCHOOL			C-F	630	0.00	0 S	0.50	Aquatic Park	
1080	54-05-69	5620 Mellan	Ward Caseron	15155 Humbug	Magalia	CA C-C	60	1.45	0 S	0.50	Mini Storage	
1079	54-05-70	5630 Mellan	Brian Heinz	P.O. Box 1150		C-F	110	0.68	0 S	0.50	Mini Storage	
1091	54-05-89	5695 Clark	Lassen Savings	200 Broadway	Chico	CA C-C	319	0.00	3200 S	2.00	American Savings	
1128	54-08-16	5520 Clark	Eric Keeper	5520 Clark		C-C	133	0.62	1800 S	0.50	Chiropractor - Dr. Fisher	
1125	54-08-22	5542 Clark	Phillip Gallagher	5542 Clark		C-C	120	0.56	1800 S	3.00	Gallagher Chiropractor	
1132	54-08-66	1117 Noffsinger	David Gaston	1117 Noffsinger Lane		C-C	400	2.30	0 S	0.50	Mini Storage	
1119	54-09-28	5585 Clark	Mercedes Fisci	2351 Stearns Road		C-C	80	0.36	2000 S	2.00	Warehouse & duplex	O/W-2
1142	54-11-36	5399 Clark	Lowell Blankfort	P.O. Box 70		I-S	149	1.60	8500 S	4.00	Paradise Post	
1151	54-12-33	5420 Clark	Charles Montgomery	198 Valley View		C-C	375	0.00	2000 S	1.00	Auto Garage	RS/S
1152	54-12-33	5420 Clark	Charles Montgomery	198 Valley View		C-C	375	0.00	1000 S	0.50	Paradise Disposal & Storage	RS/S
1168	54-33-15	5875 Clark	Bank of Paradise	P.O. Box 2199		C-C	181	1.50	6000 S	3.50	Bank of Paradise	
1171	55-18-43	5325 V stl	Paradise West	585 Manzanita	Chico	CA I-S	210	2.11	1000 S	1.00	Twin Pines Golf Course	(Golf Course Portion) 1000 sq foot club house
1179	55-18-74	5874 Clark Road	J.L. Bailey & Sons	9946 Easy Street		I-S	657	3.79	1800 S	1.00	Arlin's R.V. Repair	Plus vacant building 900 sq ft
1188	55-18-74	919 East Street	J.L. Bailey & Sons	946 Easy Street		I-S	657	0.00	3000 S	1.00	Ken's Hitch and Welding	
1291	55-18-74	933 Easy St.				I-S	0	0.00	4000 S	2.00	Compac Engineering	Another 4000 SF bldg on parcel
1194	55-18-75	920 American Way	David Lipsinestt	5879 Ponderosa Drive	Carson City	NV I-S	657	5.17	2000 S	0.50	Golden State Coaches	
1198	58-18-2	1536 Hogstaff Road	Robert Holden	20 Eastwood Drive	Orinda	CA MFP	155	1.18	0 SF	1.00		
1199	58-18-33	1549 West Drive	Hans Boer	1549 West Drive		S-F	94	0.72	0 SF	1.00		
1201	58-18-36	1534 West Drive	Charles Smith	1534 West Drive		SF	0	0.42	0 SF	1.00		

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1280	50-18-6	1533 West Drive	Vasily Gosev	1548 West Drive		S-F	120	2.00	0	SF	1.00		
1282	50-19-42	1375 Armstrong Pl.	Clifford Hamilton	1375 Armstrong Place		SF	0	3.06	0	SF	1.00		
18	50-19-58	6574 Clark Road	EM West	20 Williamsburg Lane	Chico	CA M-F	150	0.95	0	SF	1.00		
15	50-19-58	6525 Clark Road	Melvin Smith	6525 Clark Road		M-F-P	115	0.49	0	SF	1.00		
16	50-19-59	6523 Clark Road	Ervin Armstrong	6523 Clark Road		M-F-P	75	0.25	0	SF	1.00		-MH
14	50-19-60	6543 Clark Road	Kenneth Davis	6543 Clark Road		M-F-P	200	0.83	0	SF	1.00		
13	50-19-61	6553 Clark Road	George Rouser	6553 Clark Road		M-F-P	200	0.82	0	SF	1.00		
33	50-20-180	6462 Clark Road	Clifford Laggen	6462 Clark Road		C-C	370	2.16	600	SF	1.00	Paradise Custom Draperies	/RS
28	50-20-182	6538 Clark Road	Melvin Bolin	7854 Skyway		M-F	110	0.56	0	SF	1.00		
24	50-20-183	6562 Clark Road	John Johnson	6562 Clark Road		M-F	90	0.19	0	SF	1.00		
23	50-20-186	1424 Juniper/6568 Clark	Retro Properties	4256 Rocky Ridge Court		M-F	100	0.45	0	SF	1.00		
1277	50-20-15	6434 Clark Rd.	James Cowles	5468 Sawmill		S-F	0	0.00	0	SF	1.00		
32	50-20-20	6488 Clark Road	Forest Hull	209 E. Terrace Drive	Hanford	CA C-C	202	0.92	0	SF	1.00		
26	50-20-25	1428 Juniper	Anthony Olesky	P.O. Box 117		M-F	124	0.35	0	SF	1.00		
27	50-20-26	1428 Juniper	James Bozzer	639 Castle Drive		M-F	90	0.24	0	SF	1.00		
1279	50-20-36	1373 Bille	George Scillgo	1568 Rosemary Court		S-F	100	0.00	0	SF	1.00		
1276	50-20-51	6432 Clark Rd.	Goldie Eckert	6432 Clark		S-F	0	0.00	0	SF	1.00		
38	50-20-52	1349 Bille	Hubert Audley	1349 Bille		C-C	125	0.75	0	SF	1.00		
1278	50-20-53	1363 Bille	Mary Mann/Benjamin Reay	P.O. Box 1372		S-F	125	0.00	0	SF	1.00		
22	50-20-62	1429 Juniper Lane	Jerry McJunkin	Box 17 Aafes UKAK	APO New York	NY M-F	53	0.19	0	SF	1.00		
30	50-20-88	6530 Clark Road	William Kinnear	6530 Clark Road		M-F	15	0.28	0	SF	1.00		-MH
29	50-20-91	6532 Clark Road	Kurt Gurney	1890 Shadowbrook Way #31	Sacramento	CA M-F	62	0.17	0	SF	1.00		
75	51-10-1-10	8655 Skyway	Walter Beck	1680 Garden Court #7	Santa Barbara	CA M-F	129	0.32	0	SF	1.00		(mobile)
76	51-10-1-11	8669 Skyway	Ferne Hewitt	8669 Skyway		MF	138	0.42	0	SF	1.00		
77	51-10-1-12	8675 Skyway	Daniel Wentland	1913 Dean Road		MF	65	0.24	0	SF	1.00		
78	51-10-1-17	8685 Skyway	Erma Lachle	622 E. 5th Street	Watsonville	CA MF	143	0.43	0	SF	1.00		
67	51-10-2-18	8596 Skyway	Susan Lockwood	8596 Skyway		MF	327	2.33	0	SF	1.00		
68	51-10-2-22	8684 Skyway	Joe Lockwood			MF	125	0.57	0	SF	1.00		
92	51-10-2-23	8662 Skyway	Joe Talamantes	5190 Country Club Drive		MF	90	0.28	0	SF	1.00		
91	51-10-2-24	8654 Skyway	Desdesone Ratcliff	8654 Skyway		MF	85	0.98	0	SF	1.00		
70	51-10-2-31	8618 Skyway	Billy Alexander	8618 Skyway		MF	160	1.83	0	SF	1.00		
71	51-10-2-31	8626 Skyway	Billy Alexander	8618 Skyway		MF	160	0.00	0	SF	1.00		(mobile)
69	51-10-2-32	8686 Skyway	Forest Wagner	8686 Skyway		MF	60	0.74	0	SF	1.00		
72	51-10-2-7	8634 Skyway	W. N. Campbell			MF	243	1.73	0	SF	1.00		
74	51-10-4-112	8645 Skyway	Evelyn Arnold	P.O. Box 834		M-F	185	0.24	0	SF	1.00		
63	51-10-4-131	8461, 8465 Skyway	McAuigan Family Trust	967 Ocho Rios Drive	Danville	CA MF	150	0.89	0	SF	1.00		
73	51-10-4-15	8637 Skyway	Lester Rogers	8637 Skyway		MF	120	1.87	0	SF	1.00		
79	51-10-4-19	[6569)? Firland Drive	Chester Knowles	6569 Firland		C-C	88	0.22	0	SF	1.00		
98	51-10-4-22	8595 Skyway	George Hoffman	8681 Skyway		MF	60	0.45	0	SF	1.00		(mobile)
87	51-10-4-25	8561 Skyway	John Yankee	8561 Skyway		MF	211	1.32	0	SF	1.00		
62	51-10-4-31	8451 Skyway	Andrew Odor	8451 Skyway		MF	78	0.48	0	SF	1.00		
61	51-10-4-32	8435 Skyway	Leon Saith	1196 Arlene Way		MF	75	0.52	0	SF	1.00		
60	51-10-4-33	8423 Skyway	Thomas Sterling	8423 Skyway		MF	46	0.85	0	SF	1.00		
180	51-13-1-11	1881 Wapstaff	Rudolph Gebicke	1881 Wapstaff		C-C	94	0.17	0	SF	1.00		
183	51-13-1-12	1889 Wapstaff	Robert Wildhirt	1889 Wapstaff		C-C	80	0.14	0	SF	1.00		

