



# Town of Paradise Planning Commission Meeting Agenda 6:00 PM – February 21, 2023

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**Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA**

**Planning Commission Staff:**

Susan Hartman, Community Development Director

**Planning Commission Members:**

Lynn Costa, Chair  
VACANT, Vice Chair  
Carissa Garrard, Commissioner  
Kim Morris, Commissioner  
Zeb Reynolds, Commissioner

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA**

**ROLL CALL**

**1. APPROVAL OF MINUTES**

1a. Approve Special meeting minutes of December 6, 2022.

**2. SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER**

2a. Swear in appointed Planning Commissioner Charles Holman.

**3. ROLL CALL WITH NEWLY APPOINTED PLANNING COMMISSIONER**

**4. APPOINTMENT OF PLANNING COMMISSION VICE CHAIR FOR THE 2022/23 FISCAL YEAR.**

4a. Appointment of Vice-Chair due to Ronald Lassonde being elected to the Town Council.

**5. COMMUNICATION**

5a. Recent Council Actions

5b. Staff Comments

**6. PUBLIC COMMUNICATION**

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

**\*\*\* PUBLIC HEARING PROCEDURE \*\*\***

- |                                   |                                |
|-----------------------------------|--------------------------------|
| A. Staff comments                 | C. Close hearing to the public |
| B. Open the hearing to the public | D. Commission discussion       |
| 1. Project applicant              | E. Motion                      |
| 2. Parties for the project        | F. Vote                        |
| 3. Parties against the project    |                                |
| 4. Rebuttals                      |                                |

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for a maximum of five minutes unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

**7. CONTINUED PUBLIC HEARING - None**

**8. PUBLIC HEARING**

- 8a. Consider adopting the required findings for approval as provided by staff and approve the Francis conditional use permit application (PL22-00117) to allow the reestablishment of a legal non-conforming multi-family development consisting of two duplexes.
- 8b. 1. Consider adopting the required findings for approval as provided by staff and approve the Mercy Housing/Community Housing Improvement Program Site Plan Review Permit application (PL22-00107) to allow the establishment of the proposed 140-unit housing development; and, 2. Certify and adopt the proposed Initial Study and Mitigated Negative Declaration document as it relates to the proposed the Mercy Housing/Community Housing Improvement Program Site Plan Review Permit project.
- 8c. Consider adopting the required findings for approval as provided by staff and approve the Northwind Senior Apartments Site Plan Review permit application (PL22-00118) to allow the establishment of 21 senior apartments. (ROLL CALL VOTE)

**9. OTHER BUSINESS**

- 9a. Be prepared to publicly discuss this matter and to provide direction via an adopted motion to staff regarding any specific recommendations to be forwarded to the Town Council to facilitate additional and/or further implementation of the 2022 Paradise General Plan Housing Element. (ROLL CALL VOTE)
- 9b. Consider adopting a motion to forward the annual implementation status report to the Town Council. (ROLL CALL VOTE)

**10. COMMITTEE ACTIVITIES**

**11. COMMISSION MEMBERS**

- 11a. Identification of future agenda items (All Commissioners/Staff)

**12. ADJOURNMENT**

STATE OF CALIFORNIA )	SS.
COUNTY OF BUTTE )	
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
_____	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	





# Town of Paradise Planning Commission Minutes 6:00 PM – December 6, 2022

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## Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

**CALL TO ORDER** by Chair Lassonde at 6:01 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

**PLANNING COMMISSIONERS PRESENT:** Lynn Costa, Carissa Garrard (Via Teams) Kim Morris, Zeb Reynolds and Ron Lassonde, Chair

**PLANNING COMMISSIONERS ABSENT:** None

### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Reynolds** approved the Regular Meeting Minutes of September 20, 2022. Roll call vote was unanimous.

### 2. PUBLIC HEARING

- 2a. Item to be determined exempt from environmental review:

**GALLEGOS CONDITIONAL USE PERMIT APPLICATION (PL22-00105):** Planning Commission consideration of a conditional use permit application proposing the rebuild of a single-family residence on a property zoned Community Commercial (CC). The project site is a 0.36-acre property located at 308 Pearson Road, Paradise and further identified as Assessor Parcel Number 052-226-015.

Assistant Planner Anne Vierra presented on the Gallegos Conditional Use Permit Application. Ms. Vierra clarified that there is a seven-day appeal period and that no permits can be issued until that period is closed.

Chair Lassonde opened the public hearing at 6:07 p.m.

There were not public comments.

Chair Lassonde closed the public hearing at 6:07 p.m.

**MOTION by Morris, seconded by Costa,** approved the conditional use permit application proposing the rebuild of a single-family residence on a property zoned Community Commercial (CC) at 308 Pearson Road, Paradise and further identified as Assessor Parcel Number 052-226-015. Roll call vote was unanimous subject to the following general conditions:

#### GENERAL CONDITIONS

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become

subject to revocation by the Town of Paradise.

2. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
3. Development on the property shall comply with the site development regulations outlined in Paradise Municipal Code (PMC) Section 17.20.400.

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

**Construction codes**

4. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
5. Meet the requirements of PMC Section 8.58.060 including the use of noncombustible fencing materials within 5 feet of the proposed structure.

**Grading and Drainage**

6. If disturbing more than 50 cubic yards of soil, secure a grading permit and meet the requirements of the Engineering Division.
7. Submit Erosion and Sediment control plan for review by the Engineering Division.

**Site Development**

8. Submit revised site plan to engineering for approval prior to building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).

**Sanitation**

9. Complete the requirements of the Town Onsite Sanitary Official concerning application and issuance of a repair permit for the required repairs to the existing septic system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (Building Division).

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND  
CERTIFICATE OF OCCUPANCY**

**Utilities**

10. Meet the requirements of the Paradise Irrigation District (PID) regarding any required water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated November 14, 2022 and on file with the Town Development Services Department.
11. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

**Site Development:**

12. Any work associated with repairing or replacing the driveway encroachment requires the issuance of an encroachment permit from the Town Public Works Department.
  13. Complete the requirements of the Fire Marshal regarding plans submittal and installation of an Automatic Fire Sprinkler System for the proposed home.
  14. Approved numbers or addresses shall be placed on the building above the doorway, or in such a position as to be visible from the street or road fronting the property.
  15. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval for the repairs to the septic system.
- 5b. Item for which a proposed negative declaration document regarding environmental impacts is proposed to be adopted.

**PARADISE BOUTIQUE APARTMENTS CONDITIONAL USE PERMIT MODIFICATION APPLICATION (PL22-00073):** Planning Commission consideration of a conditional use permit modification to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units. A previously approved use permit allowed for the initial conversion of 45 unites to long-term rentals and another 14 units to be used for short-term lodging on property zoned Community Services (CS). The project site is a 13.3-acre property located at 5900 Canyon View Dr., Paradise and further identified as Assessor Parcel Number 053-390-016.

Planner Nick Bateman presented on the Paradise Boutique Apartments Conditional Use Permit Application. Mr. Bateman clarified that there is a seven-day appeal period and that no permits can be issued until that period is closed.

Chair Lassonde opened the public hearing at 6:16 p.m.

1. Applicant Jake Marley spoke to Commission's concerns regarding BBQ's and additional parking requirements.
2. Mimi Brown spoke in favor of the project.
3. Stephanie Brown spoke in favor of the project.

Chair Lassonde closed the public hearing at 6:29 p.m.

**MOTION by Lassonde, seconded by Morris**, approved a conditional use permit modification to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units at 5900 Canyon View Dr., Paradise and further identified as Assessor Parcel Number 053-390-016. Roll call vote was unanimous subject to following general conditions:

**GENERAL CONDITIONS**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
3. Secure Design Review approval for the establishment of any signage and maintain the property in a manner consistent with the Town of Paradise Design Standards.
4. The property owner shall be required to establish and maintain solid waste collection services for the project property, provided by the franchised solid waste hauler, for the duration of the land use.
5. If food is provided by the commercial kitchen, clearance and inspection through Butte County Environmental Health is required.
6. **All work within the public right of way (including paving connection to Conifer Drive) is subject to Town issuance of an encroachment permit. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department. All work in the public right-of-way requires a licensed, bonded, and insured contractor.**

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

**Construction codes**

7. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements for the **Phase I and Phase II** conversion of a of the assisted living facility to **103 multi-family units and 14 short-term rental units**.

**Grading and Drainage**

8. Provide a **stamped and signed** engineered site plan and civil improvement plan, to the Engineering Division, showing the additional parking stalls required to support the development, the required grading and site plan revisions needed to accommodate the additional parking stalls, materials proposed for the additional

parking (asphalt or concrete), associated site drainage, **site BMPs with details and locations (fence, washout, wattles, area of work [as a minimum])**, site access/turning templates for residential, delivery and emergency service vehicles, roadway improvements as required to support the additional parking and site access evaluation, and pedestrian access from proposed parking stalls, as required **for Phases I and II**. Pay appropriate fees as adopted by the Master Fee Schedule.

**9. Applicant shall prepare the Town's Erosion and Sediment Control Plan for a regulated project and submit it to the Town Public Works Department for approval by the Town Engineer for Phase II.**

**10. Secure a grading permit, to include an erosion control plan, and meet the requirements of the Town Engineering Division.**

### Site Development

**11. Provide site emergency access plan for review and approval by the Building Official/ Fire Marshal. Plan shall meet minimum California Building Standards.**

**12. Required landscape plans for the proposed project shall be designed to provide for landscaping comprising a minimum of ten percent of the developed area of the site. Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO). Any modifications to the landscape, as shown on the landscape plans approved June 2, 2022, for Phase II shall be subject to the submittal of modified landscape plans for review and approval.**

### CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY

### Utilities

**13. Meet any requirements of the Paradise Irrigation District (PID) regarding a water meter upgrade and/or backflow prevention assembly.**

14. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

**15. The location and design of the trash enclosure shall be reviewed and approved by Planning Division staff prior to installation.**

### Site Development:

16. Complete a 5-year inspection of the fire sprinkler system and an annual fire alarm inspection.

**17. Establish an illuminated premises identification and directory sign for the project site in accordance with the Town's directory standards.**

**18. Knox box shall be loaded with master keys for the entire site.**

**3. ADJOURNMENT**

Ron Lassonde adjourned the meeting at 6:35 p.m.

Date Approved:

By:

Attest:

\_\_\_\_\_  
Ron Lassonde, Chair

\_\_\_\_\_  
Dina Volenski, CMC, Town Clerk



**Town of Paradise**

**Planning Commission Agenda Summary**

**Agenda Item: 8(a)**

**Date: February 21, 2023**

**ORIGINATED BY:** Nick Bateman, Associate Planner  
**REVIEWED BY:** Susan Hartman, Community Development Director  
**SUBJECT:** Review of Francis Conditional Use Permit application (PL22-00117) requesting Planning Commission approval to rebuild a legal non-conforming multi-family land use consisting of two duplexes.

**COMMISSION ACTION REQUESTED:**

1. Consider adopting the required findings for approval as provided by staff and approve the Francis conditional use permit application (PL22-00117) to allow the reestablishment of a legal non-conforming multi-family development consisting of two duplexes.

**General Information:**

**Applicant:** Albert Francis  
8251 Fair Way  
Citrus Heights, CA 95610

**Location:** 5526 Paloma Ave, Paradise, CA 95969

**Requested Action:** Request for a conditional use permit to reconstruct a legal non-conforming multi-family land use. This project consists of two duplexes for a total of four, two-bedroom units. The original units were destroyed in the 2018 Camp Fire.

**Purpose:** To provide residential rental units on the property.

**Present Zoning:** "TR 1/3" (Town Residential 1/3 acre minimum)

**General Plan Designation:** "TR" (Town Residential)

**Existing Land Use:** Vacant lot. The property held an identical land use (two duplexes) that were destroyed in the 2018 Camp Fire.

