

**TOWN OF PARADISE
NEGATIVE DECLARATION REGARDING ENVIRONMENTAL EFFECT**

1. Description of Project:

The project proponent is seeking Town of Paradise approval for a site plan review permit to allow the construction of a 21-unit senior development consisting of two single-story buildings totaling approximately 14,983 sq ft. All units are for seniors earning 30-60% of Butte County's area median income (AMI). The 21 one-bedroom/one-bathroom units are approximately 620 sq ft each.

2. Name and Address of Project Applicant:

Pacific West Communities, Inc.
430 E. State Street #100
Eagle, ID 83616


3. The Initial Study for this Project was Prepared on: January 12, 2023

4. NOTICE IS HEREBY GIVEN that the Planning Director of the Town of Paradise has reviewed the project described above pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code) and determined that it will not have a significant effect on the environment. An Environmental Impact Report will not be required.

5. A copy of the Planning Director's determination regarding the environmental effect of this project is available for public inspection at the Town of Paradise Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA. Copies thereof will be provided to any person upon payment of the established fee.

6. Any person wishing to respond to this negative declaration may file written responses no later than February 13, 2023 with the Paradise Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969, (530) 872-6291(Ext. 424). The Planning Director or the Planning Commission will review such comments and will either uphold the issuance of a negative declaration or require an environmental impact report to be prepared.

7. If no protest is lodged, the negative declaration may be formally adopted at the conclusion of the review period. Any negative declaration subject to state clearinghouse review shall not be formally adopted until such review has been completed.

By: 

Date: 01/13/2023

Susan Hartman, Planning Director

INITIAL STUDY

FOR

**NORTHWIND SENIOR APARTMENT SITE PLAN REVIEW PERMIT (PL22-00118)
APPLICATION**

FOR

PACIFIC WEST COMMUNITIES, INC.

**PROJECT DESCRIPTION AND
ENVIRONMENTAL SETTING FOR THE
NORTHWIND SENIOR APARTMENTS PERMIT APPLICATION (PL22-00118)**

PROJECT DESCRIPTION

The project proponent is seeking Town of Paradise approval for a site plan review permit to allow the construction of a 21-unit senior development consisting of two single-story buildings totaling approximately 14,983 sq ft. Additional amenities include a community room for use by the residents and a community garden. All units are for seniors earning 30-60% of Butte County's area median income (AMI). The 21 one-bedroom/one-bathroom units are approximately 620 sq ft each. This site was previously analyzed and approved for a 30-bed assisted care facility, totaling approximately 20,000 sq ft, in 2012. This 21-unit senior development would be in lieu of the assisted living facility, not in addition to.

ENVIRONMENTAL SETTING

Location

The project site is located at 6983 Pentz Rd, along a two-lane arterial public street in the northern portion of the Paradise community. The site is further identified by Assessor Parcel No. 050-082-023 and is located within the southeast ¼ of Section 1, Township 22 N, Range 3E, Mount Diablo Base & Meridian.

Land Use and Access

The 1.66 acre development project site is situated with the Community Services (CS) zoning district and is currently vacant. The property is abutted to the east by Pentz Rd, a two-lane arterial public street, and along the southern property line by Kingdom Court, a paved private road. To the west lies a vacant residential property that has not rebuilt since the Camp Fire and to the north is a long +/-15' wide driveway access to 7006 Clark Rd. Further north, beyond the driveway, are residential lots along Mulberry Lane with the nearest two out of three having rebuilt their manufactured housing post-fire. Town-assigned zoning in this area is predominantly residential with some pockets of community service land uses currently in the form of religious assembly facilities.

Access to the project site is from Pentz Rd and is proposed to be made available via two driveway encroachments; one at the north end of the front parking facility along the Pentz Rd frontage and one at the south end of the parking facility adjacent to Kingdom Court.

Vegetation, Topography and Soils

The property is situated at an approximate elevation of 2,200 feet above sea level and slopes gently to the south and west. While the site's native landscaping was damaged in the 2018 Camp Fire, seasonal grasses and a few native and oaks and conifer trees still remain.

Soils on the project site belong to the Aiken Very Deep (AVD) soils series. These soils are well-drained, well-structured clay loam and generally exceed five feet in depth. Aiken Very Deep soils are considered to be well-suited for on-site wastewater treatment and disposal.

Public Services

Services and facilities available or potentially available to the project site include, but are not limited to the following listing:

Access:	Pentz Road (public street)
Communications:	AT&T Telephone /Comcast Cable Services
Electricity:	Pacific Gas and Electric Company
Public Safety:	Town of Paradise
Recreation:	Paradise Recreation and Park District
Schools:	Paradise Unified School District
Sewage Disposal:	Individual wastewater treatment/disposal systems
Water Supply:	Paradise Irrigation District

PROJECT DETAILS

The applicant is requesting approval from the Town of Paradise to establish a development project consisting of two single-story apartment buildings with 21 one-bedroom units and one community room, totaling +/- 14,983 square feet, accompanied by an on-site paved parking facility containing 27 parking spaces to include a fire engine turnaround, an engineered on-site wastewater treatment and disposal system, project landscaping, and a driveway encroachment connecting to Pentz Rd.

Pursuant to the Town’s zoning ordinance regulations, a site plan review permit is required to establish multi-family housing in the Community Services zoning district. Accordingly, the project developer has included a site plan review permit application with the project application materials submitted to the Town.

As a regulated project, storm water runoff resulting from the development of additional impervious surfaces on the resultant parcels would need to be fully mitigated to pre-development levels in accordance with the Town’s adopted Post-Construction Standards Plan dated July 2015.

The project applicant is proposing to establish a contemporary architectural building design utilizing earth-toned exterior colors with a mix of stucco and vertical siding. Doorways will have projected covered entries which add to the visual interest of the building as well as front porches enclosed with low-height decorative horizontal rails.