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97	51-13-1-2	1135 Keaen Lane	Boyd Johnson	1201 Clifton Street	Redlands	CA C-C	375	0.31	0	SF	1.00		
101	51-13-1-6	1077 Wagstaff	Tom Stefanick	6880 Hazel Way		C-C	0	0.46	0	SF	1.00		(mobile)
113	51-13-2-121	1179 Wagstaff	Ruby Sloton	1179 Wagstaff		C-C	25	0.26	0	SF	1.00		(mobile)
115	51-13-2-25	6417 Oak Way	Marie Ohlinger	5346 Walkerton Street	Long Beach	CA C-C	0	0.35	0	SF	1.00		(mobile)
114	51-13-2-26	1187 Wagstaff	Roger Enright	1187 Wagstaff		C-C	80	0.34	0	SF	1.00		(mobile)
118	51-13-2-33	8354 Skyway	Kurt Gilbertson	8354 Skyway		C-C	20	0.65	0	SF	1.00		
126	51-14-1-1	1180 Wagstaff	Rosesond Barnum	1180 Wagstaff		C-C	193	0.82	0	SF	1.00		193/180
123	51-14-2-16	8188 Skyway	Frank Fosdick	8188 Skyway		C-C	0	0.27	0	SF	1.00		
150	51-15-3-16	7951 Skyway	Ronald Sinclair	5668 Cathy Lane		C-C	320	1.25	0	SF	1.00		(mobile)
155	51-15-3-11	8092 Skyway				C-C	153	0.47	0	SF	1.00		
154	51-15-3-12	8088 Skyway	Peter Schecker	8084 Skyway		C-C	125	0.56	0	SF	1.00		
138	51-15-3-13	7964 Skyway	Norman Hudson	7975 Skyway		C-C	132	0.29	0	SF	1.00		
148	51-15-3-4	7998 Skyway	Norman Hudson	7974 Skyway		C-C	150	0.92	0	SF	1.00		
152	51-15-3-5	8038 Skyway	David Despain	8038 Skyway		C-C	165	1.09	0	SF	1.00		
153	51-15-3-6	8084 Skyway	Dwight Breed	8038 Skyway		C-C	153	0.39	0	SF	1.00		
159	51-16-3-2	7831 Skyway	Wendell Mattos	7831 Skyway		C-C	66	0.58	0	SF	1.00		
165	51-16-3-20	7717 Skyway	Dominic Imperial	1418n Norwich Drive	Rosalia	CA C-C	136	0.26	0	SF	1.00		mobile
167	51-16-3-21	7787 Skyway	Eve Rapp	7787 Skyway		C-C	65	0.37	0	SF	1.00		(mobile)
176	51-16-3-31	----- Skyway	Skyway Investors	698 Sunset		C-C	200	0.26	0	SF	1.00		
177	51-16-3-32	969 Bille Road	Skyway Investors	698 Sunset Drive		C-C	132	0.61	0	SF	1.00		frontage land use 132/200
161	51-16-3-35	7785 Skyway	Ed Plummer	1241 Wagstaff		C-C	100	0.65	0	SF	1.00		
163	51-16-3-6	7745 Skyway	George Malekos	897 Elliott		C-C	67	0.32	0	SF	1.00		
168	51-16-3-8	7691 Skyway	John Rapp	7787 Skyway		C-C	100	0.58	0	SF	1.00		(mobile)
190	51-16-4-12	7768 Skyway	Morris Fournier	930 Via Grande	Morgan Hill	CA C-C	117	0.76	0	SF	1.00		
181	51-16-4-24	1861 Lisa Lane	Robert Estres	1861 Lisa Lane		C-C	185	0.94	0	SF	1.00		
185	51-16-4-27	1858 Lisa Lane	Harry Valadez	1858 Lisa Lane		C-C	148	0.68	0	SF	1.00		
207	51-16-4-32	1837 Bille Road	Donald French	1837 Bille		MF	72	0.57	0	SF	1.00		
194	51-16-4-39	1847 Rochelle Lane	Nancy Elger	P.O. Box 1395		C-C	487	0.45	0	SF	1.00		
184	51-16-4-50	1888 Lisa Lane	John Franklin	1888 Lisa Lane		C-C	140	1.32	0	SF	1.00		
182	51-16-4-52	1879 Lisa Lane	Arthur York	1879 Lisa Lane		C-C	150	0.93	0	SF	1.00		
179	51-16-4-58	7856 Skyway	Peter Schrader	7856 Skyway		C-C	284	0.52	0	SF	1.00		
220	51-22-10	5536 Schaale	George Mitts	5536 Schaale		MF	100	0.26	0	SF	1.00		
221	51-22-11	5542 Schaale	Anne Koller	5542 Schaale		MF	100	0.25	0	SF	1.00		
222	51-22-12	5543 Schaale	Marsden Sherman	481 LeLani Drive		MF	100	0.25	0	SF	1.00		
223	51-22-13	5535 Schaale	Eleanor Flower	5535 Schaale		MF	100	0.26	0	SF	1.00		
218	51-22-55	5520 Schaale	Thomas Devlin	5520 Schaale		MF	80	0.21	0	SF	1.00		
224	51-22-74	5519 Schaale	William Sinden	5519 Schaale		MF	140	0.35	0	SF	1.00		
226	51-22-75	5503 Schaale	Frederick Meyer	6120 Lois Lane		MF	100	0.26	0	SF	1.00		
225	51-22-76	5511 Schaale	Victor Briggs	454 Apple Lane		MF	100	0.26	0	SF	1.00		
217	51-22-77	5506 Schaale	Wilbur Zitter	5506 Schaale		MF	100	0.26	0	SF	1.00		
219	51-22-9	5526 Schaale	James Quilter	P.O. Box 292		MF	100	0.26	0	SF	1.00		
234	52-04-14	6875, 6869 Westchester	Rudolf Schott	5952 Almond Street		M-F	0	1.54	0	SF	1.00		
235	52-04-15	6861 Westchester	Rudolf Schott	5952 Almond Street		M-F	165	0.75	0	SF	1.00		
232	52-04-85	6189 Center Street	Patricia Cleese	6189 Center Street		M-F	320	1.70	0	SF	1.00		

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251	52-86-11	6887A Skyway	Mountain Valley Investors	P.O. Box 719		C-C	118	0.87	0 SF	1.00		
313	52-88--58	5963 McClain	Donald Tucker	5963 McClain		M-F	63	0.23	0 SF	1.00		Apartment
310	52-88-10	5985 McClain	Willard Young	5985 McClain		C-C	85	0.35	0 SF	1.00		
311	52-88-11	5971 McClain (5977?)	Effie McClain	5977 McClain		M-F	107	0.50	0 SF	1.00		
385	52-88-12	5974 McClain	Johann Kleaca	7818 Skyway		M-F	235	0.86	0 SF	1.00		
384	52-88-14	837 Elliott	Mary Hooper	837 Elliott		M-F	0	0.64	0 SF	1.00		
383	52-88-15	5964 McClain	George Bille	5964 McClain Lane		M-F	128	0.46	0 SF	1.00		
297	52-88-21	5832 McClain	Edwin Burton	5836 McClain Lane		M-F	58	0.32	0 SF	1.00		(mobile)
314	52-88-25	5921 McClain	Ralph Fertig	6324 Larry Way	No. Highlands	CA M-F	248	0.98	0 SF	1.00		frontage land use 248/165
389	52-88-49	5989 McClain	Jeanne Myers	5989 McClain Lane		C-C	35	0.58	0 SF	1.00		
388	52-88-51	5993 McClain	Raymond Raudio	5732 Shady Lane		C-C	77	0.23	0 SF	1.00		(mobile)
388	52-88-53	5942 McClain	Donald Bush	5942 McClain		M-F	120	0.75	0 SF	1.00		
382	52-88-54	5968 McClain	David Korsandy	5968 McClain Lane		M-F	180	0.32	0 SF	1.00		
312	52-88-57	5965 McClain	Evelyn Wallick	5965 McClain		M-F	121	0.48	0 SF	1.00		(mobile)
349	52-88-61	859 Elliott	James Scales	456 Green Oaks Drive		M-F	124	1.00	0 SF	1.00		
332	52-88-66	767 Elliott	Roman Cath Bishop of Sac	P.O. Box 1680		C-F	0	0.32	0 SF	1.00		
348	52-88-68	786 Luther	John Quigley	786 Luther Drive		M-F	77	0.34	0 SF	1.00		
339	52-88-69	784 Luther	Therese Adams Trust	P.O. Box 515		M-F	72	0.29	0 SF	1.00		
353	52-88-73	827 Elliott	Elizabeth Pelgen	2775 Harkness Street	Sacramento	CA C-C	48	0.38	0 SF	1.00		
381	52-88-77	835 Elliott	Georgia Yost	P.O. Box 1482		M-F	0	0.68	0 SF	1.00		
343	52-88-83	885 Luther	Joe Schena	884 Luther Drive		M-F	62	0.48	0 SF	1.00		
344	52-88-84	799 Luther (797)	Fred Hignell	1588 Humboldt Rd., Ste1	Chico	CA M-F	76	0.22	0 SF	1.00		
315	52-88-95	5913, 5915 McClain	Sam Weaver	P.O. Box 1345		M-F	18	0.82	0 SF	1.00		
316	52-88-96	5911 McClain	Richard Wade	5911 McClain		M-F	99	0.62	0 SF	1.00		
317	52-88-97	5983 McClain	Hang Lau	5983 McClain Lane		M-F	99	0.62	0 SF	1.00		
1226	52-89-18	661 Elliott	Richard Tyrrell	1585 Sheridan Avenue	Roseville	CA SF	78	0.16	0 SF	1.00		
365	52-89-26	6587 Skyway	Blue Sky Investments	6633 Skyway		C-C	188	0.72	0 SF	1.00		
363	52-89-27	692 Memorial Way	Blue Sky Investments	6633 Skyway		C-C	138	0.14	0 SF	1.00		
362	52-89-28	698 Memorial Way	Blue Sky Investments	6633 Skyway		C-C	138	0.26	0 SF	1.00		(mobile)
358	52-89-54	681 Michael Lane	Deloris Wallevand	681 Michael		M-F	25	0.57	0 SF	1.00		
1222	52-89-6	685 Elliott	David C. Lerro	P.O. Box 386		SF	73	0.18	0 SF	1.00		
1223	52-89-7	679 Elliott	Richard Hawes	1383 Arlington	Chico	CA SF	68	0.15	0 SF	1.00		
1224	52-89-8	671 Elliott	Robert Conway	671 Elliott Road		SF	88	0.21	0 SF	1.00		
1225	52-89-9	667 Elliott	Mildred Phelps	667 Elliott		SF	88	0.21	0 SF	1.00		
652	52-1-21-37	5811 Skyway	Ronald Southworth	5825 Skyway		C-B	272	0.00	0 SF	1.00		(mobile)
382	52-12-1-2	666 Elliott	Lawrence Acheson	666 Elliott		C-B	165	0.28	0 SF	1.00		
486	52-12-1-20	5887 Wildwood	John Heidelberger	5887 Wildwood		C-B	18	0.13	0 SF	1.00		
485	52-12-1-21	5885 Wildwood	William Richards	5799 Wildwood Lane		C-B	93	0.23	0 SF	1.00		frontage land use 93/90
482	52-12-1-38	629, 637, 635 Bequest	Arden Smith	5220 Country Club Drive		C-B	188	0.26	0 SF	1.00		
388	52-12-1-4	684 Elliott	Stephen Strusis	685 Elliott		C-B	69	0.24	0 SF	1.00		
384	52-12-1-48	658 Elliott	Jack Walters	658 Elliott Road		C-B	75	0.26	0 SF	1.00		
385	52-12-1-41	656 Elliott	Billy Sacots	656 Elliott		C-B	75	0.26	0 SF	1.00		
432	52-12-16	5987 Almond	Frank Sterle	P.O. Box 941		C-B	0	0.16	0 SF	1.00		
372	52-12-2-2	726 Elliott	Linda Anusasananan	219 W. 38th Avenue	San Mateo	CA C-B	182	0.88	0 SF	1.00		