**Surrounding Land Use:**

North:	Vacant residential parcels with TR 1/3 zoning.
East:	A single-family residence under construction.
South:	Paloma Ave – a public street.
West:	Paloma Ave – a public street.

Parcel Size: ±0.61 acres

CEQA Determination: Categorically Exempt – CEQA Section 15302, Class 2 (rebuild)

Other: An appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

**Background:**

The permit applicant, Albert Francis, requests Conditional Use Permit approval from the Town of Paradise to rebuild two duplexes. Each duplex would contain two, two-bedroom units. The overall square footage of conditioned space would be slightly increased from 858 sq. ft. per unit pre-fire to 951 sq. ft. per unit upon proposed reconstruction. In addition, each rental unit will also have an attached 404 sq. ft. garage and a 99 sq. ft. covered entry porch, which is still within the zoning limits for percentage of building coverage. The property is currently vacant after the previously existing two duplexes burned in the 2018 Camp Fire.

The +/-0.61-acre parcel contains no structures but retains the septic infrastructure from the two duplexes lost in the 2018 Camp Fire. While the septic leach lines passed a post-fire inspection, the septic tank did not and will need to be replaced as a condition of construction. It also contains an existing asphalt driveway with access to the site provided by an encroachment to Paloma Ave, a public street, along the western property line. New concrete aprons, connecting to the garage units, are proposed off the existing asphalt driveway.

Surrounding land uses include vacant residential parcels to the north and a house newly under construction to the east that share the same zoning designation. Paloma Ave, a public street, curves around the property along the south and west property lines. Across the street, along the southern property line, are a standing duplex and a standing triplex.

**Analysis:**

The proposed structures are considered a multiple-family land use. This land use is not permitted in the Town Residential zoning area but existed as a legal non-conforming land use prior to the fire. This legal non-conforming land use can be reestablished with a Town-approved conditional use permit. The project has received favorable responses from the commenting agencies and is proposed in a location that appears to be reasonable for a multiple family development due to its residential setting and proximity to multi-family zoned properties across the street on Paloma Ave. The design of the proposed project can be found to be consistent with applicable municipal code design standards such percentage of building coverage, wastewater capacity, and parking requirements.

**Environmental Review:**

This project can be found exempt from the California Environmental Quality Act (CEQA) under Section 15302, Class 2, *Replacement or Reconstruction*. This project consists of the rebuilding of two duplexes containing four two-bedroom units. This reconstruction is like for like and would add only nominal additional square footage than existed prior to the fire.



**Recommendation:**

Adopt the required findings for approval as provided by staff and approve the Francis conditional use permit application (PL22-00117) to allow the reestablishment of the legal non-conforming multi-family development consisting of two duplexes.

**Financial Impact:**

There is no impact to the Town's General Fund through the approval of the Francis conditional use permit application.

**Required Findings for Approval:**

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) of the CEQA guidelines.
- b. Find that the project, **as conditioned**, is consistent with the goals and land use policies of the 1994 Paradise General Plan because project approval would authorize development that is in balance with the existing single-family and multi-family residential neighborhood.
- c. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.

**GENERAL CONDITIONS**

- 1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
- 2. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
- 3. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.
- 4. Pay all applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
- 5. Each duplex building shall not exceed a footprint of 2,950 sq. ft. and the overall development on the property shall comply with all site development regulations outlined in PMC 17.14.400.

## **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

### **Construction codes**

6. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, accessibility, and all applicable town adopted construction code requirements.
7. Meet the requirements of Paradise Municipal Code Section 8.58.060 *Defensible space/hazardous fuel management* which regulates combustibles within 5' from a dwelling unit.

### **Grading and Drainage**

8. Submit an erosion & sediment control plan worksheet to the Town Public Works Department for approval by the Town Engineer **PRIOR** to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.02.150.
9. Submit a site plan to the Engineering Division for approval **PRIOR** to building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).

### **Site Development**

10. Any work within the Town right-of-way will require an encroachment permit through the Engineering Division.

### **Sanitation**

11. Secure a repair permit from the Onsite Wastewater Division for the replacement of the failed septic tank serving the duplex buildings.

## **CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY**

### **Utilities**

12. Meet the requirements of the Paradise Irrigation District (PID) regarding any water meter upgrade and backflow prevention assembly.
13. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

### **Site Development:**

14. Complete the requirements of the Fire Marshal regarding plans submittal and installation for

an Automatic Fire Sprinkler System for the proposed duplexes.

15. Approved numbers or addresses shall be placed on all buildings above the doorway, or in such a position as to be visible from the street or road fronting the property.
16. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval of the repairs to the septic system.

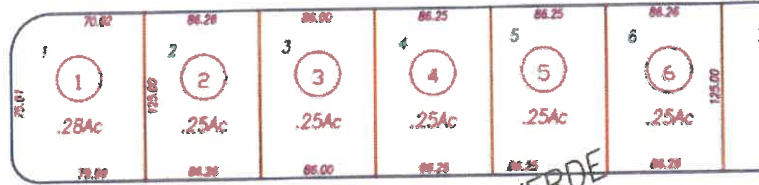
## **LIST OF ATTACHMENTS FOR FRANCIS USE PERMIT APPLICATION (PL22-00117)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the February 21, 2023 public hearing
3. Mailing list of property owners notified of the February 21, 2023 public hearing
4. Summary of development review comments received
5. Notice of Exemption document for the Francis Conditional Use Permit project
6. Conditional Use Permit application submitted by Albert Francis
7. Project site plan

N89°40'20"E

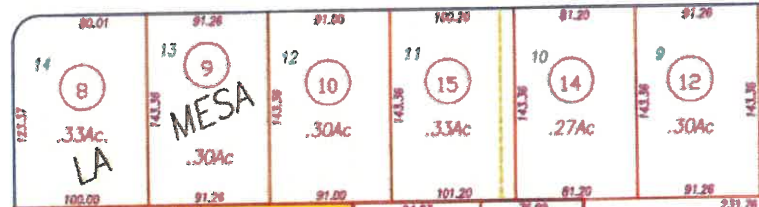
BUSCHMANN

ROAD



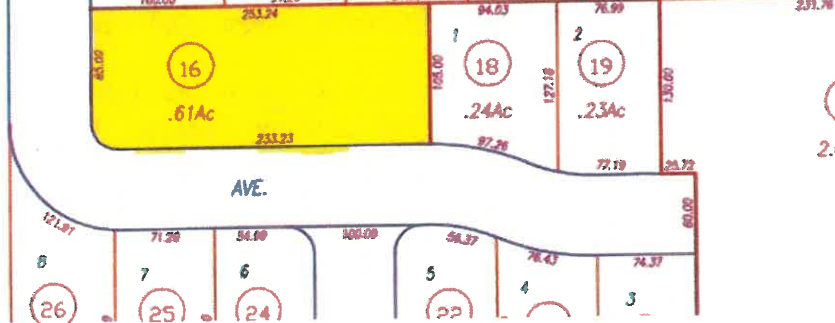
BELLA VISTA

AVE



PALOMA

AVE.



9

VERDE

MESA LA



APPLICANT: Albert Francis

5526 Paloma Avenue

OWNER: Albert Francis

PROJECT DESCRIPTION: Application for conditional use permit to rebuild a legal nonconforming multiple family development consisting of two duplex units on a 0.61-ac property with a Town residential 1/3 acre (TR 1/3) minimum size zoning.

ZONING: TR 1/3

GENERAL PLAN: TR

FILE NO. PL22-00117

ASSESSOR PARCEL NO. 054-100-016

MEETING DATE: 02/21/2023

## **NOTICE OF PUBLIC HEARING PARADISE PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** by the Paradise Planning Commission that a public hearing will be held on **Tuesday, February 21, 2023, at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

- a. Item to be determined to be exempt from environmental review.

**Francis Conditional Use Permit Application (PL22-00117):** Planning Commission consideration of a request for a conditional use permit to rebuild a legal nonconforming multiple family land use consisting of two duplexes. The property is currently vacant. The project site is a +/-0.61-acre property zoned Town Residential 1/3 acre minimum (TR-1/3) and located at 5526 Paloma Ave, further identified as Assessor's Parcel No. 054-100-016.

The project files are available for public inspection at the Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town of Paradise Planning Director at, or prior to, the public hearing. For further information please contact the Community Development Department at (530) 872-6291, extension 423.

Susan Hartman  
Planning Director

Francis  
COP

Apn  
Owner  
Owner2  
Street\_Address  
City\_State\_Zip

054-100-016-000  
Albert Francis Development Inc  
8251 Fair Way  
Citrus Heights Ca 95610

054-090-010-000  
Florian John J Sr  
Po Box 1588  
Paradise Ca 95967

054-090-011-000  
Morton Mark  
5533 Paloma Ave  
Paradise Ca 95969

054-090-022-000  
Woodview Cottages Llc  
500 Bay Tree Dr  
Paradise Ca 95969

054-090-023-000  
Pb & J Holdings Llc  
606 Stilson Canyon Rd  
Chico Ca 95928

054-090-047-000  
Woodview Cottages Llc  
500 Bay Tree Dr  
Paradise Ca 95969

054-090-074-000  
Saip Ravi S & Mary E  
77 Piper Ave  
Chico Ca 95973

054-090-075-000  
Woodview Cottages Llc  
500 Bay Tree Dr  
Paradise Ca 95969

054-100-001-000  
Byrd Dianne K Rev Trust  
C/O Byrd Dianne K Trustee  
1101 Myrna Ct  
Roseville Ca 95661

054-100-002-000  
Stanton Sandra A Revocable Trust  
C/O Stanton Sandra A Trsutee  
1219 E Barham Dr Spc 109  
San Marcos Ca 92078

054-100-003-000  
Luu Christie Wong  
128 W Ave 30  
Los Angeles Ca 90031

054-100-004-000  
Morgan Michael W  
1820 Bille Rd  
Paradise Ca 95969

054-100-005-000  
Avila Norberto S  
116 W 11th Ave  
Chico Ca 95926

054-100-008-000  
Martinez Revocable Trust  
C/O Martinez Rodolfo & Herminia Trustees  
1018 Gold King Pl  
Dinuba Ca 93618

054-100-009-000  
Ramirez John A  
20688 E River Rd  
Ripon Ca 95366

054-100-010-000  
Gibbons Family Trust  
C/O Gibbons Bryan C & Kelly D Co-Trustees  
2747 Floral Ave  
Chico Ca 95973

054-100-012-000  
Murphy Janel  
9873 Lott Rd  
Durham Ca 95938

054-100-014-000  
Grimes Anja Sabine Rev Living Trust  
C/O Grimes Anja S Trustee  
924 Cedar St  
Fort Bragg Ca 95437

054-100-015-000  
Tarrant Carmen Rev Trust  
C/O Tarrant Carmen Trustee  
58 Arbol Ave  
Oroville Ca 95966

054-100-017-000  
Mahoney Capital Lp  
22551 San Vicente Ave  
San Jose Ca 95120

054-100-018-000  
Ellison Taylinn Ann  
15850 Richardson Springs Rd  
Chico Ca 95973

054-100-019-000  
Christensen Patrick & Payge  
3 Judy Ln  
Chico Ca 95926

054-100-020-000  
Pregler Family Trust  
Pregler Alvin H & Nancy D Trustees  
1990 Potter Rd  
Chico Ca 95928

054-100-021-000  
Roach Lanette  
537 Crest Ridge Dr  
Oroville Ca 95966

054-100-022-000  
Wright Charles E & Lavonne J Family Trust  
C/O Wright Lavonne J Trustee  
5316 Harrison Rd  
Paradise Ca 95969

054-100-024-000  
Cole Juan Rex Iii  
3415 Sunview Dr  
Paradise Ca 95969

054-100-025-000  
Greitzer Lauri L Etal  
Ward Ronald L Jr  
3825 Circle J Ln  
Butte Valley Ca 95965