TOWN OF PARADISE

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

- 1. Name of Proponents:** Pacific West Communities, Inc.
- 2. Address and phone number of proponents:** 430 E. State Street #100, Eagle, ID 83616
(916) 475-2743
- 3. Date of checklist:** January 10, 2023
- 4. Zoning and general plan designation:** Zoning: Community Services (CS) General Plan
designation: Community-Service (C-S)
- 5. Name of proposal, if applicable:** Northwind Senior Apartments Site Plan Review Permit

II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

		SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
1.	LAND USE AND PLANNING. Would the proposal:					
	a. Conflict with general plan designation or zoning?	1, 8			X	
	b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	1, 8			X	
	c. Be incompatible with existing land use in the vicinity?	9			X	
	d. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	8, 9				X
	e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	9				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
2.	POPULATION AND HOUSING. Would the proposal:						
	a.	Cumulatively exceed official regional or local population projects?	1, 8			X	
	b.	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	1, 8			X	
	c.	Displace existing housing, especially affordable housing?	8, 9				X
3.	GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:						
	a.	Fault rupture?	11, 12			X	
	b.	Seismic ground shaking	11, 12			X	
	c.	Seismic ground failure, including liquefaction?	11, 12			X	
	d.	Seiche, Tsunami or volcanic hazard?	13				X
	e.	Landslides or mudflows?	11			X	
	f.	Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	10			X	
	g.	Subsidence of the land?	12			X	
	h.	Expansive soils?	7			X	
	i.	Unique geologic or physical features?	1, 9				X
4.	WATER. Would the proposal result in:						
	a.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	3, 10			X	
	b.	Exposure of people or property to water related hazards such as flooding?	3, 10			X	
	c.	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	3, 10				X
	d.	Changes in the amount of surface water in	3, 10				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		any water body?					
	e.	Changes in currents, or the course or direction of water movements?	3, 10				X
	f.	Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	14			X	
	g.	Altered direction or rate of flow of groundwater?	14			X	
	h.	Impacts to groundwater quality?	14			X	
	i.	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	14			X	
5.	AIR QUALITY. Would the proposal:						
	a.	Violate any air quality standard or contribute to an existing or projected air quality violation?	15, 16, 29			X	
	b.	Expose sensitive receptors to pollutants?	9			X	
	c.	Alter air movement, moisture, or temperature, or cause any change in climate?	10			X	
	d.	Create objectionable odors?	10			X	
6.	TRANSPORTATION/CIRCULATION. Would the proposal result in:						
	a.	Increased vehicle trips or traffic congestion?	9, 28			X	
	b.	Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	10				X
	c.	Inadequate emergency access or access to nearby uses?	17			X	
	d.	Insufficient parking capacity onsite and offsite?	10			X	
	e.	Hazards or barriers for pedestrians or bicyclists	1			X	
	f.	Conflicts with adopted policies supporting	10			X	

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		alternative transportation (e.g. bus turnouts, bicycle racks)?					
	g.	Rail, waterborne or air traffic impacts?	9				X
7.	BIOLOGICAL RESOURCES. Would the proposal result in impacts to:						
	a.	Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals and birds)?	5, 17			X	
	b.	Locally designated species (e.g. heritage trees)?	1				X
	c.	Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	1				X
	d.	Wetland habitat (e.g. marsh, riparian and vernal pool)?	7, 9, 30				X
	e.	Wildlife dispersal or migration corridors?	1, 6			X	
8.	ENERGY AND MINERAL RESOURCES. Would the proposal:						
	a.	Conflict with adopted energy conservation plans?	1				X
	b.	Use nonrenewable resources in a wasteful and inefficient manner?	1, 10			X	
	c.	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	1, 18, 19				X
9.	HAZARDS. Would the proposal involve:						
	a.	A risk of accidental explosion or release of hazardous substances (including, but not limited to; oil, pesticides, chemicals or radiation)?	10			X	
	b.	Possible interference with an emergency response plan or emergency evacuation plan?	20, 22			X	
	c.	The creation of any health hazard or potential health hazard?	10			X	
	d.	Exposure of people to existing sources of potential health hazards?	10			X	

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	e.	Increased fire hazard in areas with flammable brush, grass or trees?	21, 10			X	
10.	NOISE. Would the proposal result in:						
	a.	Increases in existing noise levels?	10, 23			X	
	b.	Exposure of people to severe noise levels?	10, 23			X	
11.	PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:						
	a.	Fire protection?	4, 9, 17			X	
	b.	Police protection?	9, 10, 17			X	
	c.	Schools?	1, 9, 10			X	
	d.	Maintenance of public facilities, including roads?	1, 9, 10			X	
	e.	Other governmental services?	9, 10			X	
12.	UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:						
	a.	Power or natural gas?	9, 10			X	
	b.	Communications systems?	9, 10			X	
	c.	Local or regional water treatment or distribution facilities?	17			X	
	d.	Sewer or septic tanks?	10, 17			X	
	e.	Storm water drainage?	3, 9, 10			X	
	f.	Solid waste disposal?	10			X	
	g.	Local or regional water supplies?	4, 17			X	
13.	AESTHETICS. Would the proposal:						
	a.	Affect a scenic vista or scenic highway?	1, 24, 25			X	
	b.	Have a demonstrable negative aesthetic effect?	9, 10			X	
	c.	Create light or glare?	8, 10			X	
14.	CULTURAL RESOURCES. Would the proposal:						

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	a.	Disturb paleontological resources?	10, 27			X	
	b.	Disturb archaeological resources?	2, 10, 27			X	
	c.	Affect historical resources?	26, 27			X	
	d.	Have the potential to cause a physical change which would affect unique ethnic cultural values?	27				X
	e.	Restrict existing religious or sacred uses within the potential impact area?	27				X
15.	RECREATION. Would the proposal:						
	a.	Increase the demand for neighborhood or regional parks or other recreational facilities?	10			X	
	b.	Affect existing recreational opportunities?	10			X	
16.	WILDFIRE. If located in or near state responsibility areas or lands classified as a very high fire hazard severity zones, Would the project:						
	a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	17, 22			X	
	b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	10, 17			X	
	c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	10, 17			X	
	d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	10, 17			X	
17.	Greenhouse Gas Emissions. Would the project:						
	a.	Generate greenhouse gas emissions, either	10, 16				