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437	52-12-2-23	5985 Alamond Street	Linda Anusasananan	219 38th Avenue	San Mateo	CA	C-8	50	0.28	0	SF	1.00	
438	53-12-2-24	5995 Alamond	Linda Anusasananan	219 38th Avenue	San Mateo	CA	C-8	76	0.38	0	SF	1.00	
438	52-12-2-26	5887 Alamond	Connie Carah	3878 Stanford Lane	El Dorado Hills	CA	C-8	56	0.33	0	SF	1.00	
439	52-13-2-5	6825 Alamond	Linda Anusasananan	219 38th Avenue	San Mateo	CA	C-8	185	0.38	0	SF	1.00	
377	52-13-3-1	749, 753 Willow Street	Rudolf Schott	5952 Alamond Street			C-8	168	0.44	0	SF	1.00	
467	52-14-1-1	5875 Alamond Street	Soohia Corsett	5875 Alamond Street			C-8	98	0.39	0	SF	1.00	
454	52-14-1-26	783, 711 Fir Street	Thomas Drake	P.O. Box 753			C-8	75	0.28	0	SF	1.00	
464	52-14-1-5	5847 Alamond Street	Soohia Corbett	P.O. Box 1186			C-8	28	0.36	0	SF	1.00	(mobile)
463	52-14-1-7	5789 Alamond Street	Sone Son	880 Elliott			C-8	61	0.21	0	SF	1.00	
462	52-14-1-8	5777 Alamond Street	Lily Haueter	5777 Alamond Street			C-8	48	0.16	0	SF	1.00	
476	52-14-2-10	5880, 5884 Alamond	Mildred Bianco	5884 Alamond			C-8	148	0.24	0	SF	1.00	
475	52-14-2-11	727 Hemma	Seventh Day Adventist	727 Hemma Drive			C-8	58	0.16	0	SF	1.00	
471	52-14-2-18	5868 Alamond Street	Mildred Scott	5868 Alamond Street			C-8	148	0.43	0	SF	1.00	
478	52-14-2-2	5851 Black Olive	Margaret Finch	5851 Black Olive			C-8	158	0.43	0	SF	1.00	
473	52-14-2-4	5886 - 5818 Alamond Street	George Hafner	5886 Alamond Street			C-8	58	0.28	0	SF	1.00	frontage land use 158/125
474	52-14-2-5	5769 Black Olive	Juan Castro	P.O. Box 1532			C-8	148	0.48	0	SF	1.00	frontage land use 58/58
481	52-14-2-6	5767 Black Olive	Daniel Smith	6198 Skyway			C-8	78	0.28	0	SF	1.00	
488	52-14-2-7	5735 Black Olive	Elizabeth Douglas	1536 Judy Lane			C-8	78	0.28	0	SF	1.00	
479	52-14-2-8	795 Fir Street	Charles Bell	795 Fir Street			C-8	58	0.16	0	SF	1.00	frontage land use 78/125
488	52-14-3-1	5734 Black Olive	William Taylor	6178 Berkshire Way			C-8	125	0.38	0	SF	1.00	
485	52-14-3-4	5798 Black Olive	Kurt Pannekoek	816 Rue Montagne	Campbell	CA	C-8	68	0.22	0	SF	1.00	frontage land use 125/98
484	52-14-3-5	5886 Black Olive	Stephen Rees	5886 Black Olive			C-8	58	0.16	0	SF	1.00	
483	52-14-3-6	5812, 5826 Black Olive	Margaret Bugnetto	6224 Sowalll Road			C-8	75	0.28	0	SF	1.00	
582	52-15-10	882 Violet Way	William Shepard	882 Violet Way			M-F	95	0.19	0	SF	1.00	
583	53-15-11	818 Violet Way	M.K. Selberg	818 Violet Way			M-F	188	0.23	0	SF	1.00	
581	53-15-12	889 Violet Way	Robert Squires	889 Violet Way			M-F	188	0.23	0	SF	1.00	
514	53-15-13	5836 Queen	Gregory Wauhob	5836 Queen			M-F	98	0.21	0	SF	1.00	
512	52-15-14	882 Windsor	Virginia Parker	882 Windsor			M-F	95	0.21	0	SF	1.00	frontage land use 98/95
513	53-15-15	818 Windsor	William Schaefer	818 Windsor			M-F	188	0.23	0	SF	1.00	frontage land use 95/188
511	52-15-16	885 Windsor Drive	Luther Wheley	885 Windsor Drive			M-F	188	0.23	0	SF	1.00	
588	53-15-28	888 Elliott	Sone Son	888 Elliott			M-F	198	0.35	0	SF	1.00	
518	52-15-29	881 Windsor Drive	Newton Reynolds	6758 Hawaii Kai Drive	Honolulu	HI	M-F	95	0.21	0	SF	1.00	
585	52-15-38	828 Elliott	Vollie Bolliver	828 Elliott			M-C	64	0.25	0	SF	1.00	frontage land use 95/188
496	52-15-36	848, 842 Elliot	Gerald Nelson	848 Elliott			M-F	145	0.56	0	SF	1.00	(mobile)
586	52-15-38	5858 Tulip	Virginia Preston	5846 Tulip			M-F	258	0.71	0	SF	1.00	
587	52-15-38	5846 Tulip	Virginia Preston	5846 Tulip			M-F	258	0.88	0	SF	1.00	
495	52-15-39	5826 Tulip Lane	Enrico Quilici	5826 Tulip Lane			M-F	8	0.38	0	SF	1.00	(mobile)
498	52-15-5	5861 Queen Drive	John Waters	5861 Queen			M-F	188	0.19	0	SF	1.00	(mobile)
491	52-15-6	5851 Queen Drive	Donna Youngdahl	5851 Queen Drive			M-F	188	0.19	0	SF	1.00	
492	52-15-7	5845 Queen Drive	Kent Massey	5845 Queen Drive			M-F	188	0.19	0	SF	1.00	
493	52-15-8	5837 Queen Drive	Donna Glines	825-1/2 Berview	Hermosa Beach	CA	M-F	188	0.19	0	SF	1.00	
494	52-15-9	5825 Queen Drive	Dorothy Ralph	6176 Alamo Way			M-F	138	0.25	0	SF	1.00	
295	52-16-10	773 Willow Street	Richard Ludwick	P.O. Box 57			M-F	71	0.28	0	SF	1.00	
294	52-16-11	788 Willow Street	Glen Carey	788 Willow Street			M-F	145	0.51	0	SF	1.00	
291	52-16-13	765/791 Willow Street	Jones Poff	4683 Vista Way	Davis	CA	M-F	481	2.38	0	SF	1.00	

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292	52-16-14	779 Willow Street	James Poff	4483 Vista Way	Davis	CA M-F	82	0.22	0 SF	1.00		
286	52-16-2	758 Willow	Evelyn Alsup	658 Willow Street		M-F	80	0.21	0 SF	1.00		
296	52-16-3	766 Willow Street	Fred Zoellner	3520 Sunset Drive	San Bruno	CA M-F	80	0.21	0 SF	1.00		
295	52-16-4	772 Willow	Jerry Nece	P.O. Box 1136	Blue Jay	CA M-F	80	0.21	0 SF	1.00		
289	52-16-6	5776/5768 Shady Lane	Richard Ludwick	P.O. Box 57		M-F	885	6.20	0 SF	1.00		
533	52-17-36	5887 Oliver	Bonnie Schupbach	5887 Oliver		C-C	75	0.26	0 SF	1.00		
526	52-17-44	6695 Skyway	John Coverston	900 Central Park Drive		C-C	68	0.33	0 SF	1.00		(mobile)
529	52-18-2-44	5684 Jewell Road	Jerome Hanley	5675 Skyway		C-B	235	0.50	0 SF	1.00		
531	52-18-2-85	5675 Skyway	Jerome Hanley	5675 Skyway		C-B	92	0.48	0 SF	1.00		
538	52-18-2-92	515 Udovich Lane	Roland Udovich	1451 Coats Drive	Yuba City	CA C-B	147	1.00	0 SF	1.00		
539	52-18-2-92	587 Udovich Lane	Roland Udovich	1451 Coats Drive	Yuba City	CA C-B	147	0.00	0 SF	1.00		
540	52-18-2-92	511 Udovich	Roland Udovich	1451 Coats Drive	Yuba City	CA C-B	147	0.00	0 SF	1.00		(mobile)
541	52-18-2-92	583 Udovich	Roland Udovich	1451 Coats Drive	Yuba City	CA C-B	147	0.00	0 SF	1.00		(mobile)
532	52-18-2-94	5691 Skyway	Robert Puntenev	5691 Skyway		C-B	62	0.65	0 SF	1.00		
558	52-19-1-16	3857 Honey Run	Bank of Paradise	P.O. Box 2199		C-B	70	0.14	0 SF	1.00		
559	52-19-1-16	3859 Honey Run	Bank of Paradise	P.O. Box 2199		C-B	70	0.14	0 SF	1.00		
556	52-19-1-19	3867 Honey Run	Stephen Whiteman	3867 Honey Run		C-B	0	0.25	0 SF	1.00		
552	52-19-1-7	6145 Skyway	Jay Nielsen	14200 Racine Drive	Magalia	CA C-B	15	0.10	0 SF	1.00		
571	52-19-3-25	6841 Skyway	Glenn Russell	6841 Skyway		C-B	28	1.27	0 SF	1.00		
583	52-19-4-15	682 Birch	Wayne Paul	P.O. Box 934	Chico	CA C-B	144	0.25	0 SF	1.00		
588	52-20-1-83	718, 712 Fir Street	Emery Wanee	851 Karen Drive	Chico	CA C-B	49	0.16	0 SF	1.00		
632	52-20-1-29	5669 Almond	Ralph Hein	Hernen Road		C-B	28	0.32	0 SF	1.00		
615	52-20-2-2	822 Fir	Leslie Holley	4774 E. Harvard	Fresno	CA C-B	50	0.18	0 SF	1.00		
616	52-20-2-3	834 Fir	Loyd Collett	5699 Black Olive		C-B	50	0.18	0 SF	1.00		
617	52-20-2-4	5691 - 5699 Black Olive	Lettie Collett	5691 Black Olive		C-B	50	0.18	0 SF	1.00		
688	52-20-2-6	5712, 5718 Almond	James Moore	417 Perisamod Road	Walnut Creek	CA C-B	50	0.11	0 SF	1.00		
613	52-20-3-18	826 Cedar 5631 Black Oliv	Jessie Fisher	5468 Almond		C-B	122	0.15	0 SF	1.00		
611	52-20-3-2	822 Cedar	Vladimir Mardovin	822 Cedar		C-B	78	0.12	0 SF	1.00		
612	52-20-3-3	777 Cedar	Thomas Drake	P.O. Box 753		C-B	78	0.12	0 SF	1.00		
598	52-20-4-2	5784 Black Olive	Paradise Irrigation Dist			C-B	50	0.86	0 SF	1.00		
680	52-20-4-9	5632 Black Olive	Alice Green	1662 Pamela Drive		C-B	175	0.16	0 SF	1.00		
651	52-21-1-37	5813 Skyway	Ronald Southworth	5825 Skyway		C-B	272	0.00	0 SF	1.00		
637	52-21-1-44	577 Barbara Way	Ronald West	577 Barbara Way		M-F	265	0.71	0 SF	1.00		
647	52-21-1-7	5887 Skyway	Kraig Kroschel	5887 Skyway		C-B	100	0.50	0 SF	1.00		
668	52-21-2-10	569 Oakwood	Blanche Collins	3712 Harvard Drive	Bakersfield	CA M-F	95	0.32	0 SF	1.00		
667	52-21-2-11	561 Oakwood	Anna Huber	561 Oakwood		M-F	50	0.17	0 SF	1.00		
666	52-21-2-12	549 Oakwood	Zelma Stovall	549 Oakwood		M-F	60	0.20	0 SF	1.00		
665	52-21-2-13	533 Oakwood	No. Cal Condr Assn SDA	533 Oakwood		M-F	50	0.17	0 SF	1.00		
658	52-21-2-28	26/36 Pearson	Orilla Grisamore	36 Pearson		C-B	91	0.31	0 SF	1.00		
657	52-21-2-31	24 Pearson	Irene Reynolds	6750 Hawaii Kai Dr. 8702	Honolulu	HI C-B	83	0.29	0 SF	1.00		
671	52-21-2-32	5831 Foster	Stanley Fischer	5831 Foster Road		M-F	160	0.16	0 SF	1.00		frontage land use 160/95 corner
668	52-21-2-4	72/76 Pearson	Frank Nizzi	P.O. Box 328		C-B	83	0.29	0 SF	1.00		
663	52-21-2-7	5863 Foster	Benedict DiDuca	P.O. Box 331		C-B	82	0.25	0 SF	1.00		
678	52-21-3-10	572, 574 Oakwood	Grsetic Zlelten	574 Oakwood		M-F	120	0.39	0 SF	1.00		