054-100-026-000  
Cole Roger W Revocable Living Trust Etal  
C/O Cole Roger W Trustee  
Po Box 68  
Forest Ranch Ca 95942

054-380-001-000  
Paradise Community Village 1 Lp  
1001 Willow St  
Chico Ca 95928

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969

Paradise Recreation & Park Dist.  
6626 Skyway  
Paradise, CA 95969

Paradise Ridge Chamber of  
Commerce  
6161 Clark Road Ste. 1  
Paradise, CA 95969

Paradise Board of Realtors  
6161 Clark Road Ste. 2  
Paradise, CA 95969

Pacific Gas & Electric  
Laird Oelrichs, Land Agent  
350 Salem St.  
Chico, CA 95928

Butte County Planning  
Courier

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.  
629 Entler Ave., Suite 15  
Chico, CA 95928

Butte Environmental Council  
313 Walnut St., Ste. 140  
Chico, CA 95928

*Francis*

Butte County Planning  
Courier





## Town of Paradise Department Responses

PL22-00117	Francis Conditional Use Permit																																																																	
Commenting Department	Date received	Comment																																																																
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Submit site plan to engineering for approval prior to building permit issuance (site plan must show all grading as</i></b></p>	I	F	na	ENGINEERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Onsite civil improvement plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineered site plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stormwater Post Construction Plan (Regulated / Small)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot merger application (\$645.46 deposit)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Covenant agreement (deferral of frontage improvements)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dedication of right-of-way	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking within street setback review (\$322.73)												
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		<p><i>required per Town Municipal Code 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slope arrows, and limit of work).</i></p> <p><i>2. ESCP required</i></p> <p><i>3. Encroachment Permit required if work is planned to occur on Paloma Ave.”</i></p> <p><b>David Kehn, Town Engineer</b></p>
<b>Fire</b>	12/15/22	<p><b>No comments received. Agency has capacity to serve the project.</b></p> <p><b>Tony Lindsey, Fire Marshal</b></p>
<b>Onsite / Wastewater</b>	12/29/22	<p><b>Conditions prior to building permit issuance</b></p> <p><i>“No conditions other than the Applicant needs to have their septic system evaluated.”</i></p> <p><b>Bob Larson, Town Onsite Official</b></p>
<b>Police department</b>		<p><b>Eric R. Reinbold – Chief of Police</b></p>
<b>Paradise Irrigation District</b>		<p><b>Water Works Engineers, serving as PID District Engineer.</b></p>

# NOTICE OF EXEMPTION

**TO:** File – [PL22-00117]; AP No. 054-100-016  
**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 6295 Skyway, Paradise CA 95969

**PROJECT TITLE:** Francis Conditional Use Permit

**PROJECT APPLICANT:** Applicant

**PROJECT LOCATION:** 5526 Paloma Ave, Paradise CA 95969

**PROJECT DESCRIPTION:** Conditional Use Permit to rebuild a legal nonconforming multi-family development consisting of two duplex units on a 0.61-ac property.

**APPROVING PUBLIC AGENCY:** Town of Paradise

**PERSON OR AGENCY CARRYING OUT PROJECT:** Applicant & Owner: info

**EXEMPT STATUS:**  General Rule Exemption (Section 15061)  
 Ministerial (Section 15268)  
 Emergency Project (Section 15269)  
 Categorical Exemption  
Section 15302; Class 2

**REASON FOR EXEMPTION:** Reconstruction of previously existing structures with the same purpose and capacity.

**CONTACT PERSON:** Susan Hartman, Planning Director  
(530) 872-6291

**SIGNATURE:**



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Planning Director

Date: February 14, 2023



**TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT**

[Project Number (to be filled by town staff): PL \_\_\_\_\_ - \_\_\_\_\_]

Applicant ALBERT FRANCIS Email ALBERTFRANCISCONSTRUCTIONA@GMAIL.COM  
 Phone 916-969-3243 Mailing Address 8251 FAIR WAY Citrus Heights CA 95610  
 Applicant Interest in Property (Owner) Lessee, other) \_\_\_\_\_  
 (If applicant is not the property owner, the owner's signature or owner-signed letter of authorization must accompany this application)  
 Owner AI FRANCIS Phone 916-969-3243  
 Owner mailing address 8251 FAIR WAY  
 Property Address 5520 5526 PALOMA Parcel Acreage .61 Acre  
 Engineer (Name, Address) PAOLO I BANEZ Phone 916-324-3052  
 Engineer Phone \_\_\_\_\_ Email PIBANEZ@Sunwest.net  
 AP Number(S) 054-100-016 Zone TR-1-3 Existing Use Residential / MF  
 Detailed project description (Attach additional sheets if necessary) BUILD 2 duplexes see ATTACHED PAPER

Approximate no. yards cut and fill N/A  
 Radial distance to nearest billboard N/A Sq. ft. of proposed structure/project 937 each  
 Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) \_\_\_\_\_  
 Distance to nearest fire hydrant 13' Distance from centerline 63'  
 Days of operation \_\_\_\_\_ Hours of operation \_\_\_\_\_ Proposed no. of employees \_\_\_\_\_  
 Residential Density \_\_\_\_\_ Max. Occupancy \_\_\_\_\_ Max. height of proposed structure \_\_\_\_\_  
 Describe exterior design and finish (attach additional sheets if necessary) stucco

Method of sewage disposal septic 2000 GAL TANK

Is the proposed project site considered sensitive for archaeological resources? Yes \_\_\_\_\_ No \_\_\_\_\_ (Please consult staff.)

(Note: If yes, please submit payment of fees to the Northeastern Information Center for an archaeological records inventory search)

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature Albert Francis Date 12-7-22  
 Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
 (If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW

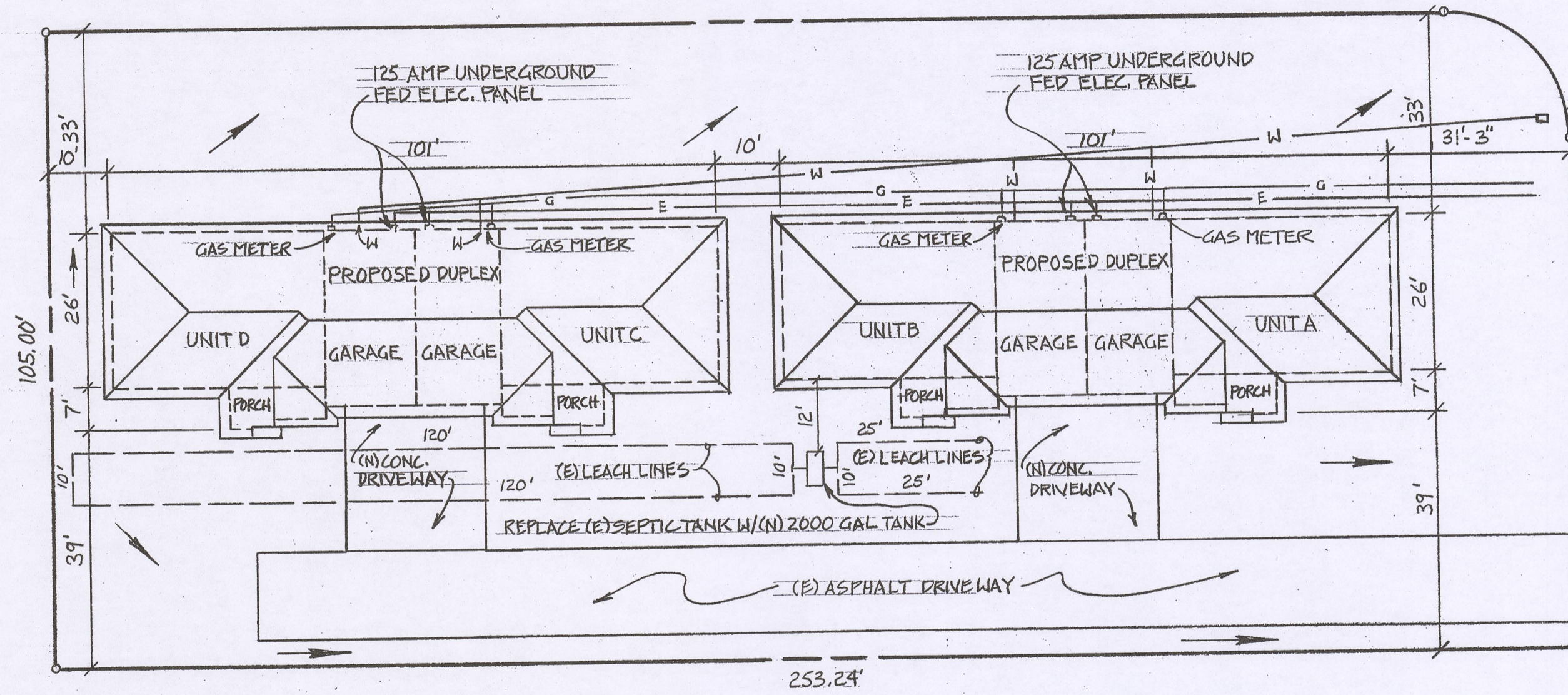
Note: By signing this application form, the applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.



Albert Franzi

12-7-22

PALOMA AVE.



PALOMA AVE.





**Town of Paradise**

**Planning Commission Agenda Summary**

**Agenda Item: 8(b)**

**Date: February 21, 2023**

**ORIGINATED BY:** Nick Bateman, Associate Planner  
**REVIEWED BY:** Susan Hartman, Community Development Director  
**SUBJECT:** Review of the Mercy Housing/Community Housing Improvement Program Site Plan Review Permit application (PL22-00107) requesting permission to construct a multi-family housing development consisting of 140 total units, various community amenities, and its associated infrastructure across seven (7) parcels on Cypress Lane and Adams Road

**COMMISSION ACTION REQUESTED:**

1. Consider adopting the required findings for approval as provided by staff and approve the Mercy Housing/Community Housing Improvement Program Site Plan Review Permit application (PL22-00107) to allow the establishment of the proposed 140-unit housing development; and,
2. Certify and adopt the proposed Initial Study and Mitigated Negative Declaration document as it relates to the proposed the Mercy Housing/Community Housing Improvement Program Site Plan Review Permit project.

**Background:**

The project proposal includes a multi-family development over seven (7) parcels along Cypress Lane and Adams Road, both private roads, off of Clark Road, including those identified with APNS 050-140-050, 053, 151, 155, 160, 161, and 162. The combined area of the subject parcels is approximately 24 acres in size. The subject parcels have a zoning designation of Community Services (CS), a designation which can potentially permit multi-family development through a site plan review permit approved by the Town planning commission.

The proposed development includes a total of 140 dwelling units within single-story and two-story buildings. The proposed project would create 70 units designated for affordable housing, reserved for residents making between 30-60% Area Median Income. Another 70 units would be designated for senior affordable housing, being reserved for those 62 and older. Other project components include recreational facilities within the project area, a 5,730 square foot community building, and various parking

facilities and access improvements. Under a future application, the subject parcels would be merged into two larger parcels to simplify the development process.

If approved by the Planning Commission, the proposed Cypress Lane housing development will be partially funded through the Town's allocation of federal Community Development Block Grant – Disaster Recovery funds specially designated to assist in the establishment of affordable housing. The funding requires that the apartments be affordable for a period of not less than 55 years and senior apartments have an age restriction for tenants who are at least 62 years old.

The project area previously held a variety of land uses which were destroyed in the 2018 Camp Fire. These included a convalescent hospital and a residential care homes. The Cypress Acres Convalescent Hospital, which operated a 130-bed facility on parcel 050-140-155 and had facilities in parcel 050-140-160, was destroyed in the Camp Fire. California Vocations, which operated residential care homes, housing developmentally disabled individuals on parcel 050-140-162, also had their facilities destroyed in the Fire. Today the parcels remain vacant and overgrown with vegetation.