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		directly, or indirectly, that may have a significant impact on the environment?				X	
	b.	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	10, 16			X	
18.	MANDATORY FINDINGS OF SIGNIFICANCE.						
	a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
	b.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				X	
	c.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connect with the effects of past projects, the effects of other current projects, and the effects of probable future projects).				X	
	d.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

1. **General Evaluation:** Potential environmental impacts associated with the proposed project have been identified upon the preceding environmental review checklist form. It has been determined that the proposed project will not result in a significant adverse effect on the environment because the project will be subject to existing permitting requirements and mitigation measures that are identified and assigned which address any potential impacts identified within this initial study. The text that follows outlines a number of areas of potential environmental issues related to the project.

- a. **Item 1 – Land Use and Planning:**

A, B: Less than significant impact. The subject parcel is located in a Community Services (CS) Zone, which has an underlying general plan designation of Community Service (C-S). Multi-family land uses are allowed in the CS zoning through a site plan review permit and public hearing process. The project proposal does not conflict with either the Town’s zoning ordinance or general plan requirements.

The project would not conflict with any local environmental plans or policies and is in line with the requirements of the Town’s general plan and zoning code. No conflict with the general plan designation, zoning or land use plans, policies, or environmental regulations would occur as a result of the project. Impacts would be less than significant.

C: Less than significant impact. The surrounding land uses are primarily residential in nature, predominantly occupied by parcels zoned for single-family dwellings. The establishment of this land use would not be incompatible or out of character with existing land uses because it too is residential in nature. Impacts would be less than significant.

D: No impact. Three parcels in the area immediately northeast (across Pentz Rd) of the subject parcel are operated with agricultural land uses (fruit orchards). However, no portion of the proposed project would limit the ability of these parcels to conduct their agricultural activities. The proposed land use is compatible with the surrounding zoning designations. There would be no impact from the proposed project.

E: No impact. The proposed project would not create any physical barriers or other impediments that could affect the surrounding community. No aspect of the proposed project will physically divide a community, including low-income or minority communities. the project would have no impact.

- b. **Item 2 – Population and Housing**

A, B: Less than significant impact. The Town of Paradise lost much of its housing in the 2018 Camp Fire, which also resulted in a substantial reduction in the population of the Town. Any increase in population, estimated to be no more than 42 seniors (up to 2 seniors per 1-bedroom apartment), that could result from the project could only begin to replenish population levels to a fraction of their previous levels. Unplanned growth would not occur as a result of the project. No regional or local population projections would be exceeded due to the development of the project. Impacts would be less than significant.

C: No impact. No housing would be demolished, and no residents or other people would be displaced as a result of the project. No replacement housing would be required. There would be no impact.

c. Item 3 – Geologic Problems

A, B, C: Less than significant impact. The project is located in an area with the possibility of strong seismic ground shaking, as is much of California. The 2019 Butte County Local Hazard Mitigation Plan lists the Town’s vulnerability to earthquakes as high, but outlines those occurrences are unlikely. The project is not located in an area with any identified earthquake fault zone, however the big Bend Fault, which is located to the southeast of Paradise, is considered to be “potentially active” and could result in major county-wide damage if an earthquake were to occur. The Plan lists the potential of future earthquake and liquefaction as “occasional/unlikely” and lists the area as having a generally low potential for liquefaction. The project is not located in area identified as a liquefaction zone by the California Department of Conservation (See figure 1). The likelihood of any effects from fault rupture, seismic ground shaking, seismic ground failure, and liquefaction are low. Impacts would be less than significant.

D. No impact. The project is not located near the ocean or any body of water substantial enough to be subject to seiche risks. The USGS indicates that the project is not located within a volcanic hazard zone. The project would not be at risk from volcanic hazards. There would be no impact.

E. Less than significant impact. The project is not located in area identified as a landslide zone by the California Department of Conservation. The 2019 Butte County Local Hazard Mitigation Plan shows that the project area has a low to moderate landslide potential. The impact from the proposed project would be less than significant.