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680	52-21-3-12	5179 Black Olive	Mary Figura	5179 Black Olive		M-F	184	0.75	0	SF	1.00		
679	52-21-3-13	5183 Black Olive	Zenon Huchro	5183 Black Olive		M-F	20	0.25	0	SF	1.00		
687	52-21-3-17	5888 Skyway	Laurence Webb	5557 Foland Road		C-B	318	2.00	0	SF	1.00		
673	52-21-3-2	582 Oakwood	George Devish	582 Oakwood		C-B	60	0.10	0	SF	1.00		
674	52-21-3-3	558 Oakwood	Robert Moffat	15774 Paseo Largavista	San Lorenzo	CA C-B	65	0.26	0	SF	1.00		
675	52-21-3-4	532 Oakwood	Grover Adamson	532 Oakwood		C-B	72	0.50	0	SF	1.00		
681	52-21-3-7	5169, 5177 Black Olive	Charles Woolbrock	5177 Black Olive		M-F	120	0.71	0	SF	1.00		
700	52-22-2-3	774, 778 Birch	Min Au	5719 Cherokee Drive		C-B	38	0.12	0	SF	1.00		
716	52-22-4-1	130, 134 Pearson	Dene Bryan	15355 Humbug Road	Magalia	CA C-B	60	0.64	0	SF	1.00		
717	52-22-4-2	136 Pearson	Min Au	5719 Cherokee Drive		C-B	18	0.84	0	SF	1.00		
724	52-22-4-6	5888, 5816 Foster	Timothy Akin	3845 Telegraph Avenue	Oakland	CA C-B	160	0.88	0	SF	1.00		
721	52-22-4-8	5834 - 5856 Foster	Joseph Kola	P.O. Box 487		C-B	125	0.10	0	SF	1.00		
723	52-22-4-8	5846, 5834 Foster	Joseph Kola	P.O. Box 487		C-B	125	0.10	0	SF	1.00		
736	52-22-5-6	5415 Black Olive	Ruth Norton	5415 Black Olive		C-B	180	0.26	0	SF	1.00		
737	52-22-5-7	5483 Black Olive	Raymond Wilson	5483 Black Olive		C-B	180	0.26	0	SF	1.00		
738	52-22-5-8	5381 Black Olive	Lloyd Semple	5381 Black Olive		C-B	180	0.26	0	SF	1.00		
739	52-22-5-9	5355, 5363 Black Olive	Jessie Fischer	5468 Almond Street		C-B	138	0.68	0	SF	1.00		
772	52-25-102	5467 Skyway	Work Training Center	2233 Fair Street	Chico	CA C-B	91	0.33	0	SF	1.00		
771	52-25-103	5475 Skyway	TOWN HALL	P.O. Box 11		C-B	185	1.11	0	SF	1.00		Mobile
747	52-25-104	5773 Foster	C. Don Jellison	5585 So. Libby Road		M-F	65	0.22	0	SF	1.00		
742	52-25-26	588 Oakwood Lane	Michael Merrified	588 Oakwood Lane		M-F	70	0.22	0	SF	1.00		
755	52-25-27	584 Oakwood Lane	Raoul Alvies	3526 Garfield	Carmichael	CA M-F	18	0.29	0	SF	1.00		
744	52-25-29	5881 Foster Road	Jan Carnerius	P.O. Box 694		M-F	95	0.17	0	SF	1.00		
746	52-25-30	5785 Foster	John Tolle	1542 Bidwell Avenue		M-F	0	0.23	0	SF	1.00		
753	52-25-34	5243 Black Olive	Emily Hauff	5243 Black Olive		M-F	180	0.72	0	SF	1.00		
754	52-25-35	5233-5239 Black Olive	August Kuentz	6848 Clark Road		M-F	100	0.50	0	SF	1.00		
764	52-25-43	588 Town Lane	Wilson Bruce	1656 Nunneley Road		C-C	90	0.16	0	SF	1.00		
763	52-25-45	584 Town Lane	Lauren Gill	584 Town Lane		C-C	90	0.16	0	SF	1.00		
751	52-25-46	5275 Black Olive	Phillip Kelly	5899 Oakmore		M-F	0	0.24	0	SF	1.00		
750	52-25-47	5271 Black Olive	Verne Vandervold	5271 Black Olive		M-F	89	0.26	0	SF	1.00		
761	52-25-89	5780, 5718 Skyway	Arthur Boyle	4727 Pasco Fortuna	Paladale	CA C-C	164	1.16	0	SF	1.00		
773	52-25-94	5435 Skyway	Rowland Bridges	P.O. Box 1394		C-B	150	0.35	0	SF	1.00		
756	52-25-97	5178 Black Olive	Ruth Collins	2119 Cherry Street	Vicksburg	MA C-C	500	0.64	0	SF	1.00		
768	52-25-98	5728, 5736 Skyway	Myrtle Clark	964 Corbett Avenue	San Francisco	CA C-C	101	0.68	0	SF	1.00		
775	52-25-99	5558 Vista Way	Lloyd Gross	5558 Vista Way		C-B	185	0.50	0	SF	1.00		(mobile)
787	52-26-76	5378, 5372 Skyway	Robert Jeffords	5378 Skyway		C-C	120	0.84	0	SF	1.00		
1284	53-01-1-54	1266 Tahoe Way	Jerry Carpender	781 Kinsey Way		SF	120	0.38	0	SF	1.00		
885	53-01-1-55	6333 Clark Road	John Dodson	P.O. Box 1671	Lahaina	MI M-F-P	100	0.22	0	SF	1.00		
811	53-01-2-15	6288-B Clark Road	Christn Masnry Alliance ch	6491 Clark Road			0	1.76	0	SF	1.00		
796	53-01-2-19	6352 Clark	Rose Chapel	6382 Clark Road		C-C	70	0.21	0	SF	1.00		MH
797	53-01-2-20	6358 Clark Road	Flora Erickson	6358 Clark Road		C-C	56	0.24	0	SF	1.00		
808	53-01-2-23	6318 Clark Road	William Brewster	4951 Foster Road		M-F-P	265	2.78	0	SF	1.00		
888	53-01-2-25	6292, 6288 Clark	Emily Weber	P.O. Box 895	Magalia	CA M-F-P	148	1.24	0	SF	1.00		
1220	53-02-1-57	6896 Bowles Blvd	John McKeown	6644 Dolores Drive		SF	120	0.32	0	SF	1.00		
1221	53-02-1-58	6894 Bowles Blvd	Anne Fuller	6894 Bowles Blvd		SF	100	0.30	0	SF	1.00		

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1218	53-02-1-59	7587 Skyway	James Luallen	2354 Florida Lane	Durham	CA SF	0	0.28	0 SF	1.00		
1217	53-02-1-61	944 Thelma Court	Harold Koke	3609 Bridle Lane	Chico	CA SF	214	0.24	0 SF	1.00		
1219	53-02-1-63	Skyway	Raymond Phipps	339 Second Street E.	Sonoma	CA SF	0	0.44	0 SF	1.00		
821	53-02-1-72	958 Bille	Ronald Rosewood	958 Bille		C-C	130	0.54	0 SF	1.00		
812	53-02-1-81	7337, 7333 Skyway	Wanda Bowles	7337 Skyway		C-C	260	1.48	0 SF	1.00		
844	53-02-2-22	7580 Skyway	Esmo Meljie	589 Roe Road		C-C	110	1.48	0 SF	1.00		
847	53-02-2-26	1818 Bille	M&M Molds Inc.	1818 Bille Road		C-C	120	0.90	0 SF	1.00		
848	53-02-2-3	1822 Bille	Mary Smith	1822 Bille		C-C	88	0.50	0 SF	1.00		
849	53-02-2-4	1838 Bille	Virginia Cullen	1838 Bille		C-C	155	0.40	0 SF	1.00		
855	53-02-51	1219 Lovely Lane	Ellery Koehler	1219 Lovely Lane		C-C	120	0.50	0 SF	1.00		
1248	53-03-02	6180 Lucky John	Robert & Dorothe Craft	831 E. 3rd Ave., #31	Escondido	CA C-C	184	0.00	0 SF	1.00		
1261	53-03-17	6825 Maxwell	Darlene Quarle	6825 Maxwell		M-F	117	0.00	0 SF	1.00		
1262	53-03-18	6815 Maxwell	Mary Ellen Morris	P.O. Box 1384		M-F	112	0.00	0 SF	1.00		
1263	53-03-19	6803 Maxwell	Edith Marshall	6803 Maxwell		M-F	105	0.00	0 SF	1.00		
1264	53-03-20	5995 Maxwell	Robert & Deborah Brock	2241 Jackson #2	San Francisco	CA M-F	95	0.00	0 SF	1.00		
1265	53-03-20	5997 Maxwell	Robert & Deborah Brock	2241 Jackson #2	San Francisco	CA M-F	95	0.00	0 SF	1.00		
1266	53-03-21	5989 Maxwell	Emil Toudouze	5657 Cathy Lane		M-F	75	0.00	0 SF	1.00		
1267	53-03-22	5985 Maxwell	Emil Toudouze	5657 Cathy Lane		M-F	75	0.00	0 SF	1.00		
1251	53-03-29	6878 Lucky John	Margit Gvurcsak/G. Miskey	27 Lawnwood Drive	Chico	CA C-C	135	0.00	0 SF	1.00		
1260	53-03-31	6829 Maxwell	Howard & Agnes Belch	6829 Maxwell		M-F	180	0.00	0 SF	1.00		
1254	53-03-35	6879 Maxwell	Everett & Ora Wilson	6879 Maxwell		M-F	180	0.00	0 SF	1.00		
1258	53-03-41	6839 Maxwell	Rudolf Schott	5952 Almond		M-F	115	0.53	0 SF	1.00		
1259	53-03-41	6835 Maxwell	Rudolf Schott	5952 Almond		M-F	115	0.00	0 SF	1.00		
1249	53-03-48	6898 Lucky John	Jerold & Sandra Powell	6848 Peck Lane		C-C	186	0.68	0 SF	1.00		also warehouse
1252	53-03-49	6878 Lucky John	Norma Dearyan/A. Franz	6866 Lucky John		C-C	680	2.38	0 SF	1.00		
1253	53-03-49	6866 Lucky John	Norma Dearyan/A. Franz	6866 Lucky John		C-C	680	0.00	0 SF	1.00		
861	53-04-07	6221 Clark Road	Henry Abbott	6221 Clark		C-C	160	0.87	0 SF	1.00		
869	53-04-26	1226 Woodcraft	Clara Prehn	5792 Sawmill Road		C-C	266	0.77	0 SF	1.00		
856	53-04-29	1805 Central Park Drive	Tay Staser	2589 Montgomery Way	Sacramento	CA C-C	0	0.98	0 SF	1.00		
858	53-04-32	6263 Clark Road	Jack Smith	N. 4204 Hawthorne	Spokane	WA C-C	310	0.88	0 SF	1.00		SF-MH
868	53-04-48	6248-D Clark	Edward Porter	14795 Hollywood Drive		C-C	230	0.37	0 SF	1.00		
864	53-04-41	6254 Clark Road	Vegas Management	6919 Dean Place		C-C	130	0.78	0 SF	1.00		
1196	53-04-49	6821 Geppetto	Robert Pinocchio	6821 Geppetto		S-F	115	1.32	0 SF	1.00		
873	53-05-27	1843 Central Park	Lucille Rainwater	1843 Central Park Drive		C-C	141	0.29	0 SF	1.00		
875	53-06-14	6189 Clark Road	A.J. Woolbrock	6189 Clark Road		M-F-P	135	0.32	0 SF	1.00		
884	53-10-1-23	6899 Clark Road	Thomas Hydorn	6899 Clark		C-C	120	0.48	0 SF	1.00		
883	53-10-1-28	6187 Clark Road	Bettyann Leggart	P.O. Box 735	Wellesley	ME C-C	85	0.15	0 SF	1.00		
882	53-10-1-29	1888 Linear Way	Janet Scuitti	5675 Middle Libby		C-C	115	0.68	0 SF	1.00		
881	53-10-1-30	6127 Clark	Louis Sandoval	11191 Mindora	Los Alamitos	CA C-C	88	0.52	0 SF	1.00		
891	53-10-2-17	6847 Clark	Raymond Baker	7289 Skyway		C-C	190	0.36	0 SF	1.00		
912	53-10-3-27	1181 Elliott	Roger Wrobel	1181 Elliott		C-C	387	1.27	0 SF	1.00		
1238	53-11-01-12	869 Elliott	Vrlae West			M-F	159	0.00	0 SF	1.00		
1236	53-11-01-26	883 Elliott	Steven & Donna Canterbury	7020 Skyway		M-F	173	0.00	0 SF	1.00		
1237	53-11-01-26	881 Elliott	Steven & Donna Canterbury	7020 Skyway		M-F	173	0.00	0 SF	1.00		
925	53-12-13	1820 Elliott	Willard Shinners	P.O. Box 16	Magalia	CA M-F-P	130	1.27	0 SF	1.00		