### **Analysis:**

The proposed development is considered a multi-family land use. This land use is potentially permitted in the Community Services (CS) zoning area through a Town-approved site plan review permit application. The applicants, Mercy Housing and the Community Housing Improvement Program (CHIP) applied for this site plan review permit on November 10th, 2022.

The project application has received favorable responses from the commenting agencies and is proposed in a location that appears to be reasonable for a multi-family development due to its CS zoning designation, the pre-fire neighborhood characteristics, proximity to other multi-family land uses, nearby recreational facilities, and its proximity to main arterial roadways.

The proposed development does not appear to be out of character for the zoning designation of the subject parcels or the pre-fire mix of development surrounding the project area. The areas surrounding the proposed project location contain a mix of parcels capable of supporting single-family and multi-family development. Prior to the Camp Fire, the area supported a range of both uses.

The properties immediately east, south, and west of the project area contain single-family zoned parcels with various sizes and designations. Today a mix of several surviving homes, newer rebuilds, and still-vacant parcels exist in these areas. Immediately north of the project area is the Pine Springs Mobile Home Park, which contained 63 units and has remained vacant since it was burned in the Camp Fire. Across Clark Road, Apple Tree Village, another mobile home park, supported 167 units before it was almost entirely destroyed in the Fire.

The proposed project does not appear to pose a risk of overstressing the available Town emergency services. The project application was reviewed by the Town Fire Marshal and

Police Chief, who both confirmed the agencies have the capacity to serve the project and expressed no other concerns. The Town Engineering Division has reviewed the project proposal, and submitted traffic analysis, and did not find that the scale of the development has the potential to cause impacts to the flow of traffic along Clark Road.

The proposed project appears to conform with the recently adopted 2022 General Plan Housing Element goals and policies, broadly encouraging the creation of safe, decent, and affordable housing for all residents. The proposed project would advance goals HG-1, HG-2, HG-3, HG-4, and HG-5. The proposed project would also advance many Housing element policies including HP-1, HP-4, HP-5, HP-6, HP-8, HP-10, HP-17, HP-20, HP-28, and HP-32.

Staff concludes that the development proposal conforms to the character of the neighborhood pre and post Fire, the zoning designation in which it is proposed, and to the goals and policies of the General Plan.

### **Environmental Review:**

The proposed project has the potential to cause environmental impacts related to biological resources, hazardous materials, and cultural resources. Mitigation measures have been identified and agreed to by the project applicant that would reduce these potential impacts to a less than significant level. Accordingly, a mitigated negative declaration has been prepared, carefully outlining these potential impacts and mitigation measures, and is attached. The mitigated negative declaration has been prepared by NCE, a consulting group, and reviewed and approved by Town staff. The proposed conditions of approval of this permit application would guarantee compliance with these mitigation measures by tying the issuance of the certificate of occupancy to their strict adherence.

### **Recommendation:**

Adopt the required findings for approval as provided by staff and approve the Mercy Housing/ Community Housing Improvement Program Site Plan Review Permit application (PL22-00107) to allow the establishment of the proposed 140-unit multi-family development as described above.

### **Required Findings for Approval:**

- A. Find that the Project, as **mitigated and conditioned**, will not result in any significant adverse effects on the environment, and adopt the mitigated negative declaration prepared for the Mercy Housing / Community Housing Improvement Program Site Plan Review Permit.
  
- B. Find that the project, **as conditioned**, is consistent with the Community Services designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives, and policies of all applicable General Plan elements.



- C. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety, and general welfare of the residents of the Town of Paradise.
- D. Find that, **as conditioned**, the project is consistent with the goals and policies of the Paradise General Plan.

### **GENERAL CONDITIONS**

- 1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the use permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise
- 2. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
- 3. The property owner shall be required to establish and maintain solid waste collection services for the project property, provided by the franchised solid waste hauler, for the duration of the land use.
- 4. All work within the public right of way is subject to Town issuance of an encroachment permit. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department, Engineering Division. All work in the public right-of-way requires a licensed, bonded, and insured contractor.
- 5. Secure Design Review approval of architectural design for the proposed project and for the establishment of any new sign structures and maintain the property in a manner consistent with the Town of Paradise Design Standards. The proposed buildings shall be designed and constructed of non-glare material.

### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

#### **SANITATION**

- 6. Complete the requirements of the Town Onsite Sanitary Official concerning issuance of permit approvals for the installation of an engineered sewage treatment and disposal system to serve the proposed project. Provide evidence of having completed these requirements to the Town Development Services Department, Building Division.

## **SITE DEVELOPMENT**

7. Provide evidence of submittal of a Notice of Intent (NOI) to the State of California Regional Water Quality Control Board (RWQCB) and provide the Town with a copy of the project Storm Water Pollution Prevention Plan (SWPPP). Follow all State Construction General Permit requirements for graded sites over one acre.
8. Apply for and secure town issuance of a grading permit for each subject parcel, satisfying all Engineering Division requirements. Pay applicable grading permit fees per current fee schedule.
9. Meet the requirements of the Town Building Official regarding the submittal of construction plans, building permit applications, and all applicable town adopted construction code requirements including those related to the required automated fire sprinkler system.
10. Submit three (3) copies of an engineered site plan related to the project site's proposed new features (i.e. parking facility, walkways, encroachment, and stormwater detention system) to the Engineering Division for approval prior to building permit issuance (site plan must show all grading as required per Town Municipal Code 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, phasing diagrams of all plans and utilities, utility and easement vacation and relocation plans, traffic improvements, circulation routes, etc.). Approval of the engineered site plan by the Town Engineer is required **PRIOR TO COMMENCEMENT** of site work for the project.
11. Show all easements of record on the required site development plan. No structures, including buildings or other structures, may be erected within any easements, unless the easement has been abandoned in accordance with all applicable laws and regulations. The applicant shall provide documentation demonstrating the abandonment of any easements prior to the start of construction.
12. Meet all the requirements of the Town Public Works Department, Engineering Division related to the Special Permit Zone (SPZ) including providing sufficient detail on the required engineered site plan to assess limits of the SPZ, impacts, and any required mitigations.
13. Prepare and submit stormwater calculations for the existing and proposed site improvements to the Town Engineering Division.

14. Complete all aspects of the proposed property boundary adjustments. These include applying for the proposed adjustments through the Town of Paradise Development Services Department and meeting all requirements of the Town Engineering Division, securing their approval, and recording the final adjustments with the Butte County Clerk Recorders Office.
15. Apply for and secure approval of a Stormwater Post Construction Plan for a Regulated Project through the Town Engineering Division.
16. Submit detailed solid waste enclosure plans to the Town Development Services Department, Building Division for review and approval by the Town's Solid Waste Provider. Include detail sufficient to assess conformance with all solid waste standards including truck access, turnaround areas, and enclosure details.
17. The applicant shall submit a comprehensive construction and demolition recycling plan, which meets all local, state, and federal regulations, for review and approval by the Town Development Services Department, Building Division.

### **ROADS/ACCESS**

18. The proposed roadway improvements shall adhere to the Town Roadway Standard Detail A-3B. Meet all requirements of the Town Public Works Department, Engineering Division, related to the development of the roadway.
19. Access from the project site to Puddle Duck Court and Paradisewood Drive shall be for used for fire and emergency vehicles only and shall be physically restricted to such purposes in a manner deemed satisfactory to the Town Fire Marshal and Town Engineer.

### **UTILITIES**

20. The project developer shall take precautions to minimize dust emissions and soils erosion activity during project construction. Such precautions shall be detailed within a project soils erosion control plan included within the detailed site development plan and subject to review and approval by the Town Engineer and the Butte County Air Quality Management District.

### **OTHERS**

21. Pay development impact fees to the Town of Paradise in accordance with the requirements of the Paradise Municipal Code.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND  
CERTIFICATE OF OCCUPANCY**

**ROADS / ACCESS**

22. Street signs and pavement markings shall be provided by the developer per Town requirements and to the satisfaction of the Town Engineer.
23. Provide adequate fire and emergency vehicle access onsite and in a manner deemed satisfactory to the Town Fire Marshal.
24. A lighted directory map, meeting current Fire Department standards, shall be installed at each driveway entrance per PMC requirements (PMC 15.09.160). Design review is not required for the installation of the required lighted directory map.

**SITE DEVELOPMENT**

25. Submit landscaping plans and current application fee to the Development Services Department, Planning Division in accordance with Paradise Municipal Code requirements consisting of a minimum of 10% of the developed area and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. Landscaping shall be focused in areas that would obscure the view of the structures plainly visible from nearby residential parcels on nearby Puddleduck Court. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days). Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELo). No final building inspection or occupancy shall be permitted until the landscape plans for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).
26. Construct and install all other proposed and required facilities shown on the engineered and detailed site development/improvement plan(s) approved by the Town Engineer.
27. The use of the property for this proposed purpose shall be contingent upon successful inspection by the Town Development Services department, Building Division and obtaining a signed certificate of occupancy. The applicant shall schedule and pay for all necessary inspections and shall comply with all requirements and conditions imposed by the Building Division.
28. Building facades shall be in conformance with the approved Architectural Design Review elevations.

29. Secure the issuance of a tree felling permit prior to the felling of any qualifying trees on-site.

## **DRAINAGE**

30. The proposed site improvements and facilities shall be constructed in a manner that shall include the establishment of all necessary drainage improvement onsite to accommodate existing and additional project induced drainage flows; and without generating any off-site adverse environmental effects.

## **SANITATION**

31. Complete construction and installation of the Town reviewed and approved engineered sewage treatment and disposal system. Installation shall meet the standards of the Town Onsite Sanitary Official.

## **UTILITIES**

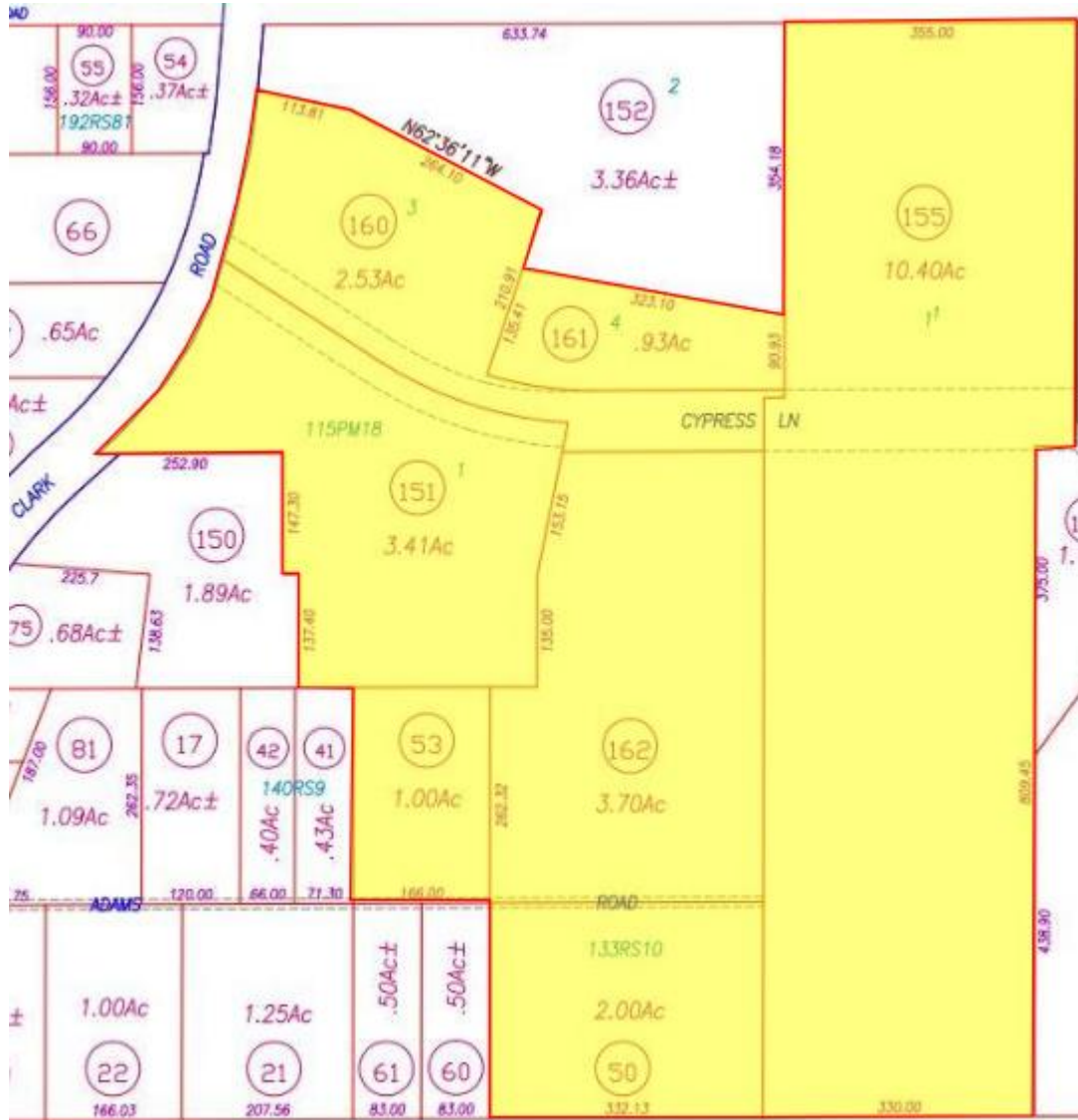
32. Meet all requirements of the Paradise irrigation District (PID) in accordance with written project review comments received from PID staff dated December 1, 2022, regarding service lateral and backflow requirements, new water service connections, and the use of easements.
33. Meet all utility company and Paradise Irrigation District requirements concerning the relocation, extension and installation of new or expanded utility facilities. Provide evidence of compliance with such requirements to the Town Building Official.