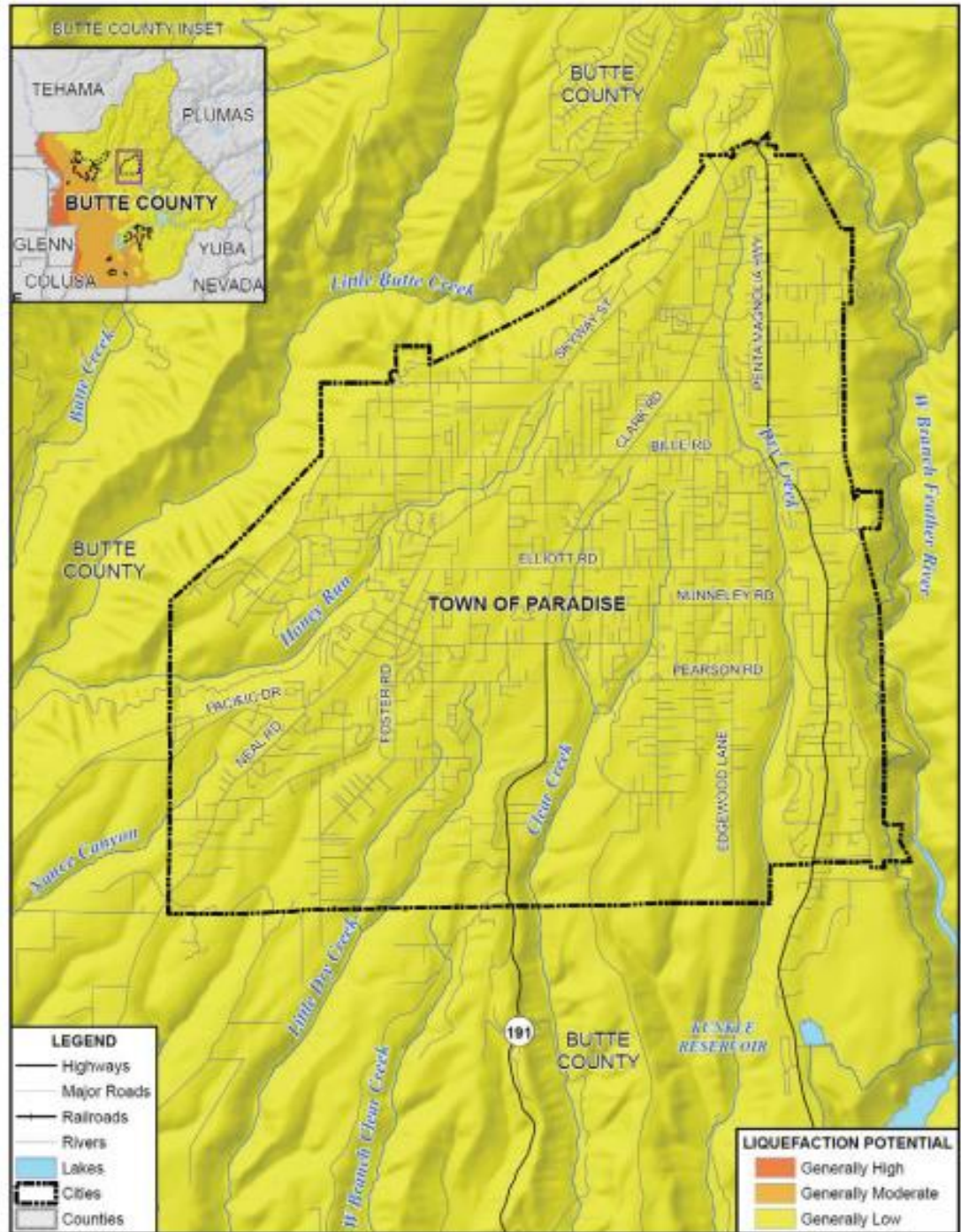
F. Less than significant impact. The proposed project does not include substantial changes to topography or significant amounts of excavation.

The site currently has a nominal 1% slope from the Pentz Rd frontage to the back of the lot (westward). From south to north, along the Pentz Rd frontage, there is approximately a 5% rise in elevation as you head north. It is planned for any soils cut along the northeast side of the property to be filled in along the south side of the property to level out the slope. Erosion control measures and other restrictions applied to regulated projects would also ensure that any potential impacts would be limited. Impacts would be less than significant.

G. Less than significant impact. The project is not located in close proximity to any fault and is unlikely to be subject to landslides or liquefaction (See figures 1 and 2). The proposed project is not expected to be at risk from geologic hazards. The impact from the proposed project would be less than significant.

H. Less than significant impact. The project area has not been assessed for the presence of expansive soils. However, the site is located in an area identified as having well-drained and well-structured soils as determined through the comprehensive, town-wide soils survey conducted in 1992. The proposed structures would be built to current California building code, which includes provisions to safeguard against structural failure. A less than significant impact from the project is expected.

I: No impact. No locally recognized unique geological or physical features are located on the project site. There would be no impact from the project.



Data Source: Butte County General Plan 2030, Butte County GIS, Cal-Atlas; Map Date: 3/1/2019.