Town of Paradise
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Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, sq. ft.	Current use	EDU's	Business name	Other information
922	53-12-38	5886 Green Thumb	George Meyer	5886 Green Thumb		M-F-P	144	0.77	0	SF	1.00		
920	53-12-31	5832 Green Thumb	John Schwellenbach	20 Arroyo Way	Chico	CA M-F-P	80	0.51	0	SF	1.00		
930	53-12-36	1872 Elliott	Helen Tyson	1924 Crandall		M-F-P	50	0.20	0	SF	1.00		
929	53-12-37	1862 Elliott	Julius Gaal	5726 Sawmill Road		M-F-P	133	0.52	0	SF	1.00		
928	53-12-38	1854 Elliott	John Rinaldi	1854 Elliott		M-F-P	100	0.41	0	SF	1.00		
926	53-12-40	1838 Elliott	William Hook	1838 Elliott		M-F-P	155	0.60	0	SF	1.00		
918	53-12-44	888 Elliott	Pauline Hagen	888 Elliott		M-F	389	2.60	0	SF	1.00	SF-MH	
933	53-12-47	5931 Clark	Safe-Way Development Ent.	193 Valley Ridge Drive		C-C	425	1.86	0	SF	1.00		used by church
916	53-12-61	880 Elliott	Friedrich Fuchs	880 Elliott		M-F	139	6.70	0	SF	1.00		
914	53-12-71	5931 Casino	James Harding	5581 Honeyview Terrace		M-F	480	1.35	0	SF	1.00		
931	53-12-74	1870, 1880 Elliott	Jacob Brenu	312 Rose Lane		M-F-P	110	0.43	0	SF	1.00		
963	53-13-1-27	1899 Nunneley	Emery Watson	1899 Nunneley		C-C	110	0.30	0	SF	1.00		
963	53-13-1-74	1142 Elliott	Nora Files	1142 Elliott		M-F-P	50	0.17	0	SF	1.00		
964	53-13-1-75	1144 Elliott	James Perry	3281 Oxford Place	Concord	CA M-F-P	52	0.17	0	SF	1.00		
965	53-13-1-76	1146, 1148 Elliott	William Krelle	5236 Royal Caravan Lane		M-F-P	134	1.60	0	SF	1.00		
958	53-13-1-88	1114 Elliott	Betty Hemingway	6159 Berkshire Way		C-C	140	0.20	0	SF	1.00		
944	53-13-1-90	5868 Clark	Barker Jaymes	2470 Drager Lane	Chico	CA C-C	120	0.12	0	SF	1.00		
949	53-13-1-91	5894 Clark	Francis Blumert	2748 Drager Lane	Chico	CA C-C	145	0.46	0	SF	1.00		
950	53-13-1-92	5898 Clark	Elfriede Aust	5898 Clark		C-C	150	0.56	0	SF	1.00		
974	53-13-2-73	1246 Elliott	Harry Richart	1246 Elliott		M-F	157	0.80	0	SF	1.00		
978	53-15-132	6372 Clark	Rose Chapel Inc.	6372 Clark Road		C-C	222	3.70	0	SF	1.00		
977	53-15-167	---- Rossi Way	Janice Woodswebb	P.O. Box 625		S-F	100	1.74	0	SF	1.00		
834	53-2-1-65	? Skyway	Raymond Phipps	339 E. 2nd Street	Sonoma	CA C-C	0	0.16	0	SF	1.00		
992	54-01-106	5794 Clark	Karoly Kasza	5811 Country Club Drive		C-C	0	0.90	0	SF	1.00	(future mini storage)	
993	54-01-106	5792 Clark	Karoly Karsza	5811 Country Club Drive		C-C	0	0.00	0	SF	1.00		
1828	54-04-10	5178, 5722 Susie	Dorothy Strahl	5722 Susie Lane		M-F	0	0.73	0	SF	1.00		
1822	54-04-10	5722 Susie Lane	Dorothy Strahl	5722 Susie Lane		M-F	0	0.69	0	SF	1.00		
1853	54-04-100	888 Rita Lane	Donald McAlpin	886 Rita Lane		M-F	188	0.29	0	SF	1.00	SF-MH	
1854	54-04-102	893 Rita Lane	Aurelia Salisbury	893 Rita Lane		M-F	0	1.14	0	SF	1.00		
1850	54-04-105	5696 Academy	No.Cal Conf Assn SDA	5696 Academy Drive		M-F	90	0.23	0	SF	1.00	SF-MH	
1851	54-04-106	5698 Academy	Christopher Vorkeis	5698 Academy Drive		M-F	25	0.32	0	SF	1.00	SF-MH	
1825	54-04-114	5788 Sydney	Lois Lang	5726 Sydney Lane		M-F	0	0.41	0	SF	1.00		
1826	54-04-115	5716 Sydney	Sydney Lang	5726 Sydney Lane		M-F	0	0.43	0	SF	1.00		
999	54-04-120	5790 Clark Road	Carlisle Richards	191 Valley Ridge Drive		C-C	25	0.00	0	SF	1.00	SF-MH	
1806	54-04-121	5775 Clark	Carlisle Richards	191 Valley Ridge Drive		C-C	0	1.70	0	SF	1.00		
1858	54-04-136	5748 Academy	No.Cal Conf. Assn SDA	P.O. Box 23165	Pleasant Hill	CA C-F	356	5.46	0	SF	1.00		
1823	54-04-137	5719 Susie Lane	Barbara Arey	5722 Susie Lane		M-F	0	0.77	0	SF	1.00		
1828	54-04-15	581 Pearson	R. A. Beaver	645 Wagstaff		C-C	80	0.57	1000	SF	1.00		
1832	54-04-19	555 Pearson	Robert Schaerleitz	3889 Cody Road	Sherman Oaks	CA C-C	84	0.73	0	SF	1.00		
1837	54-04-23	539 Pearson	Edward Murray	539 Pearson		M-F	0	0.67	0	SF	1.00		
1848	54-04-24	589 Pearson	Ella Travers	P.O. Box 293		C-C	184	0.62	0	SF	1.00		
1843	54-04-25	5698 Chapel	William Martin	583 Pearson		C-C	338	0.59	0	SF	1.00		
1845	54-04-27	5783, 5785, 5787 Chapel	Raymond Grisaet	1989 Yorktown Manor		M-F	0	2.14	0	SF	1.00		
1849	54-04-32	5680 Academy	Joseph O'Connor	9289 Skyway 834		C-C	300	1.00	0	SF	1.00		house, parking
1855	54-04-39	5710 Academy	David Wolfe	5710 Academy		M-F	100	0.28	0	SF	1.00		

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1835	54-04-45	5711 Churchill	Gayle Hendricks	P.O. Box 202	Carmichael	CA M-F	0	0.46	0	SF	1.00		SF-MH
1834	54-04-46	54-04-46	Gayle Hendricks	P.O. Box 202	Carmichael	CA M-F	90	0.30	0	SF	1.00		SF-MH
1833	54-04-49	5703 Churchill	William Roberts	5 Lone Linda Drive	Bakersfield	CA M-F	90	0.38	0	SF	1.00		
1831	54-04-52	5710 Churchill	Linky Schenk	5710 Churchill		M-F	0	0.51	0	SF	1.00		
1827	54-04-66	5724 Sydney	Sydney Lang	5724 Sydney Lane		M-F	0	0.45	0	SF	1.00		
998	54-04-67	5795 Clark	Carlisle Richards	191 Valley Ridge Drive		C-C	131	0.45	0	SF	1.00		
1856	54-04-71	887 Rita Lane	Erma Faust	887 Rita Lane		M-F	0	0.22	0	SF	1.00		
1852	54-04-79	5788 Academy	Gilbert Lucero	5788 Academy		M-F	85	0.24	0	SF	1.00		
1819	54-04-9	5784 Susie Lane	David Gilbert	5784 Susie Lane		C-C	277	0.63	0	SF	1.00		
1805	54-05-28	622 Pearson	Burton Jacobs	6587 Columbine	Magalia	CA C-C	128	0.41	0	SF	1.00		
1897	54-05-30	5647 Clark	Howard Boots	5647 Clark		C-C	123	0.74	0	SF	1.00		
1898	54-05-31	5645 Clark	Erma Garrard	5645 Clark		C-C	88	0.36	0	SF	1.00		
1184	54-05-43	1887 Buschmann	Norman Wagness	1887 Buschmann Road		M-F	433	6.61	0	SF	1.00		
1183	54-05-51	1848 (?) Buschmann	Raymond Armstrong	881 Elliott Road		M-F	185	2.39	0	SF	1.00		
1861	54-05-78	5571 Linrich	Christine Nargis	5571 Linrich Lane		M-F	122	0.57	0	SF	1.00		
1868	54-05-80	975 Buschmann	Alice Cole	975 Buschmann Road		M-F	230	0.58	0	SF	1.00		
1186	54-05-82	5595 Linrich	Harold Barton	5545 Linrich Lane		M-F	0	0.37	0	SF	1.00		
1863	54-05-83	5579 Linrich	Kristine Candelaria	1881 Country Club	Burbank	CA M-F	67	0.35	0	SF	1.00		
1124	54-08-21	5554 Clark	Frank Nolan	5554 Clark		C-C	30	0.67	0	SF	1.00		
1126	54-08-44	5522 Clark	Daniel DeGrado	5522 Clark		C-C	20	0.43	0	SF	1.00		
1135	54-08-62	1128 Hoffsinger	Charles Menster	5518 Clark Road #7		M-F	327	1.88	0	SF	1.00		
1113	54-09-31	5532 Del Monte	Verl Garvis	5532 Del Monte		M-F	225	0.77	0	SF	1.00		
1112	54-09-32	5544 Del Monte Avenue	Earl Bloodworth	5544 Del Monte		M-F	95	0.32	0	SF	1.00		
1121	54-09-36	---- Clark	Sacramento Savings	681 W. Capitol Avenue	Broderick	CA M-F	313	6.88	0	SF	1.00		
1285	54-09-47	5496 Dudley Lane	Walter Hagendorn	5496 Dudley Lane		SF	148	1.88	0	SF	1.00		
1287	54-11-1	5489 Dudley	Jolley Inter Vivos Trus	5491 Dudley Lane		SF	0	1.26	0	SF	1.00		
1143	54-11-13	5385 Clark	Marjorie Cox	5385 Clark		I-S	276	5.00	0	SF	1.00		
1144	54-11-15	5369 Clark	Heinke's	5365 Clark		I-S	98	0.63	0	SF	1.00		
1146	54-11-26	5365 Clark	Heinke's	5365 Clark		I-S	228	0.00	0	SF	1.00		Mfg. 1 house on - 26; all part of Heinke's Fruit Juices (numerous buildings)
1139	54-11-35	5419 Clark	Roger Auld	1632 Swallow Drive	Sunnyvale	CA I-S	151	1.56	0	SF	1.00		
1155	54-12-16	5372 Clark	Ilona Hamre	5372 Clark		I-S	98	0.75	0	SF	1.00		
1156	54-12-17	5370 Clark	Vernon Bennett	24343 Pennsylvania Ave	Lomita	CA I-S	100	0.83	0	SF	1.00		
1158	54-12-18	5364 Clark	Craig Wilson	5368 Clark		I-S	164	3.67	0	SF	1.00		
1160	54-12-19	5368 Clark	Heinke's	5368 Clark		I-S	98	0.64	0	SF	1.00		
1154	54-12-61	5388 Clark	Glenn Burge	5388 Clark		C-C	60	0.48	0	SF	1.00		
1176	55-18-39	5068 Old Clark	Jeremiah Briggs	5068 Old Clark		I-S	116	0.48	0	SF	1.00		
1272	55-18-85	5234 Old Clark Rd.	Bruce & Pearl Derryberry	5234 Old Clark Road		R-R	259	1.74	0	SF	1.00		
1273	55-18-86	5220 Old Clark Rd.	Kenneth & Connie Hamaer	5219 Old Clark Road		R-R	208	1.00	0	SF	1.00		
1274	55-18-87	5212 Old Clark Rd.	Alfred & Evelyn Zrtkoskee	5212 Old Clark Road		R-R	145	0.87	0	SF	1.00		
1275	55-18-88	5202 Old Clark Rd.	Charles & Diana Skahill	1881 Elliott Road		R-R	168	1.35	0	SF	1.00		
1183	55-19-13	5835 Clark Road				I-S	167	0.97	0	SF	1.00		
1187	55-19-38	(Portion)				I-S	675	20.00	0	SF	1.00		
5	58-18-81	1524 Weastaff	Ronald Mitchell	6418 Cascade Street	San Diego	CA M-F-P	193	1.58	0	V	0.50		