## **CEQA MITIGATION MEASURES**

34. The project applicant shall comply with all mitigation measures related to biological resources, hazardous materials, and cultural resources, as identified in the CEQA Initial Study Mitigated Negative Declaration prepared for the project, to ensure that the project does not result in any significant adverse impacts. These include the mitigation measures identified as BIO-1, BIO-2, BIO-3, HAZ-1, HAZ-2, and TCR-1.

**LIST OF ATTACHMENTS FOR THE MERCY HOUSING / COMMUNITY HOUSING IMPROVEMENT PROGRAM SITE PLAN REVIEW PERMIT APPLICATION (PL22-00107)**

1. Project location map
2. Mailing affidavit
3. Returned mail from public noticing
4. Summary of department responses and department responses
5. Mercy Housing / CHIP Site Plan Review Permit application
6. Site plan and architectural elevations
7. Conceptual merger plan
8. Conceptual landscape plan
9. Summary of trees proposed for removal
10. Public comments – against
11. Public comments – in favor
12. Public comments – CEQA responses
13. CEQA – State Historical Preservation Office letter
14. CEQA – Biological resources technical Memorandum
15. CEQA – Traffic study
16. RWQCC underground tank correspondence
17. CEQA - ISMND for the Mercy Housing / CHIP Site Plan Review Permit application.



<b>APPLICANT:</b> Mercy Housing and Community Housing Improvement Program		<b>1620, 1623, &amp; 1633 Cypress Lane, 6900 Clark Rd, and 1567 &amp; 1580 Adams Rd.</b>
<b>OWNER:</b> California Vocations Inc and Paradise Investment Group LLC		
<b>PROJECT DESCRIPTION:</b> Site plan review application proposing creation of 140 housing units, community buildings, and related improvements on properties off Cypress Lane in Paradise. The project would be phased, with the phase 1 construction of 70 units for affordable family housing and phase 2 for 70 senior housing units.		
<b>ZONING:</b> Community Services (CS)	<b>GENERAL PLAN:</b> CS	<b>FILE NO.</b> PL22-00107
<b>ASSESSOR PARCEL NOS.</b> 050-140-050, 053, 151, 155, 160, 161, 162		<b>MEETING DATE:</b> 02/21/2023



**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

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**TOWN OF PARADISE**

Date: December 10, 2022

**NOTICE OF ENVIRONMENTAL DOCUMENT AVAILABILITY, INTENT TO ADOPT A MITIGATED  
NEGATIVE DECLARATION, AND PUBLIC HEARING - TOWN OF PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on Tuesday, February 21, 2023 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

- Project title:** Cypress Family and Senior Housing Project
- Project location:** 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road in Paradise, Butte County, California; AP Nos. 050-140-050, 050-140-151, 050-140-053, 050-140-155, 050-140-160, 050-140-161, and 050-140-162
- Description of project:** The project applicant (Mercy Housing California) is seeking to construct 140 affordable family and senior housing units in two phases. The project site is zoned C-S, Community Service.
- Address where document may be viewed:** Town of Paradise Building Resiliency Center  
Development Services Department  
6295 Skyway, Paradise, CA 95969  
<https://www.townofparadise.com/planning/page/environmental-documents>
- Public review period:** *Begins:* December 10, 2022  
*Ends:* January 9, 2023

**Address where comments may be submitted:** Send comments to Nick Bateman at [nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)

The environmental document and project file are available for public inspection at the Town of Paradise website and at the Development Services Department in the Building Resiliency Center. Any person wishing to respond to the proposed environmental document may file written responses no later than **Monday, January 9, 2023 at 5:00 p.m.** with the Paradise Development Services Department to the address above.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Town Planning Director prior to the close of public comments. For additional information, please contact the Development Services Department at (530) 872-6291, extension 423.

Susan Hartman  
Planning Director



050-140-050-000  
PARADISE INVESTMENT GROUP, LLC  
P.O. Box 2408  
Danville, CA 94526

050-140-162-000  
CALIFORNIA VOCATIONS INC  
702 MANGROVE AVE PMB 19  
CHICO CA 95926

050-140-151-000  
PARADISE INVESTMENT GROUP, LLC  
P.O. Box 2408  
Danville, CA 94526

050-140-160-000  
PARADISE INVESTMENT GROUP, LLC  
P.O. Box 2408  
Danville, CA 94526

050-140-161-000  
PARADISE INVESTMENT GROUP, LLC  
P.O. Box 2408  
Danville, CA 94526

050-140-155-000  
PARADISE INVESTMENT GROUP, LLC  
P.O. Box 2408  
Danville, CA 94526

050-140-053-000  
CALIFORNIA VOCATIONS INC  
564 RIO LINDO AVE STE 204  
CHICO CA 95926

050-081-020-000  
KINNEY ANNA ROSINA  
1710 NORD AVE  
CHICO CA 95926

050-081-042-000  
CARLSON JEREMY  
18 WESTERDAHL CT  
CHICO CA 95973

050-082-020-000  
HEGENBART JEROME D & KATHERINE S  
REVOCABLE TRUST  
PO BOX 766  
LOS MOLINOS CA 96055

050-082-022-000  
PINE SPRINGS ASSET PARTNERS LP  
P O BOX 2308  
LAGUNA HILLS CA 92654

050-082-072-000  
OCHOA RICARDO BARRAGAN &  
CLAUDIA  
10 MATADERO CT  
SACRAMENTO CA 95833

050-082-084-000  
OHEARN ROBERT E  
27 LA CIENGEA WAY  
YUBA CITY CA 95993

050-082-086-000  
LENARCIC DAVID ETAL  
6900 LINRY LN  
PARADISE CA 95969

050-140-017-000  
BERGH FAMILY TRUST  
1177 BILL SMITH RD  
COOKEVILLE TN 38501

050-140-021-000  
KOHLER REVOCABLE INTER VIVOS  
TRUST  
10269 EL BANDITO LN  
DURHAM CA 95938

050-140-022-000  
CORDON KELLEY KAYE  
702 MANGROVE AVE PMB 208  
CHICO CA 95926

050-140-033-000  
CULLETON STEVE J & MAUREEN  
1552 FOREST SERVICE RD  
PARADISE CA 95969

050-140-041-000  
HINES MARK L & SUSAN L  
341 CRESTVIEW DR  
OROVILLE CA 95966

050-140-042-000  
LAKEVIEW LOAN SERVICING LLC  
3637 SENTARA WAY STE 303  
VIRGINIA BEACH VA 23452

050-140-054-000  
OKELLEY KATHERINE FRANCIS REV  
LIVING TRUST ETAL  
16115 SKYWAY  
MAGALIA CA 95954

050-140-055-000  
CULLETON STEVE J & MAUREEN  
1552 FOREST SERVICE RD  
PARADISE CA 95969

050-140-060-000  
HINES SUSAN ETAL  
341 CRESTVIEW DR  
OROVILLE CA 95966

050-140-061-000  
HINES MARK & SUSAN  
341 VIEWCREST DR  
OROVILLE CA 95966

050-140-065-000  
CHALMERS FAMILY TRUST  
3150 CRESTVIEW DR  
VALLEY SPRINGS CA 95252

050-140-066-000  
HAWKS REVOCABLE INTER VIVOS  
TRUST ETAL  
924 SUNSET TERR  
WILLOWS CA 95988

050-140-067-000  
CHALMERS FAMILY TRUST  
3150 CRESTVIEW DR  
VALLEY SPRINGS CA 95252

050-140-068-000  
CHALMERS FAMILY TRUST  
3150 CRESTVIEW DR  
VALLEY SPRINGS CA 95252

050-140-069-000  
ORSUA DELL  
4576 SHADOWHURST CT  
SAN JOSE CA 95136

050-140-075-000  
KUENTZ RONALD L TRUST  
4313 ROUND VALLEY RANCH RD  
PARADISE CA 95967

050-140-081-000  
COX ROGER & LINDA LIVING TRUST  
1305 LESLIE RD  
EUREKA CA 95503

050-140-150-000  
KUENTZ RONALD L TRUST  
4313 ROUND VALLEY RANCH RD  
PARADISE CA 95969

050-140-152-000  
BERNDT TRUST  
6221 CLARK RD  
PARADISE CA 95969

050-140-169-000  
SMITH FAMILY TRUST  
6801 BELLEVIEW DR  
PARADISE CA 95969

050-140-172-000  
GERMANN MARCIA E  
1640 PUDDLE DUCK CT  
PARADISE CA 95969

050-150-111-000  
APPLE TREE VILLAGE LLC  
PO BOX 255583  
SACRAMENTO CA 95865

050-290-002-000  
ANDERSON MICHELLE L & DAVID W  
1618 MERRILL RD  
PARADISE CA 95969

050-290-047-000  
LEE YOUNG & HONG MI HYUN  
6785 BELLEVIEW DR  
PARADISE CA 95969

050-290-048-000  
COSTA DOUGLAS RORY JR II ETAL  
6755 BELLEVIEW DR  
PARADISE CA 95969

050-300-029-000  
CRENSHAW DAVID E & EVAY M  
6687 BROOK WAY  
PARADISE CA 95969

050-300-030-000  
BENNETT LOREN G REVOCABLE I V  
TRUST  
6683 BROOK WAY  
PARADISE CA 95969

050-300-031-000  
BOLIN FAMILY REVOCABLE LIVING  
TRUST  
15725 WINDING SPRINGS RD  
COLORADO SPRINGS CO 80908

050-300-033-000  
ROSEMAN CHRISTOPHER C & KELLIE  
14626 LAFAYETTE CIR  
MAGALIA CA 95954

050-300-034-000  
LEW DUAN LIVING TRUST  
321 E POPLAR AVE  
SAN MATEO CA 94401

050-300-035-000  
LEW DUAN LIVING TRUST  
321 EAST POPLAR AVE  
SAN MATEO CA 94401

050-300-036-000  
ALOISI SETH L & JENNIFER  
6690 BROOK WAY  
PARADISE CA 95969

050-300-037-000  
LOVING JASIE A  
6688 BROOK WAY  
PARADISE CA 95969

050-300-038-000  
BOWEN BARBARA  
6686 BROOK WAY  
PARADISE CA 95969

050-300-039-000  
VALDEZ ROBERT L & SHARON F TRUST  
6684 BROOK WAY  
PARADISE CA 95969

050-450-015-000  
MERRICK KEVIN M  
11799 E 30TH AVE  
AURORA CO 80010

050-450-016-000  
ARISTOCRAT VENTURES  
17300 MAJESTIC VIEW DR  
RENO NV 89521

050-450-017-000  
SNYDER SCOTTIE K  
1974 INDUSTRIAL WAY  
OROVILLE CA 95966

050-450-018-000  
BREWER ALICE P TRUST FBO WALSH  
BARBARA ETAL  
20180 SELBY RD  
WAYNESVILLE MO 65583

050-450-019-000  
SIMS FAMILY TRUST  
13007 WESTROSE WAY  
VALLEY CENTER CA 92082

050-450-024-000  
OLIVER DANIEL J & KAREN R  
2327 GLENDALE CIR  
ANTIOCH CA 94509

050-450-025-000  
TOWLE FAMILY SURV SPOUSES TRUST  
2760 VIA ROMA  
CHICO CA 95928

*mercy*

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969

Paradise Recreation & Park Dist.  
6626 Skyway  
Paradise, CA 95969

Paradise Ridge Chamber of  
Commerce  
6161 Clark Road Ste. 1  
Paradise, CA 95969