Figure 1: Liquefaction Potential

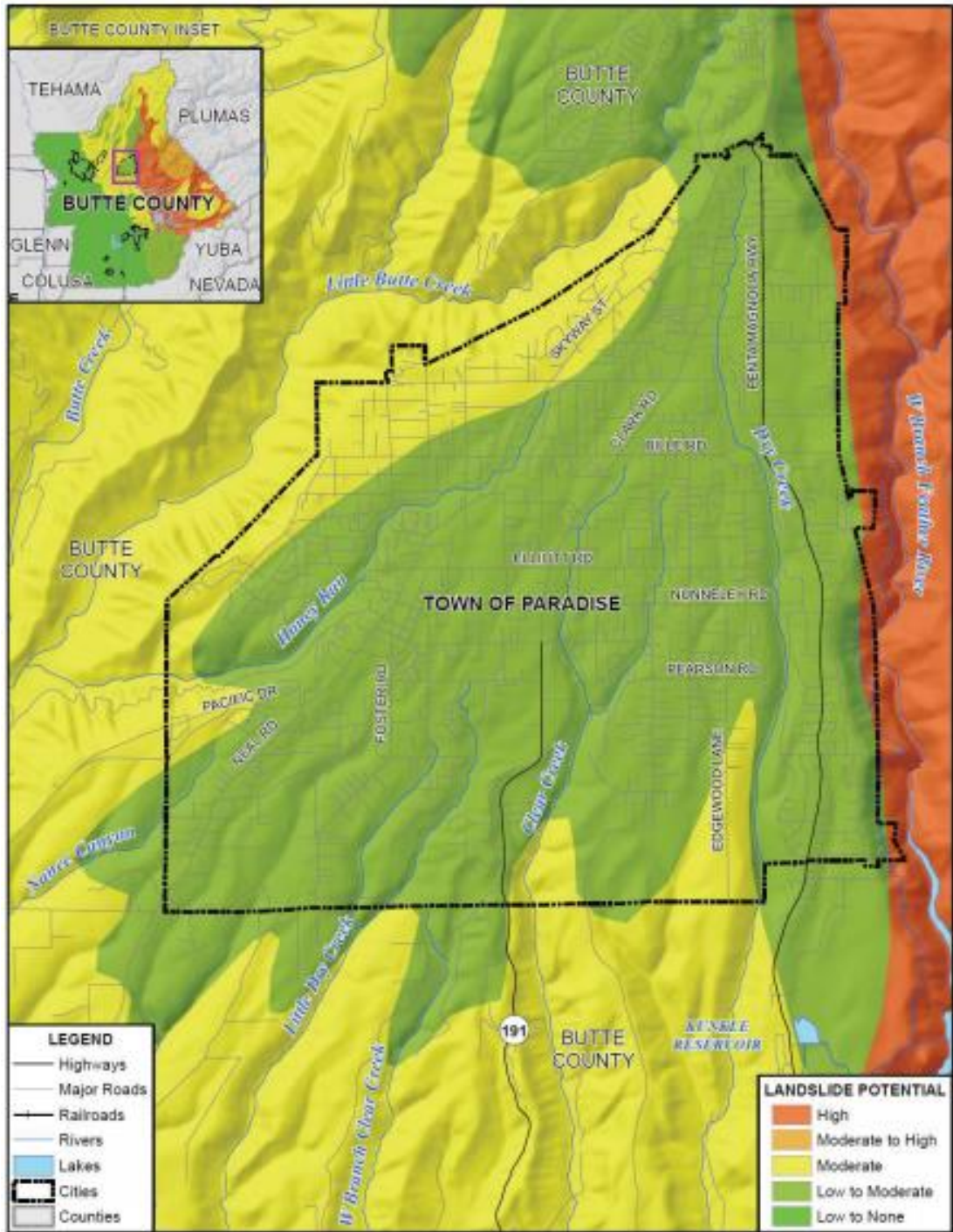


Figure 2: Landslide Potential

d. Item 4 – Water

A, B: Less than significant impact. The proposed site is currently vacant, the redevelopment of which could alter drainage patterns and absorption rates. The Town has adopted Storm Water Post-Construction Standards that require the project surface runoff be contained to pre-construction levels thus no change in the amount of surface runoff is expected. While the construction of new impervious areas may alter drainage patterns and reduce absorption rates in those areas, under the parking lot will be a storm water detention system with over 300 lineal feet of trenches to continue to collect and discharge stormwater on-site. Overall, 49% of the project site will continue to be open area. No areas of surface water or areas subject to localized flooding exist on or adjacent to the project site. Impacts from the project would be less than significant.

C, D, E: No impact. No ponds, creeks, or other surface water is present within the project area or any immediately adjacent property. The west branch of the Feather River runs through the Canyon to the east of the property, approximately one mile from the main building at its closest point at an elevation of 1,170 ft. Due to its distance and significantly lower elevation, impacts from the project site would not be likely to make any impact to the Feather River. There would be no risk of impacts to surface water and be no impact from the proposed project.

F, G, H, I: Less than significant impact. The project would be served, as all development is in Paradise, by an on-site wastewater treatment system which can affect the amount and rate of flow of groundwater through the process of subsurface wastewater dispersal. Potential contaminants from wastewater systems are controlled by adherence to the Town of Paradise's Local Agency Management Program, as approved by the Central Valley Water Board in 2016 including semi-annual surface and groundwater testing. No wells would be utilized to provide water for the project so the project would not result in decreased groundwater availability for public or private water supplies. Impacts would be less than significant.

e. Item 5 – Air Quality

A: Less than significant impact. The project location is subject to the requirements of the Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan and the Butte County Air Quality Management District (BCAQMD). Butte County is currently nonattainment for the State and Federal 8-hour ozone standards and the State 1-hour ozone standards.

Butte County – State and Federal Ambient Air Quality Attainment Status :

Pollutant	State Designation	Federal Designation
1-hour Ozone	Nonattainment	—
8-hour Ozone	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
24-Hour PM10	Nonattainment	Attainment
24-Hour PM2.5	No Standard	Attainment
Annual PM10	Attainment	No Standard
Annual PM2.5	Nonattainment	Attainment

Source: Butte County AQMD, 2018

Figure 3: Butte County Air Quality Attainment Status

Short term construction related emissions and long-term operational emissions were modeled using the California Emissions Estimator Model (CalEEMod) to compare against the BCAQMD’s thresholds of significance (See Figure 4). Short term construction activities would result in a temporary increase in vehicle emissions however, the Project would not violate any local air quality standards. Impacts would be less than significant.

Project phases	ROG	NOx	PM10 or Smaller
Construction Thresholds	137 lbs/day, not to exceed 4.5 tons/year	137 lbs/day, not to exceed 4.5 tons/year	80 lbs/day
Construction phase Modeled	0.89 lbs/day	4.99 lbs/day	0.26 lbs/day
Operation Thresholds	25 lbs/day	25 lbs/day	80 lbs/day
Operational phase Modeled	14.2 lbs/day	0.77 lbs/day	2.47 lbs/day

Figure 4: CalEEMod project modeling results

B: Less than significant impact. No parks, playgrounds, schools, day care center, nursing homes, or other similar sensitive receptors are immediately adjacent to the proposed project area. The nearest sensitive receptor is the Children’s Community Charter School, located approximately 1,500 feet to the south of the project area. The proposed project site is in proximity to residentially zoned areas. The project may cause short-term impacts to air quality typical of construction projects including dust and vehicle emissions from increased vehicle use and heavy equipment, grading, and road base application. These impacts are short-term in nature. Adherence to the required grading and dust emissions control plan would ensure that impacts would be reduced. Accordingly, impacts from the proposed project would be less than significant.

C: Less than significant impact. The Project would not create any structures or features that could potentially alter air movement, moisture, temperature, or create any change in climate as pollutants associated with greenhouse gasses are well below the regional air quality district threshold of significance. The impacts would be less than significant.