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10	50-19-45	6683 Clark Road	Feather River Hospital	5974 Pentz		R-F-P	200	1.35	0	V	0.50		building (delapitated)
17	50-19-51	6588 Clark Road	Albert Glickman	9864 Wilshire Blvd.	Beverly Hills	CA R-F	165	1.93	0	V	0.50		
11	50-19-54	6581 Clark Road	Feather River Hospital	5974 Pentz		R-F-P	259	0.81	0	V	0.50		
9	50-19-56	6621 Clark Road	Lois Butters	P.O. Box 1289		C-C	100	0.43	1000	V	0.50		building
1197	50-20-101	Clark	Melvin Bolin	7854 Skyway		S-F	0	15.89	0	V	0.50		
36	50-20-84	6486 Clark Road	Hubert Audley	P.O. Drawer 2587		C-C	100	0.43	0	V	0.50		
1227	50-36-26	1457 Wagstaff	Howell Family Trust	5943 No. Libby Road		CC	100	0.39	1200	V	0.50		Vacant real estate
48	50-36-35	6709 6705 6695 6687 Clark	Paradise Park	P.O. Box 310	Magolia	CA C-C	271	3.98	0	V	0.50		
1228	50-36-35	6687,6695,6705,6709 Clark	Paradise Park	P.O. Box 310	Magolia	CA CC	147	3.98	0	V	0.50		
59	50-48-88	Clark Road/Wagstaff	Paradise Plaza	9864 Wilshire Blvd	Beverly Hills	CA C-C	900	18.17	0	V	0.50		frontage 900/440; parking lot
66	51-18-1-1	8693 Skyway	Richard Howard			MF	193	0.73	0	V	0.50		
82	51-18-4-123	8689 Skyway	Raposa Family Trust	815 Lake Alleanor West Dr.	Chester	CA C-C	142	0.33	0	V	0.50		frontage land use 142/78
84	51-18-4-153	8621 Skyway	Raposa Family Trust	815 Lake Alleanor West Dr.	Chester	CA MF	70	0.28	0	V	0.50		
83	51-18-4-154	8615 Skyway	Raposa Family Trust	815 Lake Alleanor West Dr.	Chester	CA MF	70	0.28	0	V	0.50		
88	51-18-4-24	8575 Skyway	Apple Hill Guest House	8585 Skyway		MF	100	0.78	0	V	0.50		
86	51-18-4-26	8581 Skyway	Norman Sovereign	6637 Myrtle Way		MF	153	1.85	0	V	0.50		
85	51-18-4-27	8491 Skyway	Kenneth Skersick	732 Bille Road		MF	88	0.55	0	V	0.50		
65	51-18-4-28	8481 Skyway	Kenneth Skersick	732 Bille		MF	88	0.55	0	V	0.50		
64	51-18-4-29	8471 Skyway	Harold Hall	6792 Sylmar Lane		MF	88	0.55	0	V	0.50		
95	51-13-1-16	1887, 1893 Kraen Lane	Charles Pound	443 Castle Drive		C-C	235	0.54	0	V	0.50		building (warehouse)
128	51-13-2-120	8319 Skyway	William Hartsock	1869 Conifer Drive		C-C	20	0.48	0	V	0.50		
112	51-13-2-122	1175 Wagstaff	Nancy Dunn	1175 Wagstaff		C-C	148	0.48	0	V	0.50		
116	51-13-2-31	8322 Skyway	Bonnie Newsum	5456 Clark Road, Space 57		C-C	131	1.22	0	V	0.50		
121	50-13-2-35	___ Skyway	NO VALUE			C-C	125	1.23	0	V	0.50		
128	51-14-1-3	8165 Skyway	John Hair	528 Horseshoe Hill Drive		C-C	290	1.66	0	V	0.50		
138	51-14-2-18	8150 Skyway	Leslie Palmer	6263 Lancaster Drive		C-C	70	2.30	0	V	0.50		
143	51-15-1-63	8893 Skyway	Noble Moore	8893 Skyway		C-C	200	0.48	0	V	0.50		
132	51-15-3-14	1820 Green Tree Court	Glenn Maxwell	P.O. Box 1284		C-C	150	0.80	0	V	0.50		frontage land use 150/145
133	51-15-3-16	1820 Green Tree Court	Glenn Maxwell	P.O. Box 1284		C-C	150	0.19	0	V	0.50		frontage land use 150/145
137	51-15-3-8	___ Green Tree Court	Norman Hudson	7974 Skyway		C-C	0	1.50	0	V	0.50		
164	51-16-3-28	7717 Skyway	Dominic Imperial	14186 Norvich Drive	Magalia	CA C-C	136	0.25	480	V	0.50		bldg
166	51-16-3-29	7717 Skyway	Dominic Imperial	14186 Norvich Drive	Magalia	CA C-C	136	0.26	900	V	0.50		bldg
168	51-16-3-3	7889 Skyway	Beatty Land Investment Co	1118 Corvallis Drive	San Jose	CA C-C	100	0.51	0	V	0.50		
170	51-16-3-38	7675 Skyway	Eugene Trimmer	6232 Posey Lane		C-C	95	0.88	1500	V	0.50		bldg - new office to be built
192	51-16-4-18	7686 Skyway	Retro Properties Inc.	4256 Rocky Ridge Court		C-C	223	0.98	0	V	0.50		
202	51-16-4-19	1863 Bille	Richard Campion	6544 Lucky John Road		C-C	100	0.62	0	V	0.50		
189	51-16-4-21	7796 Skyway	Andrew Mital	P.O. Box 517		C-C	185	0.74	0	V	0.50		
201	51-16-4-56	7620 Skyway	Richard Campion	6544 Lucky John Road		C-C	150	0.63	1400	V	0.50		building
178	51-16-4-58	1857 Lisa Lane	Peter Schrader	7856 Skyway		C-C	284	0.52	3000	V	0.50		building
211	51-22-1	5541 Vista Way	PGE NO VALUE				0	0.00	0	V	0.50	PG&E	bldg
227	51-22-18	---- Skyway	Christopher J's Inc.	31 Short Avenue	Oroville	CA C-B	112	0.57	0	V	0.50		
216	51-22-6	5500 Schaale Lane	Jack Distler	5925 Rapport Drive #113	Carmichael	CA MF	100	0.26	0	V	0.50		frontage land use 112/200

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, sq. ft.	Current use	EDU's	Business name	Other information
230	51-22-69	---- Skyway	James Burke	1739 Arany Court		C-B	337	1.48	0	V	0.50		
228	51-22-72	5175, 5185 Skyway	Christopher J's Inc.	31 Short Avenue	Oroville	CA C-B	356	2.00	0	V	0.50		frontage land use 337/223
229	51-22-73	---- Skyway	Christopher J's Inc.	31 Short Avenue	Oroville	CA C-B	600	3.37	0	V	0.50		
594	52-02-1-8	---- Fir Street (Alaond)	Harold Murray	758 Fir Street		C-B	50	0.84	0	V	0.50		frontage land use 50/32
244	52-04-74	6978 Skyway	American Savings & Loan	509 W. Weber - 2nd Floor	Stockton	CA C-C	209	1.94	0	V	0.50	Parking Area	
257	52-06-21	6147 Center Street	Edward York	Rt 5 14848 La Habra	Victorville	CA C-C	65	0.22	0	V	0.50		
258	52-06-22	6153 Center	Edward York	Rt 5 14848 La Habra	Victorville	CA C-C	65	0.22	0	V	0.50		
259	52-06-23	6159 Center	Arch Marjaan	186 Valley Ridge Drive		C-C	65	0.22	0	V	0.50		
260	52-06-24	6165 Center	Richard Wheeler	9771 Overhill Drive	Santa Ana	CA C-C	65	0.22	0	V	0.50		
261	52-06-25	6171 Center	Richard Wheeler	9771 Overhill Drive	Santa Ana	CA C-C	65	0.22	0	V	0.50		
265	52-06-29	6172 Center Street	Richard Crabtree	5225 Never Never Lane		C-C	71	0.28	0	V	0.50		
266	52-06-30	6166 Center	Ned Nigro	23814 30th Ave So. 153	Seattle	WA C-C	65	0.22	0	V	0.50		
267	52-06-31	6160 Center Street	Ned Nigro	23814 30th Avenue So. 153	Seattle	WA C-C	65	0.22	0	V	0.50		
268	52-06-32	6154 Center Street	James Pinocchio	23814 30th Avenue So. 153	Seattle	WA C-C	65	0.22	0	V	0.50		
275	52-06-39	6935 Skyway	James Pinnochio	23814 30th Avenue So. 153	Seattle	WA C-C	71	0.98	2100	V	0.50		bldg
351	52-08-38	851 Elliott	James Scales	456 Green Oaks Drive		M-F	50	0.11	0	V	0.50		bldg
352	52-08-48	---- Elliott	School (No Value Given)			C-F	0	1.50	0	V	0.50		
387	52-08-52	5997 McClain Lane	Dorothy Raapore	2129 3rd Street	Napa	CA C-C	55	0.17	0	V	0.50		
347	52-08-91	6882 Skyway	Antoine Ferrandini	P.O. Box 92333	Los Angeles	CA C-C	74	0.48	0	V	0.50		bldg
337	52-08-98	7733 Skyway	Roman Cath Bishop of Sac	767 Elliot Road		C-F	0	2.97	0	V	0.50		
366	52-09-81	6555 Skyway	Tibor Balo	450 Sheridan Avenue	Palo Alto	CA P-D	150	1.02	0	V	0.50		
367	52-09-83	6529 Skyway	Tibor Balo	450 Sheridan Avenue	Palo Alto	CA P-D	0	2.45	0	V	0.50		
371	52-09-5	691 Elliott Road	Tibor Balo	450 Shedridan Avenue	Palo Alto	CA P-D	50	0.12	0	V	0.50		
386	52-12-1-19	---- Wildwood Lane	Joseph Saatko	1825 La Coronilla Drive	Santa Barbara	CA C-B	60	0.37	0	V	0.50		
481	52-12-1-39	641 Bequest Blvd	Frederick Tilden	P.O. Box 277		C-B	99	0.31	0	V	0.50		
398	52-12-1-44	6455 Skyway	Harold Panzer	Zero and Harrington St	Ainsworth	NE C-B	0	0.37	880	V	0.50		office
431	52-12-2-13	5987? Alaond (5983)	Frank Sterle	P.O. Box 941		C-B	59	0.17	0	V	0.50		
489	52-12-2-19	6468 Skyway	Paul Shade	2730 Santa Rosa Avenue	Santa Rosa	CA C-B	117	0.64	0	V	0.50		
433	52-12-2-22	5911 Alaond	Don Smith	5925 Alaond		C-B	54	0.31	1200	V	0.50		bldg
411	52-12-2-29	6428 Skyway	Lucille Hoffman	P.O. Box 1078		C-B	110	0.00	1500	V	0.50		bldg
468	52-12-2-4	---- Alaond	Linda Anusasananan	219 38th Avenue	San Mateo	CA C-B	110	0.19	0	V	0.50	Parking	
436	52-12-2-7	5973 Alaond Street	Don Smith	5925 Alaond Street		C-B	127	0.66	0	V	0.50		
373	52-12-3-6	---- Alaond	Hilde Haley	5182 Connecticut Dr. #1	Sacramento	CA C-B	55	0.11	0	V	0.50		
283	52-13-14	6225 Skyway	Marie Naify	1531 7th Avenue	Sacramento	CA C-B	50	0.26	0	V	0.50		
282	52-13-15	6231-6235 Skyway	James Naify	1531 7th Avenue	Sacramento	CA C-B	50	0.30	0	V	0.50		
288	52-13-26	___ Inez	Bank of America	P.O. Box 37000	San Francisco	CA C-B	70	0.16	0	V	0.50		
281	52-13-43	6261-6355 Skyway	Lisnow Development	P.O. Box 469	Martinez	CA C-B	98	0.66	14000	V	0.50		bldg
455	52-14-1-12	723-727 Fir Street	Joseph Nugent	P.O. Box 126		C-B	100	0.34	0	V	0.50		
453	52-14-1-15	693 Fir Street	Holland Freeman	P.O. Box 1179		C-B	50	0.00	0	V	0.50		bldg
451	52-14-1-16	6264 Skyway	Holland Freeman	P.O. Box 1179		C-B	55	0.00	500	V	0.50		bldg
448	52-14-1-2	---- Alaond ?	Sophie Corbett	5875 Alaond Street		C-B	0	0.25	0	V	0.50		frontage land use 55/94
443	52-14-1-28	6344 Skyway	R.I.G. Ltd.	1116 26th Street	Sacramento	CA C-B	111	0.63	0	V	0.50		
442	52-14-1-29	6364 Skyway	R.I.G. Ltd.	1116 26th Street	Sacramento	CA C-B	111	0.62	0	V	0.50		bldg - Offices
482	52-14-3-9	---- Black Olive	Rudolf Schott	5952 Alaond		C-B	39	0.82	0	V	0.50		