Paradise Board of Realtors  
6161 Clark Road Ste. 2  
Paradise, CA 95969

Pacific Gas & Electric  
Laird Oelrichs, Land Agent  
350 Salem St.  
Chico, CA 95928

Butte County Planning  
Courier

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.  
629 Entler Ave., Suite 15  
Chico, CA 95928

Butte Environmental Council  
313 Walnut St., Ste. 140  
Chico, CA 95928

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## Town of Paradise Department Responses

PL22-00107	Mercy Housing SPR																																																																	
Commenting Department	Date received	Comment																																																																
<b>Building</b>	12/6/22	<p><i>The below table refers to issuance and final of building permits</i></p> <p>I = Required for Issuance    F = Required for Project Final    na = Not applicable</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 5%;">I</th> <th style="width: 5%;">F</th> <th style="width: 5%;">na</th> <th style="text-align: center;">BUILDING</th> </tr> </thead> <tbody> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>3 sets of construction plans</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Structural calculations (2 sets)</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Title 24 energy calculations (2 sets)</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Truss calculations (2 sets)</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Special Permit Zone certification letter (flood zone)</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Fire sprinkler system plans (2 sets)</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Hydrant fire flow (@ Station #81)</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Grant deed and legal description</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Development Impact Fees</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>PUSD Impact Fees</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>PRPD Impact Fees</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>PID water service clearance</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Butte County Environmental Health clearance</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Construction &amp; Demolition Recycling Plan</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Plans on CD</td></tr> </tbody> </table> <p style="margin-top: 10px;"><b><i>Tony Lindsey, Building Official</i></b></p>	I	F	na	BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural calculations (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title 24 energy calculations (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Truss calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special Permit Zone certification letter (flood zone)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire sprinkler system plans (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydrant fire flow (@ Station #81)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Impact Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PUSD Impact Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRPD Impact Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PID water service clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Butte County Environmental Health clearance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans on CD
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<b>Engineering</b>	12/7/22	<i>The below table refers to issuance and final of building permits</i>		
	I = Required for Issuance    F = Required for Project Final    na = Not applicable			
			<b>ENGINEERING</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Onsite civil improvement plan
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dedication of right-of-way
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking within street setback review (\$322.73)
		<p><b>Conditions Prior to Issuance</b></p> <ol style="list-style-type: none"> <li>1. Provide all documentation necessary to support the proposed improvements, including but not limited to: phasing diagrams of all plans and utilities, utility and easement vacation and relocation plans, dedication of right of way along Clark Road, traffic circulation routes and phasing diagrams, etc. When a full submittal is provided, the Town will review and provide comments and conditions based on the presented information.</li> <li>2. <i>Paradisewood is a public road and reliable emergency and maintenance access is required through the gated entry at Cypress/Paradisewood, in order to serve this project (confirm redundant access requirements for each phase and roadway with the fire department). The project conditions will include requirements to modify the gate for the emergency and maintenance egress through this gate (knox box or coded gate/entry).</i></li> <li>3. Please use new Town Roadway Standard Details (Town website dated 11/14/22) for proposed improvements (pavement standards have been updated for public and private roadways).</li> <li>4. The site is within the Special Permit Zone. Contact Engineering for Special Permit Zone limits, show limits on the plans and show impacts and mitigation in the plans and design. Per Town Municipal Code,</li> </ol>		

Town of Paradise Building Resiliency Center (BRC)  
6295 Skyway Paradise Ca, 95969



	<p>1/26/23 follow up – Dedication of ROW and frontage improvements</p> <hr/> <p>2/10/23 Required private road standard</p>	<p><i>compliance with SPZ is required and documentation to support the ordinance's requirements needs to be submitted. Drainage studies are required for impacts to the SPZ.</i></p> <ol style="list-style-type: none"> <li>5. <i>Prepare and submit storm water calculations for the existing and proposed design. Refer to the Town Storm Drain Master Plan for supplemental information.</i></li> <li>6. <i>Submit phased site, grading, drainage and utility plans for the proposed work. Show how each phase conforms to the existing and future phases.</i></li> <li>7. <i>A grading permit is required for each parcel. Cumulative impacts of grading may require environmental review.</i></li> <li>8. <i>Follow all State Construction General Permit requirements for graded sites over 1 acre.</i></li> </ol> <hr/> <p><b>ROW:</b> <i>"I spoke with Marc and he did not require ROW dedication."</i></p> <p><b>Frontage:</b> <i>"No. They proposed roadway improvements, which we will continue to plan check. The traffic analysis required sight triangles. So maybe a general comment "Traffic improvements as required to satisfy the Traffic Impact Analysis.""</i></p> <hr/> <p><i>"The private road standard for Cypress is Standard Detail A-3B Interior Road, Residential, Private Maintained. Link to the Standards is on our Public Works page here (<a href="https://www.townofparadise.com/pwe/page/transportation-recovery-efforts">https://www.townofparadise.com/pwe/page/transportation-recovery-efforts</a>) at the bottom of the page click on Appendix J. A direct link to the standards document is here (<a href="https://www.townofparadise.com/sites/default/files/fileattachments/public_works/_engineering/page/39341/appj.pdf">https://www.townofparadise.com/sites/default/files/fileattachments/public_works/_engineering/page/39341/appj.pdf</a>).</i></p> <p><b>Ashley Stanley, Town Principal Engineer</b></p>
<b>Fire</b>	12/6/22	<p>No comment received. Agency has capacity to serve project.</p> <p><b>Tony Lindsey, Fire Marshal</b></p>



<b>Onsite / Wastewater</b>	12/7/22	<p>No comment received. Agency has capacity to serve project.</p> <p><b>Bob Larson, Town Onsite Official</b></p>
<b>Police department</b>	11/15/22	<p>No comment received. Agency has capacity to serve project.</p> <p><b>Eric R. Reinbold – Chief of Police</b></p>
<b>Paradise Irrigation District</b>	12/1/22	<p><b>Conditions prior to Issuance</b>  <i>“The PID main that served APN 050-140-055 had significant damage from the Camp Fire. It is currently not known when or if that main will be replaced. This includes the portion of main from Cypress Ln across the north portion of this property and all associated hydrants that were served off this main.”</i></p> <p><b>Conditions prior to permit final</b>  <i>“Depending on the needs of the development some of the parcels have not previously been served water by PID. If water service is needed at these parcels then a new meter estimate will need to be requested through PID.</i></p> <p><i>No permanent structure may be installed within our easement for the pipeline located on APN 050-140-155, all other provisions with the easement must also be followed.</i></p> <p><i>A service lateral replacement and backflow requirements are required at the previously served parcels to lift the water quality advisory. The service lateral will be replaced in its previous location unless otherwise determine by PID. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, services, or backflow. Costs for any necessary upgrades are the responsibility of the property owner. It is recommended that the customer contacts PID early on in their process or once a building permit is issued for this property. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.”</i></p> <p><b>Blaine Allen, Paradise Irrigation District.</b></p>
<b>Northern Recycling &amp; Waste Services</b>	2/2/23	<p><i>“The concerns we have are related to truck access and below are the specifics. Our preference is to have detailed enclosure plans stamped with the building packet as we know how these projects can change with as builds. We will be serving this location minimum 52 times per year and want it to be safe to serve.</i></p> <p><i>- Actual enclosure details would be wonderful. We really appreciated and liked the Ponderosa Gardens Motel proposed plans. Not a requirement from us but very comprehensive plan (attached).</i></p>





		<p><i>- The enclosure in phase 1 that is in the most southeastern corner would be preferred to shift to the east inline with the driveway.</i></p> <p><i>- The phase 2 enclosures do not provide turn around access and require backing out onto Cypress Lane. The collection truck services from front of vehicle. Can they propose a no parking lane to provide safe exit. Please let me know if this makes sense or should there be any questions.”</i></p> <p><b><i>Doug Speicher, General Manager NRWS</i></b></p>
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# TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

## DEVELOPMENT REVIEW REQUEST

**TO:** CSS, ENG, Onsite, PID, PD, NRWS, CDFW

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Sit plan review application proposing creation of 140 housing units, community buildings, and related improvements on properties off Cypress Lane in Paradise. The project would be phased, with the phase 1 construction of 70 units for affordable family housing and phase 2 for 70 senior housing units. See attached for more detail.

**LOCATION** Cypress Lane, Paradise CA

**AP NOS.:** 050-140-050, 053, 151, 155, 160, 161, 162

**APPLICANT:** Mercy Housing and Community Housing Improvement Program

**CONTACT PHONE:** 916-505-7263 / jriley@mercyhousing.org / tnator@chiphousing.org

**DATE DISTRIBUTED:** 11/15/22

**RETURN DATE REQUESTED:** 11/30/22

\*\*\*\*\*  
**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)



Signature

CSS

Agency

12/6/22

Date

## DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance    F = Required for Project Final    na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title 24 energy calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Truss calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Onsite civil improvement plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special Permit Zone certification letter (flood zone)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineered site plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire sprinkler system plans (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Post Construction Plan (Regulated / Small)
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRPD Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dedication of right-of-way
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PID water service clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking within street setback review (\$322.73)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Butte County Environmental Health clearance	I	F	na	<b>PLANNING</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Design review (sign / architectural)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans on CD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
I	F	na	<b>ONSITE SANITATION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree removal permit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use Review (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree hearing (5-30 minor, 31+ major)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New construction permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan (\$318.20)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building clearance (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree preservation/protection plan (\$106.07)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upgrade/Alteration permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Offsite parking review (\$176.07)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair permit – check if electrical is required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Address assignment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater easement/covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**CONDITIONS PRIOR TO ISSUANCE:**

CSS has the capacity to serve this project.

**CONDITIONS PRIOR TO PERMIT FINAL:**



## Bateman, Nick

---

**From:** Stanley, Ashley  
**Sent:** Thursday, January 26, 2023 2:26 PM  
**To:** Bateman, Nick  
**Cc:** Dutter, Tara; Kehn, David  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

No. They proposed roadway improvements, which we will continue to plan check. The Traffic analysis required sight triangles. So maybe a general comment "Traffic improvements as required to satisfy the Traffic Impact Analysis and Town of Paradise standards."