D: Less than significant impact. The construction activities related to residential development could result in objectionable odors such as vehicle exhaust from construction equipment during the construction of the proposed parking area and the painting of the new buildings. However, these impacts would be short-term, typical of construction activities, and would cease upon completion of the project. Impacts would be less than significant.

f. Item 6 – Transportation / Circulation

A: Less than significant impact. The proposed change of use has the potential to create an increase in vehicle trips to and from the project area, consisting of construction-related traffic during the construction of the apartment units and traffic from the long-term operation of the rental units. However, as a senior affordable housing development, the Institute of Transportation Engineers (ITE) Trip Generation Manual calculates an estimated trip generation of not more than 5 vehicle trips in the AM and PM during peak commute hours for the entire complex which is considered very low. Even double or triple the estimated trips would be a very low impact to area traffic. Impacts from the project would be less than significant.

B: No impact. The project would not create any hazardous design features such as sharp curves, dangerous intersections, or similar features. No incompatible use is proposed as part of the project. No impact would occur as a result of the project.

C: Less than significant impact. The project site is served by the Paradise Fire and Police departments. No portion of the project would affect the ability of emergency services to access and serve the property or reduce their ability to serve other properties in town. Sufficient fire engine turnaround area is provided in the site development design. The project would not result in inadequate emergency access. The impact of the project would be less than significant.

D: No impact. The proposed parking would meet the requirements of the Town of Paradise’s parking standards. The project requires 25 spaces to accommodate the proposed 21 residential units. The proposed parking lot would provide 27 parking spaces. No offsite parking is necessary or proposed. No impact would occur as a result of the project.

E, F: No impact. Circulation is governed by the Town of Paradise General Plan’s circulation element as well as the Town of Paradise Transportation Management Plan and Active Transportation Plan. The project would not conflict with any provision of the general plan or any other governing document. No project components would create hazards or barriers to pedestrians or bicyclists. There would be no impact from the proposed project.

G: No impact. No railway, airport land use zone, or navigable waters are located in or near the project area. There would be no impact to rail, waterborne, or air traffic.

g. Item 7 – Biological Resource

A: Less than significant impact. The U.S. Fish and Wildlife Service BIOS map viewer indicates that the Paradise East USGS quad, containing the subject parcel, has the potential to contain Federal and State endangered and threatened species. The species potentially present in the Paradise East USGS Quad are listed in the figure below.

Scientific Name	Common Name	Status – State	Status – Federal
Rana boylei	foothill yellow-legged frog (amphibian)	Threatened	Proposed Threatened
Haliaeetus leucocephalus	bald eagle (Bird)	Endangered	Delisted

Figure 5: Endangered and Threatened Species within the Paradise East Quadrangle

Any potential habitat for these listed species was likely destroyed or significantly reduced in the 2018 Camp Fire, which significantly damaged the project parcel. Impacts to endangered, threatened, and rare species are not expected as a result of the proposed project. No surface water is present within the project location, meaning there is likely no suitable habitat for the foothill yellow-legged frog. A reconnaissance-level field survey of the project area was conducted January 12, 2023. This survey focused on identifying the presence of special status species or their habitat. No special status species were observed within or adjacent to the project area. Separately, a pre-construction survey for nesting birds protected under the Migratory Bird Treaty Act, if construction is proposed to begin during nesting season (February 1 – August 31), will be a standard condition on the land use entitlement. Impacts to special status species are anticipated to be less than significant.

B, C, D: No impact. The Town of Paradise General Plan outlines several goals and policies related to the preservation of trees or other natural communities. The Town of Paradise does not recognize landmark trees or any other locally designated special natural communities on the project site. No surface water, wetlands, marshes, vernal pools, riparian habitat, or similar features are present on the project site. There would be no impact.

E: Less than significant impact. A CNDDDB record search did not indicate that any wildlife corridors located in the project area. The project is not located in an area identified as being within the area of any migratory deer herd, as outlined in the Town’s General Plan. The project would not create any physical barriers that would impede the movement of wildlife. Proposed development on the property does not cover a substantial enough area to impede the movement of wildlife. Impacts from the project would be less than significant.

h. Item 8 – Energy and Mineral Resources

A: No impact. The Town of Paradise has no published renewable energy plans. The proposed development will comply with current California building code, including all energy use standards. No conflict with local or State energy plans are expected. There would be no impact from the proposed project.

B: Less than significant impact. The project is expected to incur no larger an energy expense than is typical of similar residential renovation during construction. Likewise, construction of the proposed parking facility is expected to be typical and would not incur excessive energy expenditures. The proposed project would be required to be constructed in accordance with current State energy-efficiency standards and CalGreen building design features. No wasteful expenditure of energy is expected because of the project. Impacts would be less than significant.

C: No impact. The project location is not within or within proximity to any State identified Surface Mining and Reclamation Act study areas or any existing mines. The Town of Paradise does not identify any locally important mineral resources sites in its general plan or any other policy document. No impact would result from the proposed project.

i. Item 9 – Hazards

A, C, D: Less than significant impact. The project’s short-term construction may include the transport and use of potentially hazardous materials including asphalt materials and solvents. The use of these materials is typical of construction projects and would not indicate a high risk of hazards to the public or environment. The Project would not interfere with any emergency response or evacuation plan or create any health hazards. Impacts from the project would be less than significant.

B: Less than significant impact. The subject parcel is located within the area of the Butte County Local Hazard Mitigation Plan and the Town of Paradise & Upper Ridge Wildfire Evacuation Plan. The project would not create any structures or other impediments that would affect the execution of the Wildfire Evacuation Plan or any other emergency response actions. The project would have no impact to emergency response or evacuation. Impacts would be less than significant.