Kennedy/Jenks/Chilton

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515	52-15-48	none - Elliott	Hilda Haley	5182 Connecticut Drive	Sacramento	CA C-B	114	0.48	0 V	0.50		
519	52-15-52	5932 Alsond	Rudolf Schott	5952 Alsond Street		C-B	256	2.35	0 V	0.50		frontage land use 114/115
290	52-16-17	No Address off Nunnely	Charles Jones	193 Valley Ridge Drive		M-F	258	3.20	0 V	0.50		
534	52-18-2-86	5711, 5737 Skyway	Ronald West	577 Barbara Way		C-B	199	0.62	0 V	0.50		
536	52-182-91	5757 Skyway	Paradise Lumber Company	5757 Skyway		C-B	187	0.84	0 V	0.50		
548	52-19-1-4	6171 Skyway	Richard Havens	1228 Nunneley Road		C-B	26	0.85	0 V	0.50		bldg
563	52-19-2-18	6184 Skyway	Mike Dandlov	6118 Skyway		C-B	188	0.17	0 V	0.50	Parking	bldg
564	52-19-2-6	685 Birch	Miroslav Dandlov	6118 Skyway		C-B	55	0.87	1000 V	0.50		
569	52-19-3-21	6859 Skyway	Stanley Clewett	P.O. Box 6		C-B	65	0.15	0 V	0.50	Parking	bldg
568	52-19-4-18	6820 - 6836 Skyway	Horner Family Trust	P.O. Box 26		C-B	81	0.24	0 V	0.50	Parking	
581	52-19-4-14	6864 Skyway	Wayne Paul	P.O. Box 924	Chico	CA C-B	180	0.22	600 V	0.50		
577	52-19-4-4	67 Pearson	Robert Saunders	5436 Clark Road 864		C-B	80	0.27	0 V	0.50		bldg
586	52-20-1-80	688, 684 Fir Street	David Roberts	13843 So. Park Drive	Magalia	CA C-B	72	0.23	500 V	0.50		
595	52-20-1-18	5697 Alsond Street	Michael Gaukel	5386 Orchard Drive		C-B	70	0.48	0 V	0.50	Parking	bldg
631	52-20-1-13	5675 Alsond	Ralph Hein	1888 Hennen Road		C-B	60	0.14	800 V	0.50		
635	52-20-1-24	677 Birch	Cynthia Williams	2452 Paddock Drive	San Ramon	CA C-B	188	0.16	1000 V	0.50		bldg
628	52-20-1-25	5998 Foster	Cynthia Williams	2452 Paddock Drive	San Ramon	CA C-B	48	0.15	0 V	0.50	Parking for Theatre	bldg
621	52-20-1-32	5998 Foster	Cynthia Williams	2452 Paddock Drive	San Ramon	CA C-B	48	0.19	0 V	0.50	Parking for Auto Parts	
633	52-20-1-33	691-723 Birch	William McGuire	988 Godetta Drive	Woodside	CA C-B	225	1.14	0 V	0.50		
634	52-20-1-34	5655 Alsond	William Floyd	27643 Sunnyridge Road	Palos Verdes Penula	CA C-B	188	0.68	7888 V	0.50	Post Office - Vacant	
591	52-20-1-6	758 Fir Street	Troy Maness	629 Circlewood Drive		C-B	58	0.16	1488 V	0.50		bldg
618	52-20-2-9	815 Cedar Street	Lawrence Wolfe	216 Maple Street	Susanville	CA C-B	188	0.32	0 V	0.50		
638	52-20-3-1	886 Cedar Street	Paradise Improvement Corp	288 Wittenyard Street	Glendale	CA C-B	148	0.25	0 V	0.50	Parking	frontage land use 148/178
685	52-20-3-14	795 Birch Street	Ronald Horlick	6671 Brookway		C-B	85	0.11	0 V	0.50		bldg
639	52-21-1-31	5971 Skyway (5995)(5997)	Chevron USA Inc.	P.O. Box 7611	San Francisco	CA C-B	198	0.67	0 V	0.50		
648	52-21-1-41	5945 Skyway	Ronald West	577 Barbara Way		C-B	88	0.23	0 V	0.50		
654	52-21-2-17	5974, 5972 Skyway	Clarence Kay	553 Fir Lane		C-B	51	0.13	0 V	0.50		
662	52-21-2-6	184/188 Pearson	Roger Klein	2484 Bush Street	San Francisco	CA C-B	83	0.24	888 V	0.50		bldg
684	52-21-3-19	5828 Skyway	Goodman Family Trust	521 W. 11th Avenue	Chico	CA C-B	196	0.88	588 V	0.50		bldg
686	52-21-3-28	5848 Skyway	Goodman Family Trust	521 W. 11th Avenue	Chico	CA C-B	78	0.18	0 V	0.50		office
682	52-21-3-21	(none) Black Olive	Jack Goodman	521 W. 11th Avenue	Chico	CA C-B	169	0.65	0 V	0.50		
688	52-22-1-1	--- Foster	Darell Redford	5959 Hayes Lane		C-B	153	0.19	0 V	0.50		
693	52-22-1-6	117, 119 Pearson	Phillip Marler	P.O. Box 822		C-B	89	0.35	0 V	0.50		
696	52-22-1-8	5537/5533 Prsn 145 Alsond	Enoch Ferrell	P.O. Box 881		C-B	88	0.12	888 V	0.50		
698	52-22-2-1	5888 Alsond	William Alcorn	333 Snohomish Drive	La Conner	WA C-B	68	0.88	0 V	0.50		bldg
786	52-22-2-16	---- Pearson	Garland Hart	1925 Honey Run Road	Chico	CA C-B	58	0.16	0 V	0.50		Bldg
783	52-22-2-5	---- Black Olive	Garland Hart	P.O. Box 3328	Chico	CA C-B	38	0.89	0 V	0.50		Parking
714	52-22-3-12	---- Black Olive	George Magousso	5446 Black Olive		C-B	58	0.11	0 V	0.50		
711	52-22-3-15	5468 Black Olive	Velma Jeffords	P.O. Box 797		C-B	98	0.17	0 V	0.50		
728	52-22-5-3	182, 184 Pearson	Thomas McLaughlin	929 Thomasson Lane		C-B	125	0.11	888 V	0.50		
752	52-25-32	5279 Black Olive	Cherry Fessler	5279 Black Olive		M-F	8	0.22	0 V	0.50		bldg
767	52-25-52	5614 Skyway	Fred Zoellner	3528 Sunset Drive	San Bruno	CA C-C	8	0.25	0 V	0.50		
778	52-25-68	5588 Skyway	James Dietle	227 Pacific Drive		C-C	28	0.54	0 V	0.50		
777	52-25-81	---- Skyway	James Dietle	227 Pacific Drive		C-C	98	0.68	0 V	0.50		
776	52-25-82	5618 Skyway	Lee Webb	141 Burchan Lane	Crescent City	CA C-C	88	0.14	0 V	0.50		

Kennedy/Jenks/Chilton

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762	52-25-83	5674, 5678 Skyway	David Roberts	13843 So. Park Drive	Magalia	CA C-C	80	0.19	1000	V	0.50		bldg
766	52-25-87	5618 Skyway	Edward Jimenez	15514 Coutolenc Road	Magalia	CA C-C	80	0.11	0	V	0.50		
758	52-25-95	---- Skyway	Ruth Collins	2119 Cherry Street	Vicksburg	MA C-C	125	0.95	0	V	0.50	Parking for Sunset Inn	
786	52-26-75	---- Skyway	John McIntosh	2495 Ocean Blvd	Corona Del Mar	CA C-C	318	1.50	0	V	0.50		
785	52-26-98		NO VALUE				0	0.87	0	V	0.50		
791	52-26-93	5644 Skyway	1st Amer Title Insurance	P.O. Box 267	Santa Ana	CA C-C	156	1.37	0	V	0.50		
882	53-01-1-24	1284 Bille	Duane Johnson	P.O. Box 1498		C-C	113	0.51	0	V	0.50		
818	53-01-2-17	6274 Clark Road	Christn Msnry Alliance Ch	6491 Clark Road		C-C	80	0.22	0	V	0.50		bldg
798	53-01-2-21	6344 Clark Road	Rose Chapel	6382 Clark		C-C	180	1.83	0	V	0.50		
799	53-01-2-22	6332 Clark Road	Calif State Auto Assoc.	100 Van Ness	San Francisco	CA M-F-P	100	0.66	0	V	0.50		
824	53-02-1-92	7555 Skyway	Southland Corp.			C-C	63	0.30	1500	V	0.50		bldg
841	53-02-2-14	7420 Skyway	Richard Compton	6549 Lucky John Road		C-C	75	0.70	1600	V	0.50		bldg
843	53-02-2-19	7472 Skyway	AFFORK Investment Ltd	53 E. Main Street	American Fork	UT C-C	162	1.47	1500	V	0.50	Gas Station Bldg (closed)	
828	53-02-2-21	7342, 7368 Skyway	Pine Cone Plaza	7480 Skyway		C-C	140	0.50	0	V	0.50	Parking for Easy St. Antiques	
845	53-02-2-23	none - Skyway	Paradise Investments	11820 White Rock Rd #100	Rancho Cordova	CA C-C	190	1.30	0	V	0.50		
846	53-02-2-24	none - Skyway	Paradise Investments	11820 White Rock Rd #100	Rancho Cordova	CA C-C	224	1.60	0	V	0.50		
848	53-02-2-25	7485 Skyway	Richard Compton	6549 Lucky John Road		C-C	186	0.50	0	V	0.50		
1264	53-03-37					C-C	185	1.96	0	V	0.50		
1263	53-03-38					C-C	287	1.78	0	V	0.50		
1265	53-03-39	7200 Skyway	S. Paradise Investors Ltd	5710 Auburn Blvd.	Sacramento	CA C-C	110	6.49	0	V	0.50		
857	53-04-32	6255 Clark Road	Jack Smith	N. 4204 Hawthorne	Spokane	WA C-C	318	0.58	0	V	0.50		
851	53-04-35	6160 Clark Road	McDonalds Corp	P.O. Box 66287	Chicago	IL C-C	300	0.00	0	V	0.50		
863	53-04-39	6260 Clark Road	Michael Pelucca	319 Los Cedros Way	Modesto	CA C-C	50	0.10	0	V	0.50		
865	53-04-48	6260-A Clark Road	Edward Porter	14790 Holawood Drive		C-C	230	1.13	0	V	0.50		
853	53-04-50	6156 Clark	North Valley Fence	457 E. Park Avenue	Chico	CA C-C	250	1.70	0	V	0.50		
868	53-04-59	6225 Clark Road	Design Concepts	6387 Azalea Lane		C-C	60	1.60	0	V	0.50		
879	53-08-09	6137 Clark Road	Tolvo Seaberg	991 Seaberg Drive		M-F-P	51	0.26	0	V	0.50		
888	53-08-09	1802 Seaberg Drive	Tolvo Seaberg	991 Seaberg Drive		M-F-P	110	0.00	0	V	0.50		
876	53-08-13	6179 Clark Road	Fred Hanosh	6161 Clark Road, Suite B		M-F-P	75	0.38	0	V	0.50		
877	53-08-13	1819 Brookwood Court	Fred Hanosh	6161 Clark Road, Suite B		M-F-P	110	0.00	0	V	0.50		
887	53-10-1-23	6877 Clark Road	Lorraine Goeckritz	5985 Oliver #4		C-C	115	0.66	0	V	0.50		
885	53-10-1-25	6891 Clark Road	Andreas Wipplar	7178 Beverly Lane		C-C	82	0.76	0	V	0.50		
886	53-10-1-26	6881 Clark Road	John Wipplar	8631 E. Rory Street	Downey	CA C-C	82	0.72	0	V	0.50		
893	53-10-2-13	---- Clark	Roger Lundgren	1338 Hunn Road #3	Yuba City	CA C-C	70	0.49	0	V	0.50		
892	53-10-2-15	---- Clark	Katherine Welborn	1658 Keller Avenue	San Lorenzo	CA C-C	90	0.40	0	V	0.50		
889	53-10-2-16	6857 Clark Road	Lombard & Associates	1326 Ross Street	Petaluma	CA C-C	160	0.62	0	V	0.50		bldg - had been tires
901	53-10-3-38	6832 A-F Clark	Jaso Nursury	3633A Alameda Delas Pulga	Menlo Park	CA C-C	0	0.50	0	V	0.50	Parking	
900	53-10-3-39	6838 A,B Clark	Jaso Nursury	3633A Alameda Delas Pulga	Menlo Park	CA C-C	0	0.60	0	V	0.50	Parking	
899	53-10-3-40	6844 Clark	Old Town Plaza Partner	5595 Pala Canyon Dr, B212	Pala Springs	CA C-C	100	0.71	0	V	0.50	Parking	
905	53-10-3-41	5996 Clark	Old Town Plaza Partners	559 S. Pala Canyon, B-212	Pala Springs	CA C-C	304	0.50	0	V	0.50		
1235	53-11-01-14	901 Elliott	Norbert & Naomi Smith			M-F	136	0.00	0	V	0.50		
1239	53-11-01-27		James & Vera Scales			M-F	0	0.00	0	V	0.50		
1233	53-11-01-38	931 Elliott				M-F	76	0.00	0	V	0.50		
921	53-12-32	5820 Green Thumb	George Mercer	5886 Green Thumb		M-F-P	100	0.58	0	V	0.50		
938	53-12-65	877 Nunneley	Paradise Auditorium CC	P.O. Box 1124		C-F	863	0.00	0	V	0.50		under construction -