Ashley



### Ashley Stanley

Engineering Division Manager  
Public Works | Engineering Department  
Town of Paradise | 530-872-6291 x166  
[Website](#) | [Contact Us](#) | [Facebook](#)

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**From:** Bateman, Nick <nbateman@townofparadise.com>  
**Sent:** Thursday, January 26, 2023 2:24 PM  
**To:** Stanley, Ashley <astanley@townofparadise.com>  
**Cc:** Dutter, Tara <TDutter@townofparadise.com>; Kehn, David <dkehn@townofparadise.com>  
**Subject:** RE: Cypress Lane multi-family development; proposal resubmittal

Ashley,

Ok got it. How about frontage improvements?

Thank you,



### Nick Bateman

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
[Website](#) | [Contact Us](#) | [Facebook](#)

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---

**From:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>  
**Sent:** Thursday, January 26, 2023 2:23 PM  
**To:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>; Kehn, David <[dkehr@townofparadise.com](mailto:dkehr@townofparadise.com)>  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

Nick

I spoke with Marc and he did not require ROW dedication.

Thank you,

Ashley



**Ashley Stanley**

Engineering Division Manager  
Public Works | Engineering Department  
Town of Paradise | 530-872-6291 x166  
[Website](#) | [Contact Us](#) | [Facebook](#)

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---

**From:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Sent:** Thursday, January 26, 2023 9:06 AM  
**To:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>; Kehn, David <[dkehr@townofparadise.com](mailto:dkehr@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

Hey All,

One more follow up question on this. Do we want ROW dedications for this one? Frontage improvements? Did not see any comments about those in the first round.

Thank you,



**Nick Bateman**

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
[Website](#) | [Contact Us](#) | [Facebook](#)

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Town of Paradise or the intended recipient is strictly prohibited. If you are NOT the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments thereto.

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**From:** Bateman, Nick  
**Sent:** Monday, January 23, 2023 3:17 PM  
**To:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>; Kehn, David <[dkehr@townofparadise.com](mailto:dkehr@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>  
**Subject:** Cypress Lane multi-family development proposal resubmittal

Hello,

We have received a resubmittal for the Cypress Multi-family development.

**David/Ashley:** You had a few comments I requested revisions for. I have attached the received comments, their new plans, and their marked up version of the corrections letter I sent. Can you take a look and let me know if they have addressed item 5 in the correction well enough for you or if you want to see more detail?

Please let me know if you have any questions.

Thank you,



**Nick Bateman**

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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# TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

## DEVELOPMENT REVIEW REQUEST

\*Revised

**TO:** CSS, ENG, Onsite, PID, PD, NRWS, CDFW

**FROM:** Nick Bateman, Associate Planner

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**LOCATION** Cypress Lane, Paradise CA

**AP NOS.:** 050-140-050, 053, 151, 155, 160, 161, 162

**APPLICANT:** Mercy Housing and Community Housing Improvement Program

**CONTACT PHONE:** 916-505-7263 / jriley@mercyhousing.org / tnator@chiphousing.org

**DATE DISTRIBUTED:** 11/15/22

**RETURN DATE REQUESTED:** 11/30/22

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

	Engineering	12/9/22
Signature	Agency	Date

## DEVELOPMENT SERVICES PROJECT APPLICATIONS

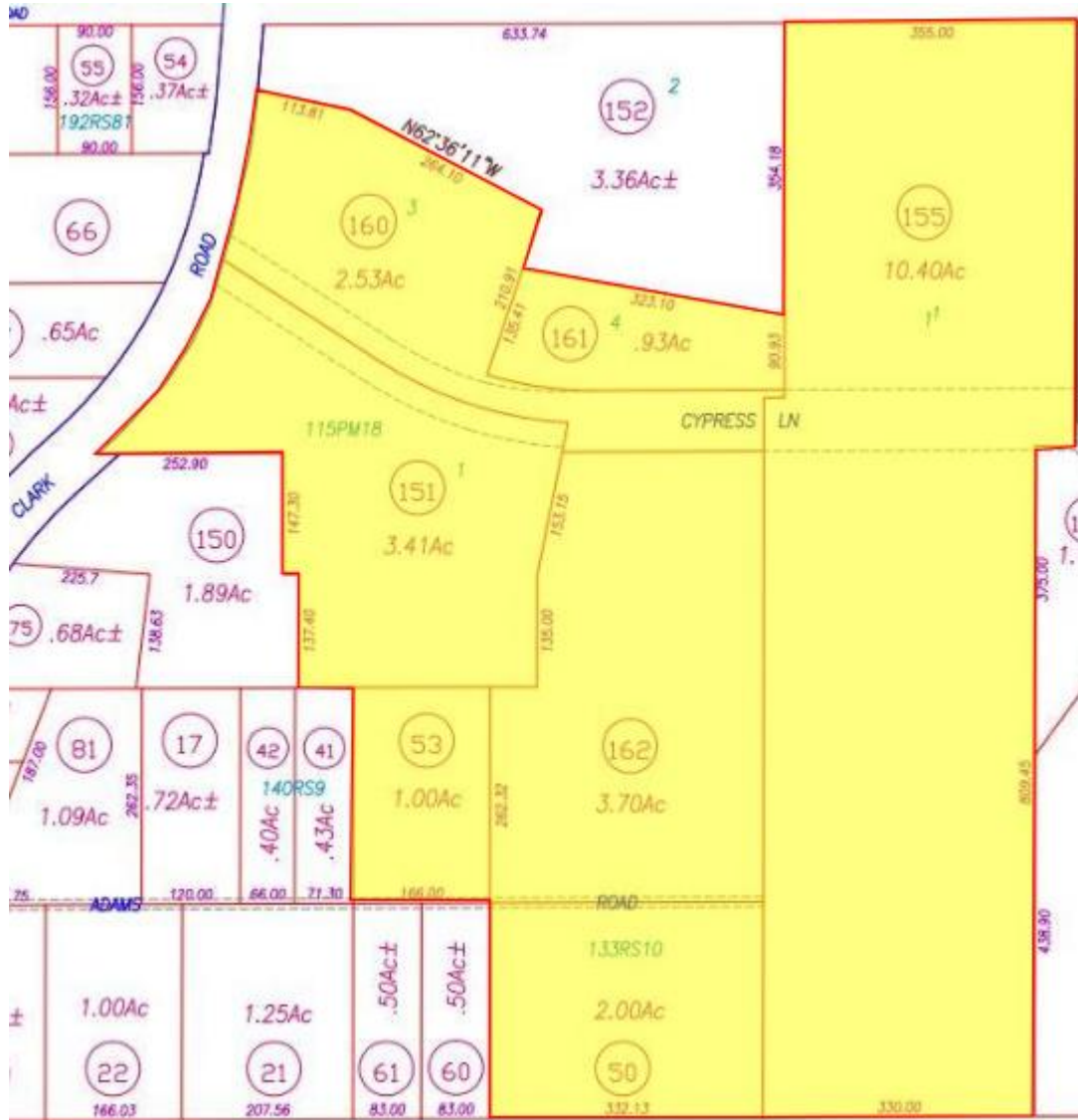
I = Required for Issuance    F = Required for Project Final    na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PID water service clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking within street setback review (\$322.73)
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Design review (sign / architectural)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans on CD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
<b>I</b>	<b>F</b>	<b>na</b>	<b>ONSITE SANITATION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree removal permit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use Review (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree hearing (5-30 minor, 31+ major)
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair permit – check if electrical is required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Address assignment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater easement/covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## **CONDITIONS PRIOR TO ISSUANCE:**

1. Provide all documentation necessary to support the proposed improvements, including but not limited to: phasing diagrams of all plans and utilities, utility and easement vacation and relocation plans, dedication of right of way along Clark Road, traffic circulation routes and phasing diagrams, etc. When a full submittal is provided, the Town will review and provide comments and conditions based on the presented information.
2. Paradisewood is a public road and reliable emergency and maintenance access is required through the gated entry at Cypress/Paradisewood, in order to serve this project (confirm redundant access requirements for each phase and roadway with the fire department). The project conditions will include requirements to modify the gate for the emergency and maintenance egress through this gate (knox box or coded gate/entry).
3. Please use new Town Roadway Standard Details (Town website dated 11/14/22) for proposed improvements (pavement standards have been updated for public and private roadways).
5. The site is within the Special Permit Zone. Contact Engineering for Special Permit Zone limits, show limits on the plans and show impacts and mitigation in the plans and design. Per Town Municipal Code, compliance with SPZ is required and documentation to support the ordinance's requirements needs to be submitted. Drainage studies are required for impacts to the SPZ.
6. Prepare and submit storm water calculations for the existing and proposed design. Refer to the Town Storm Drain Master Plan for supplemental information.
7. Submit phased site, grading, drainage and utility plans for the proposed work. Show how each phase conforms to the existing and future phases.

## **CONDITIONS PRIOR TO PERMIT FINAL:**



**APPLICANT:** Mercy Housing and Community Housing Improvement Program

**OWNER:** California Vocations Inc and Paradise Investment Group LLC

**PROJECT DESCRIPTION:** Site plan review application proposing creation of 140 housing units, community buildings, and related improvements on properties off Cypress Lane in Paradise. The project would be phased, with the phase 1 construction of 70 units for affordable family housing and phase 2 for 70 senior housing units. See attached for more detail

**ZONING:** Community Services (CS)

**GENERAL PLAN:** CS

**FILE NO.** PL22-00107

**ASSESSOR PARCEL NOS.** 050-140-050, 053, 151, 155, 160, 161, 162

**MEETING DATE:** TBD

## Bateman, Nick

---

**From:** Kehn, David  
**Sent:** Friday, February 10, 2023 10:58 AM  
**To:** Bateman, Nick  
**Cc:** Dutter, Tara; Stanley, Ashley  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Nick,

The private road standard for Cypress is Standard Detail A-3B Interior Road, Residential, Private Maintained. Link to the Standards is on our Public Works page here (<https://www.townofparadise.com/pwe/page/transportation-recovery-efforts>) at the bottom of the page click on Appendix J. A direct link to the standards document is here ([https://www.townofparadise.com/sites/default/files/fileattachments/public\\_works/\\_engineering/page/39341/appj.pdf](https://www.townofparadise.com/sites/default/files/fileattachments/public_works/_engineering/page/39341/appj.pdf)).

The descriptions of the type of road vs. the type of development are pretty good, if you scroll through the different road standards you can pretty easily determine what type of road based on the type of development. Works well at least for a preliminary understanding of what we'll require.

Thanks Nick.



### David Kehn

Capital Projects Manager  
Public Works Department  
Town of Paradise | (530) 872-6291 x171  
[Website](#) | [Contact Us](#) | [Facebook](#)

---

**From:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Sent:** Friday, February 10, 2023 10:46 AM  
**To:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>; Kehn, David <[dkehn@townofparadise.com](mailto:dkehn@townofparadise.com)>  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

Ashley,

Thanks. I just wanted to make sure this correspondence encompassed all comments as we really only touched on the dedication question. I do want to know the private road standard we are asking them to bring Cypress to. Let me know.

Thank you,



## Nick Bateman

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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---

**From:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>  
**Sent:** Friday, February 10, 2023 10:16 AM  
**To:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>; Kehn, David <[dkehr@townofparadise.com](mailto:dkehr@townofparadise.com)>  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

Nick

Cypress comments are below. Let me know if there is anything else open and I can help! I'm only in the office until 12, so please text me if you need help after then (530-570-6501).

Ashley



## Ashley Stanley

Engineering Division Manager  
Public Works | Engineering Department  
Town of Paradise | 530-872-6291 x166  
[Website](#) | [Contact Us](#) | [Facebook](#)

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---

**From:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Sent:** Thursday, January 26, 2023 2:26 PM  
**To:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>; Kehn, David <[dkehr@townofparadise.com](mailto:dkehr@townofparadise.com)>  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

Ashley,

Brilliant, thanks for getting back so quickly on this follow up. I appreciate you!



## Nick Bateman

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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---

**From:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>  
**Sent:** Thursday, January 26, 2023 2:26 PM  
**To:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>; Kehn, David <[dkehr@townofparadise.com](mailto:dkehr@townofparadise.com)>  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

No. They proposed roadway improvements, which we will continue to plan check. The Traffic analysis required sight triangles. So maybe a general comment "Traffic improvements as required to satisfy the Traffic Impact Analysis and Town of Paradise standards."