E: Less than significant impact. The subject parcel is designated by Cal Fire as a being within a very high fire hazard severity zone, as is the majority of the Town. The Town of Paradise, through local ordinance, is also designated as very high fire severity zone. Trees in the project area were destroyed in the 2018 Camp Fire, reducing the potential for any fires to spread to other areas. Proposed new construction for the Project is subject to the fire resistant Wildland Urban Interface building materials and methods in the California building codes. An increase in paved area on the property could result in a minor decrease in fire risk on the subject parcel. In addition, the site will be subject to maintained landscaping, decreasing fire hazards through well-watered and maintained plantings, which are at least 5-feet from structures. The impact would be less than significant.

j. Item 10 – Noise

A, B: Less than significant impact. The short-term construction activities required to renovate the subject site would cause a temporary increase in ambient noise levels on the project site. Construction activities would be subject to the restrictions of the Town Noise Ordinance and would not cause any long-term or significant impact. Noise levels from the long-term operation of the development are expected to be similar to those of the surrounding

single-family homes. No overtly noisy components or features are proposed as part of the Project. Impacts from the project related to noise would be less than significant.

k. Item 11 – Public Services

A: Less than significant impact. The proposed project would not create a need for any new government services or facilities. The Town has the capacity to provide services such as fire protection, police protection, schools, parks, and other services, for a larger population than currently resides in Paradise. The project would not conflict with any Town of Paradise General Plan goals, policies, or programs related to public services. Fire protection services are provided by the Paradise Fire Department. Fire flow requirements are the responsibility of the Paradise Fire Department with the cooperation of the Paradise Irrigation District (PID). Information provided by the Fire Department indicate that fire flows in the vicinity are sufficient to serve the needs of the project and a fire hydrant is within the required distance. The project would result in a less than significant impact to fire protection services.

B: Less than significant impact. Policing services in the project area are provided through the Paradise Police Department. The Town has capacity to provide police services to a much larger population than currently resides in Paradise due to the Camp Fire. The Paradise Police Department reviewed the project proposal and confirmed that it has the capacity to serve the project. Impacts to police protection from the project would be less than significant.

C: Less than significant impact. The creation of the proposed new dwelling units could result in new students, adding demand to the local school system. However, these are deed restricted senior apartments with only one-bedroom each so the likelihood of school aged children residing on-site is unlikely. Furthermore, with the vast majority of the Town’s pre-fire population not recovered, the school system and facilities have ample capacity to serve this need. No foreseeable impact to school services would result from the project. Impacts to school services from the proposed project would be less than significant.

D, E: Less than significant impact. Pentz Road is a public street which will be serving this project. Pentz Road is slated for upgrades as part of the CDBG-DR infrastructure funds allocated to the Town of Paradise, Upgrades include the widening of Pentz Rd from its intersection with Skyway down to Pearson Rd to include a 12 foot-wide center turn lane, widened shoulders, and a multi-use pathway. The Town estimates that project to be completed by end of 2027. As such, the public infrastructure and government services including roads have the capacity to serve this population. No new facilities, increases to service

area, or other impacts to town services would result from the proposed project. Impacts from the project would be less than significant.

I. Item 12 – Utilities and Service Systems

A, B: Less than significant impact. Demand for power, natural gas, and communications infrastructure would be typical of a multi-family residential development of this type. No excessive power demand is expected to be created by the project. The property would have electrical and natural gas services established through PG&E. Utility lines, scheduled to be undergrounded, currently run along the property frontage on Pentz Road, only service laterals would need to be brought on-site to the buildings. Substantial alteration to those utilities would not occur as a result of the project. Impacts from the project would be less than significant.

C: Less than significant impact. No new construction of water treatment facilities would be required for the project. The Paradise Irrigation District currently serves the property from the 12" water main in Pentz Road. If approved, the project will be conditioned in a manner that is consistent with the backflow prevention device requirements of Paradise Irrigation District. Impacts from the proposed project would be less than significant.

D: Less than significant impact. The mode of sewage disposal for parcel is to be provided via a new engineered on-site wastewater treatment system sized to serve the proposed development. Staff members of the Town of Paradise Wastewater division have carefully evaluated the project design along with the environmental characteristics of the project site. Town wastewater division staff have determined that the project meets the adopted requirements of the Town of Paradise Local Agency Management Plan for the treatment of wastewater as approved by the CA Regional Water Quality Control Board in 2016. Therefore, no significant adverse effect regarding sewage disposal is foreseen and no mitigation measures appear to be necessary. Impacts from the proposed project would be less than significant.

E: Less than significant impact. The proposed project would be required to comply with the Town's post-construction standards, ensuring that post-construction runoff rates would not exceed those of the project site's pre-construction conditions. Impacts from the project would be less than significant.

F: Less than significant impact. Solid waste would be generated during the construction process. However, CalGreen standards require at least 65% of nonhazardous construction and demolition waste to be recycled and/or salvaged. These State recycling standards ensures that short-term construction

waste would amount to a less than significant impact. AB 341 requires that multiple-family residential dwellings of 5 or more units arrange for recycling services. As such, no aspect of the long-term operation of the proposed project is expected to generate an unusual or excessive quantity of solid waste. Solid waste creation from the operation of the residential rentals is expected to be similar in nature to the residential land uses that surround the site. Impacts would be less than significant.

G: Less than significant impact. Water service in the Town of Paradise is established through the Paradise Irrigation District. The Paradise Irrigation District has the capacity to serve the proposed project with its local water supply. If approved, the project will be conditioned in a manner that is consistent with the requirements of Paradise Irrigation District. Impacts would be less than significant.

m. Item 13 – Aesthetics

A: Less than significant impact. There are no State Scenic Highways or eligible State Scenic Highways in the Town of Paradise according to the California Department of Transportation. The Town of Paradise General Plan does identify a corridor extending 100-feet from the centerline of Pentz Road, through its entire length, as a scenic highway corridor. Along that corridor, certain land uses are statutorily prohibited through the Town’s zoning ordinance (e.g. swap meets, automobile sales, billboard, etc.). The proposed development would not impact the unique natural features of the corridor such as dramatic canyon views and varied topography. Impacts would be less than significant.

B: Less than significant impact. The Town of Paradise General Plan recognizes several Scenic Corridors and Gateway areas. The project applicant is proposing to establish a contemporary architectural building design utilizing earth-toned exterior colors with a mix of stucco and vertical siding. Doorways will have projected covered entries which add to the visual interest of the building as well as front porches enclosed with low-height decorative horizontal rails. Required site landscaping will assist in screening the development from neighboring land uses and aid in replacing vegetation lost in the Camp Fire. Impacts to the visual quality of the proposed project site would be less than significant.