Town of Paradise
Wastewater Feasibility
Study
Parcel Information
K/J/C 882511

Kennedy/Jenks/Chilton

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948	53-12-65	777 Nunneley	Paradise Auditorium CC	P.O. Box 1124			C-F	863	8.00	0	V	0.50	will be senior center
941	53-12-70	—— Nunneley	James Harding	5581 Honeyview Terrace			M-F	203	4.68	0	V	0.50	construction in progress - Auditorium
962	53-13-1-30	1136 Elliott	Gary Ravencroft	5236 Royal Canyon Lane			C-C	0	0.50	0	V	0.50	
960	53-13-1-70	(parking lot)	Table Mt. Masonic Lodge	P.O. Box 212			C-C	0	1.53	0	V	0.50	
957	53-13-1-80	5964 Clark	Betty Headmayer	6159 Berkshire Way			C-C	160	0.80	300	V	0.50	bldg
948	53-13-1-91	5892 Clark	Francis Blauert	2748 Cramer Lane	Chico	CA	C-C	165	0.80	0	V	0.50	
975	53-13-2-74	1250 Elliott	Calvary Chapel of Paradise	P.O. Box 295			M-F	110	6.28	0	V	0.50	53-13-2-74,76
972	53-13-2-81	Copeland & Elliott	Loren Walker	3741 Poppy Street	Long Beach	CA	M-F	88	0.35	0	V	0.50	future complex Marjean - 30 units
976	53-13-2-84	1256 Elliott	Stella Murray	1264 Elliott			M-F	10	0.32	0	V	0.50	
995	54-01-105	5788 Clark	Edward Myers	5796 Clark Road			C-C	75	0.80	0	V	0.50	
986	54-01-98	5750 Clark	Wells Oil Company	P.O.Box 3125	Auburn	CA	C-C	121	0.32	0	V	0.50	
1038	54-04-112		Ella Travers	P.O. Box 293			C-C	78	0.24	0	V	0.50	
997	54-04-116	5797 Clark Road	Albert Philbridge	5797 Clark Road			C-C	66	0.28	0	V	0.50	
1008	54-04-118	5785 Clark	Carlisle Richards	191 Valley Ridge Drive			C-C	90	1.00	0	V	0.50	
1017	54-04-50	621 Pearson	David Gilbert	5887 Orrin Lane			C-C	75	0.34	0	V	0.50	
1016	54-04-51	633 Pearson	Royal Laboratories	665 Production Street	San Marcos	CA	C-C	63	0.29	2000	V	0.50	bldg
1003	54-04-53	---- Clark	Carlisle Richards	191 Valley Ridge Drive			C-C	85	0.67	0	V	0.50	
1047	54-04-59		Joseph O'Connor	9289 Skyway 834			C-C	76	0.42	0	V	0.50	
1014	54-04-62	671 Pearson	Hall Petroleum	Drawer 3260	Chico	CA	C-C	150	0.34	0	V	0.50	parking
1007	54-04-89	657 Pearson	Carlisle Richards	191 Valley Ridge Drive			C-C	85	0.00	0	V	0.50	bldg
1095	54-05-29	5657 Clark	Oscar Snyder	P.O. Box 14583	South Lake Tahoe	CA	C-C	116	0.00	500	V	0.50	Vacant BS/S
1002	54-05-39	941 Buschmann	MD VALUE - SCHOOL				C-F	630	0.00	0	V	0.50	
1009	54-05-48	658 Pearson	Ruth Aiken	855 Buschmann Road			C-C	188	0.84	2000	V	0.50	vacant building
1102	54-05-52	1043 Buschmann	Jesus Christ Latter Day	50 E. North Temple	Salt Lake City	UT	C-F	35	1.62	0	V	0.50	bldg
1064	54-05-74	5583 Linrich	Mary Eabree	5587 Linrich Lane			M-F	20	0.37	0	V	0.50	
1100	54-05-76	5575 Clark	Lee Tellkamp	1425 Darlene Drive	La Habra Heights	CA	C-C	454	2.83	0	V	0.50	
1099	54-05-77	? Clark	Erma Garrard	5643 Clark Road			C-C	50	0.31	0	V	0.50	
1098	54-05-89	672, 664 Pearson	Lassen Savings	200 Broadway	Chico	CA	C-C	126	1.28	0	V	0.50	
1109	54-05-91	5720 or 5630	Ryber & Associates	924 Westwood Blvd	Los Angeles	CA	M-F	335	4.48	0	V	0.50	(101)
1087	54-05-92	634 Pearson	M.C. Bums	646 Pearson			C-C	134	1.25	0	V	0.50	
1107	54-06-104	5720 or 5630 Clark	Corporate Property Invest	385 E. 47th Street	New York	NY	C-C	333	2.68	10000	V	0.50	bldg (old Safeway)
1110	54-06-92	5720 or 5630 Clark	Long's Drugs	P.O. Box 5222	Walnut Creek	CA	M-F	171	2.18	0	V	0.50	(102)
1111	54-06-93	5720 or 5630 Clark	Ryber & Associates	924 Westwood Blvd	Los Angeles	CA	M-F	223	4.93	0	V	0.50	(103)
1108	54-06-95	5720 or 5630 Clark	Corporate Property Invest	385 E. 47th Street	New York	NY	C-C	181	1.58	0	V	0.50	
1134	54-08-61		Sea Intermill	14190 Monte Carlo Lane	Magalia	CA	C-C	247	2.68	0	V	0.50	
1136	54-08-63	---- Noffsinger	Jess Noffsinger	986 4th Street	Orland	CA	M-F	462	2.62	0	V	0.50	
1213	54-08-63	Noffsinger	Edward Smith	1871 Dean Road			MFRR3	458	2.62	0	V	0.50	
1130	54-08-64	5490 Clark	Nancy Goddard	5715 Neuland Road			C-C	186	8.76	0	V	0.50	
1131	54-08-65	5480 Clark	Leroy Summers	6848 V Skyway			C-C	148	8.99	0	V	0.50	
1133	54-08-67	--- Noffsinger	John Franklin	1888 Lisa Place			M-F	530	3.82	0	V	0.50	
1214	54-08-67	Noffsinger	Judith Feller	6564 Perry Road	Magalia	CA	MFRR3	530	3.82	0	V	0.50	
1120	54-09-29	5491 Clark	Elvie Cobb	1482 Gate Lane			C-C	253	1.88	0	V	0.50	
1122	54-09-33	5445 Clark	Sacramento Savings	601 W. Capitol Ave	Broderick	CA	C-C	313	6.83	0	V	0.50	
1206	54-09-48	Dudley	Sacramento Savings	601 W. Capitol Avenue	Broderick	CA	SF	370	10.12	0	V	0.50	

Town of Paradise
Wastewater Feasibility
Study
Parcel Information
K/J/C 882511

Kennedy/Jenks/Chilton

Record #	Parcel No.	Situs Address	Owner	Owner's Street Address	City, State	Zone	Front footage	Area, acres	Building area, sq. ft.	Current use	EDU's	Business name	Other information
1211	54-11-29		Paradise West	681 W. Capitol Avenue	Broderick	CA SF	0	4.00	0	V	0.50		
1208	54-11-31	Dudley	Sacramento Savings	681 W. Capitol Avenue	Broderick	CA SF	0	5.24	0	V	0.50		
1209	54-11-32	Dudley	Sacramento Savings	681 W. Capitol Avenue	Broderick	CA SF	480	28.11	0	V	0.50		
1210	54-11-33		Sacramento Savings	681 W. Capitol Avenue	Broderick	CA SF	0	7.14	0	V	0.50		
1148	54-11-39	1881 Ewald Court	NO VALUE			I-S	0	1.30	0	V	0.50		
1153	54-12-68	5480 Clark	Bank of America	P.O. Box 6488	San Francisco	CA C-C	325	1.48	0	V	0.50		
1212	54-18-1-48		William White	1585 Cottage Lane		SF	300	13.68	0	V	0.50		
1166	54-33-1		Bank of Paradise	P.O. Box 2199		C-C	117	0.80	0	V	0.50		
1169	54-33-16		Melvin Hegeaier	P.O. Box 3771	Chico	CA C-C	184	1.68	0	V	0.50		
1170	54-33-17		Stoneridge Paradise	1289 Aldenwood	Sunnyvale	CA C-C	415	3.20	0	V	0.50		
1167	54-33-2		Bank of Paradise	P.O. Box 2199		C-C	66	0.50	0	V	0.50		
1270	55-18-81		Paradise West/Sac. Sav.	681 W. Capitol Avenue	Sacramento	CA C-F	0	48.00	0	V	0.50		
1173	55-18-46		William Palmer	1752 Whitaker		I-S	330	1.93	0	V	0.50		Portion
1198	55-18-49		Alvah McKale	1899 Drendel		I-S	1850	28.35	0	V	0.50		
1182	55-18-71	946 Easy Street	J.L. Bailey & Sons	946 Easy Street		I-S	657	1.26	0	V	0.50	Vac. bldng - Equip. Storage Yd	former Franklin Construction
1192	55-18-77	951 American Way	Joseph Fairbanks	951 American Way		I-S	657	5.00	0	V	0.50		Vacant
1193	55-18-78	951 McKale Avenue	Calvin Mackay	771 Buschman		I-S	657	5.00	0	V	0.50		
1175	55-18-79	5874 Old Clark	Helen Taylor	6154 Lucky John		I-S	350	2.31	0	V	0.50		
1174	55-18-83	5875 Clark	John Bailey	946 Easy Street		I-S	380	2.41	0	V	0.50		
1172	55-18-95	841 Palmer Hill Road	James Palmer	5733 Pentz Road		I-S	284	1.80	0	V	0.50		
1271	55-18-96		James & Margaret Palmer	5733 Pentz Road		R-R	0	8.84	0	V	0.50		
1189	55-19-23	(Portion)				I-S	785	20.00	0	V	0.50		
1186	55-19-28	(Portion)				I-S	150	20.00	0	V	0.50		
1188	55-19-29	(Portion)				I-S	100	20.00	0	V	0.50		
1185	55-19-48	(Portion)				I-S	285	1.70	0	V	0.50		
1184	55-19-56	(Portion)				I-S	90	0.42	0	V	0.50		
*** Total ***								1206.93			2782.3		