C: Less than significant impact. The proposed project may produce new sources of light and potential glare associated with the construction of the buildings and the exterior lighting fixtures affixed to the covered entries. However, the safety lighting is decorative, facing light downwards, at only 10-12-feet above grade. The proposed project would have a less than significant impact.

n. Item 14 – Cultural Resources

A, B: Less than significant impact. No excessive or atypical amount of ground disturbing work is proposed as part of the project. A cultural resources survey conducted in 2012 in preparation for the construction of the previously approved assisted living facility did not uncover any prehistoric or historic resources on the project site. The site has not been redeveloped or graded since the previous pedestrian survey. Impacts from the project would be less than significant.

C: Less than significant impact. The cultural resources report conducted in April of 2012 found no historical resources during the pedestrian survey. The site has been previously developed, with a two-bedroom residence (since demolished), and previously disturbed. While the survey did not reveal the presence of cultural resources on the site, the possibility exists that such resources could be discovered during subsurface construction activities. As a result of this slight possibility, the Town will condition any project approval to require all work to stop around any discovery of archaeological resources until a qualified archaeologist provides an appropriate evaluation of the discovery. Therefore, no significant impact is expected or mitigation measures warranted.

D, E: No impact. No locally identified religious uses or artifacts are known to be present on the project site. While the region was once home to the native Konkow tribe, a subset of the Maidu, no cultural resources were uncovered during the investigation for the 2012 cultural resources report that was authored during the construction of the residential care facility. There would be no impact.

o. Item 15 – Recreation

A, B: Less than significant impact. The proposed project would create the potential for new dwelling units that could increase local population levels. However, since population levels are currently only a fraction of the levels prior to the 2018 Camp Fire, existing recreational facilities are sufficient to handle any potential increase resulting from residential development on the project site and would not need to be expanded to accommodate the project. Independently of this project, Paradise Recreation and Parks District has completed environmental review on a new park, Noble Park, at the SE corner of Pentz Rd and Merrill Rd which is only 1/2-mile from the project site and will serve to provide local recreation opportunities once completed. Impacts would be less than significant.

p. Item 16 – Wildfire

A: Less than significant impact. The Town of Paradise is subject to the

evacuation measures outlined in the Town of Paradise Evacuation Traffic Control Plan. No portion of the project would impair access to or escape from the property along Pentz Road. The project proposal has been reviewed by the Town Fire Official who determined that ingress and egress would be suitable for emergency vehicles. Impacts would be less than significant.

B: Less than significant impact. Prevailing winds in the Town of Paradise, known as the Jarbo Gap winds, come primarily from the Feather River Canyon area northeast of the Town and blow southwest. Fire risk is high throughout the Town of Paradise, especially during the Summer and Fall seasons. The project is not expected to cause an increased risk of wildfire danger. The buildings will be built to current fire-resistant building codes and the vegetative fuel loads will be reduced through the development of impervious surfaces. The Pentz Road widening project, slated for completion by 2028, will provide additional evacuation capacity. The project would have a less than significant impact.

C, D: Less than significant impact. New utility connections to the property would be undergrounded, significantly reducing the risk of fire started from damaged electrical infrastructure. Access to the project would be through Pentz Road, an existing public street. The water main and service lateral are already in place to serve the project. Associated project infrastructure, such as the parking facility, storm water detention system, and septic system will not exacerbate fire risk. The risk of downstream flooding, landslides, and post-fire slope instability are unlikely considering the nominal slope of the project site and the parcels in the vicinity. Impacts from the project would be less than significant.

q. Item 17 – Greenhouse Gases

A, B: Less than significant impact. The Town of Paradise does not have a Greenhouse Gas Reduction Plan. The Butte County Air Quality Management District does not have established greenhouse gas thresholds of significance. Butte County is currently nonattainment for the State and Federal 8-hour ozone standards and the State 1-hour ozone standards. The construction of the proposed new parking lot and rental units has the potential to create a small increase in short-term GHG emissions due to the use of construction equipment. Traffic in and out of senior affordable apartment housing is very low as residents are typically retired. The Town of Paradise suffered the loss of the vast majority of its existing housing stock in the 2018 Camp Fire. The town's population was reduced from 27,000 to approximately 7,500 today. The potential emissions created by the proposed construction and operation of the Project would only account for a small portion of the pre-fire GHG emissions of the Town. The creation of new dwelling units, built to the State's

current energy efficiency standards, that would result from the project would also contribute to meeting the Town's Regional Housing Needs Allocation. The Project would not conflict with any state plans, policies or regulations regarding greenhouse gas emissions. Impacts from the proposed project would be less than significant.

r. Item 18 – Mandatory Findings of Significance

A, B: Less than significant impact. As outlined in the above environmental checklist, the project would not cause impacts with potential to degrade the quality of the environment, threaten habitat, reduce wildlife population levels, threaten plant communities. The project is also unlikely to negatively affect historical resources. The above checklist demonstrates that the project would have limited overall impact with no impacts rising to the level of significance. Impacts would be less than significant.

C, D: Less than significant impact. The project would be consistent with Town zoning regulations and the Town general plan. No similar projects or developments exist in the surrounding area. As outlined in the above checklist, the project would not cause adverse impacts to traffic, aesthetic resources, safety, noise, or other areas of consideration. The project would not contribute to a larger cumulative impact and would not cause adverse impacts to humans. The impact would be less than significant.

IV. DETERMINATION.

On the basis of this initial evaluation:

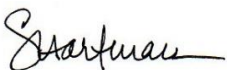
- 1. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

- 2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this document shall be added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**

- 3. I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

- 4. I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

- 5. I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Susan Hartman
Planning Director for Town of Paradise

Date 01/13/2023

V. REFERENCES

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