Ashley



## Ashley Stanley

Engineering Division Manager  
Public Works | Engineering Department  
Town of Paradise | 530-872-6291 x166  
[Website](#) | [Contact Us](#) | [Facebook](#)

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---

**From:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Sent:** Thursday, January 26, 2023 2:24 PM  
**To:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>; Kehn, David <[dkehr@townofparadise.com](mailto:dkehr@townofparadise.com)>  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

Ashley,

Ok got it. How about frontage improvements?

Thank you,



## Nick Bateman

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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---

**From:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>  
**Sent:** Thursday, January 26, 2023 2:23 PM  
**To:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>; Kehn, David <[dkehr@townofparadise.com](mailto:dkehr@townofparadise.com)>  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

Nick

I spoke with Marc and he did not require ROW dedication.

Thank you,

Ashley



## Ashley Stanley

Engineering Division Manager  
Public Works | Engineering Department  
Town of Paradise | 530-872-6291 x166  
[Website](#) | [Contact Us](#) | [Facebook](#)

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**From:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Sent:** Thursday, January 26, 2023 9:06 AM  
**To:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>; Kehn, David <[dkehr@townofparadise.com](mailto:dkehr@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>  
**Subject:** RE: Cypress Lane multi-family development proposal resubmittal

Hey All,

One more follow up question on this. Do we want ROW dedications for this one? Frontage improvements? Did not see any comments about those in the first round.

Thank you,





## Nick Bateman

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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---

**From:** Bateman, Nick  
**Sent:** Monday, January 23, 2023 3:17 PM  
**To:** Stanley, Ashley <[astanley@townofparadise.com](mailto:astanley@townofparadise.com)>; Kehn, David <[dkehr@townofparadise.com](mailto:dkehr@townofparadise.com)>  
**Cc:** Dutter, Tara <[TDutter@townofparadise.com](mailto:TDutter@townofparadise.com)>  
**Subject:** Cypress Lane multi-family development proposal resubmittal

Hello,

We have received a resubmittal for the Cypress Multi-family development.

**David/Ashley:** You had a few comments I requested revisions for. I have attached the received comments, their new plans, and their marked up version of the corrections letter I sent. Can you take a look and let me know if they have addressed item 5 in the correction well enough for you or if you want to see more detail?

Please let me know if you have any questions.  
Thank you,



## Nick Bateman

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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**Bateman, Nick**

---

**From:** Doug Speicher <doug@NorthernRecycling.biz>  
**Sent:** Thursday, February 2, 2023 3:20 PM  
**To:** Bateman, Nick  
**Cc:** Andrew Guidi; Tosha Dykes; Hartman, Susan  
**Subject:** RE: Development Review request - PL22-107 Cypress multi-family housing  
**Attachments:** 7010 Skyway Trash Enclosure.pdf

Nick,  
The concerns we have are related to truck access and below are the specifics. Our preference is to have detailed enclosure plans stamped with the building packet as we know how these projects can change with as builds. We will be serving this location minimum 52 times per year and want it to be safe to serve.

- Actual enclosure details would be wonderful. We really appreciated and liked the Ponderosa Gardens Motel proposed plans. Not a requirement from us but very comprehensive plan (attached).
- The enclosure in phase 1 that is in the most southeastern corner would be preferred to shift to the east inline with the driveway.
- The phase 2 enclosures do not provide turn around access and require backing out onto Cypress Lane. The collection truck services from front of vehicle. Can they propose a no parking lane to provide safe exit.

Please let me know if this makes sense or should there be any questions.

Thank you,

*Doug Speicher, General Manager*  
*Northern Recycling & Waste Services*  
*530-624-7988*  
[Doug@NorthernRecycling.biz](mailto:Doug@NorthernRecycling.biz)

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\*\*\*\*\*

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**From:** Bateman, Nick <nbateman@townofparadise.com>  
**Sent:** Thursday, February 2, 2023 2:25 PM  
**To:** Doug Speicher <doug@NorthernRecycling.biz>  
**Cc:** Andrew Guidi <AndrewG@NorthernRecycling.biz>; Tosha Dykes <toshad@NorthernRecycling.biz>; Hartman, Susan <shartman@townofparadise.com>  
**Subject:** RE: Development Review request - PL22-107 Cypress multi-family housing

Doug,

Thanks for your response on this. It should not be a problem to condition the project to provide more detail. Can you let me know though, if there is any reason you think the site would have trouble getting it to all fit? Just want to know if I

should be pushing harder to get the detail up front or if it's something we can condition on the permit for them to provide when they get to the building stage.

Thank you,



**Nick Bateman**

Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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---

**From:** Doug Speicher <[doug@NorthernRecycling.biz](mailto:doug@NorthernRecycling.biz)>  
**Sent:** Thursday, January 26, 2023 11:34 AM  
**To:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Cc:** Andrew Guidi <[AndrewG@NorthernRecycling.biz](mailto:AndrewG@NorthernRecycling.biz)>; Tosha Dykes <[toshad@NorthernRecycling.biz](mailto:toshad@NorthernRecycling.biz)>  
**Subject:** FW: Development Review request - PL22-107 Cypress multi-family housing

Hello Nick,  
We appreciate the opportunity to review early in the planning. We do have the ability to serve the proposed project. However, we do have concerns with the size of solid waste enclosures and two locations would need to shift for direct access. We would like to see detail enclosure design that include grade of approach and aprons. Please share the attached with the applicant as a reference guide to assist what we use.  
Please let me know if there are any questions and please let the applicant know that they can contact us as well should they desire.  
Thank you,

*Doug Speicher, General Manager*  
*Northern Recycling & Waste Services*  
*530-624-7988*  
[Doug@NorthernRecycling.biz](mailto:Doug@NorthernRecycling.biz)

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\*\*\*\*\*

---

**From:** Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>  
**Sent:** Tuesday, January 24, 2023 3:31 PM

**To:** Doug Speicher <[doug@NorthernRecycling.biz](mailto:doug@NorthernRecycling.biz)>

**Subject:** Development Review request - PL22-107 Cypress multi-family housing

Hi Doug,

We have a sizeable multi-family development application in and I was hoping you could take a look at the site plan for NRWS requirements. This is a resubmittal. I requested revisions to the original to meet NRWS standards as it was pretty clear they were a bit off. Mind taking a look and letting me know if there are any issues with the solid waste facilities here regarding approaches or size?

Thank you,



**Nick Bateman**

Associate Planner

Town of Paradise | (530) 872-6291 x 423

Website | Contact Us | Facebook

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PROJECT NO. PL22-00107  
PROJECT NAME: Mercy Housing/CHIP SPR

## TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

### DEVELOPMENT REVIEW REQUEST

**TO:** CSS, ENG, Onsite, PID, PD, NRWS, CDFW

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Sit plan review application proposing creation of 140 housing units, community buildings, and related improvements on properties off Cypress Lane in Paradise. The project would be phased, with the phase 1 construction of 70 units for affordable family housing and phase 2 for 70 senior housing units. See attached for more detail. 📎

**LOCATION** Cypress Lane, Paradise CA

**AP NOS.:** 050-140-050, 053, 151, 155, 160, 161, 162

**APPLICANT:** Mercy Housing and Community Housing Improvement Program

**CONTACT PHONE:** 916-505-7263 / jriley@mercyhousing.org / tator@chiphousing.org

**DATE DISTRIBUTED:** 11/15/22

**RETURN DATE REQUESTED:** 11/30/22

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

YES

YES, WITH CONDITIONS

NO (EXPLAIN BELOW)

\_\_\_\_\_  
Bob Larson

\_\_\_\_\_  
Onsite

\_\_\_\_\_  
12/7/22

Signature

Agency

Date

## DEVELOPMENT SERVICES PROJECT APPLICATIONS

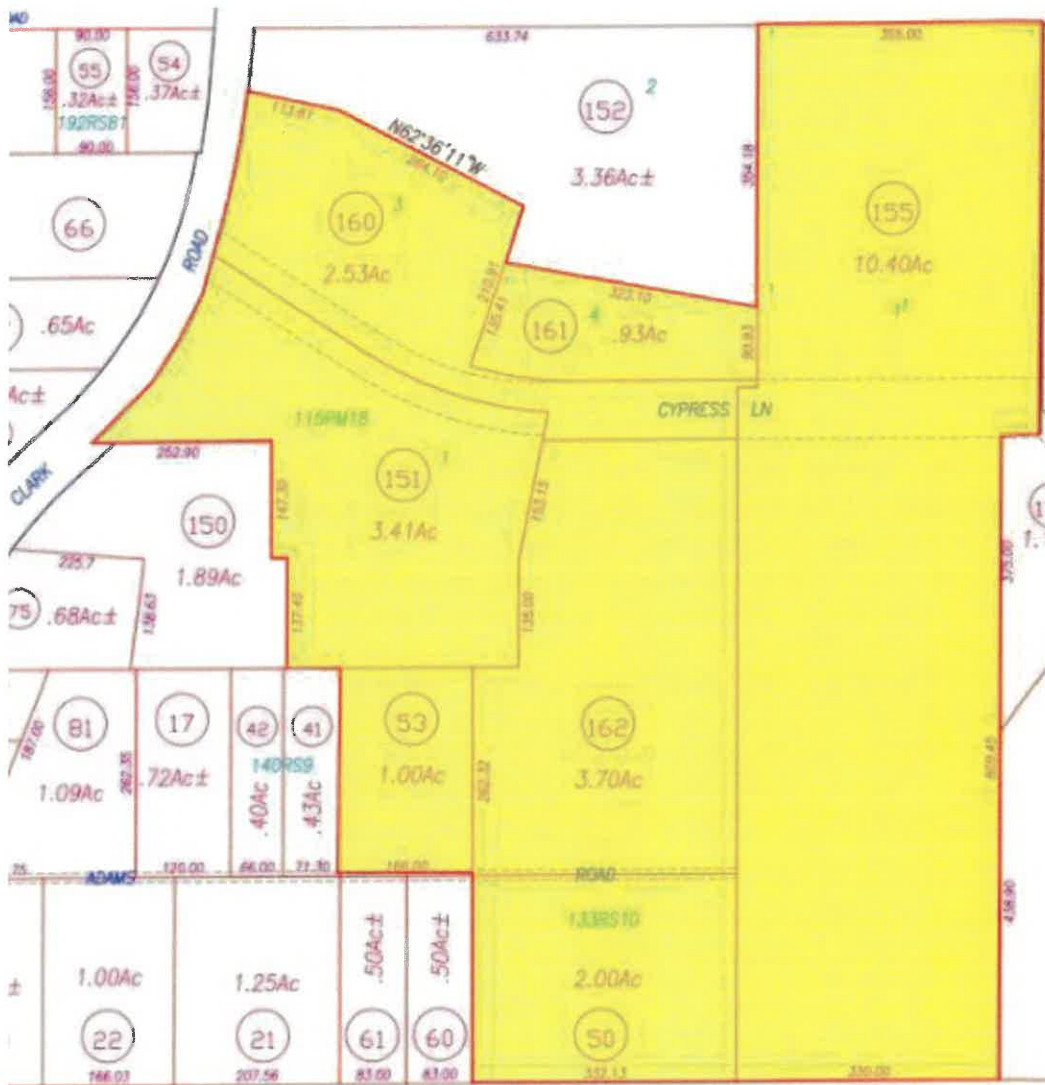
I = Required for Issuance    F = Required for Project Final    na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
			3 sets of construction plans				Encroachment permit (must be licensed and bonded)
			Structural calculations (2 sets)				Grading permit
			Title 24 energy calculations (2 sets)				Erosion control plan
			Truss calculations (2 sets)				Onsite civil improvement plan
			Special Permit Zone certification letter (flood zone)				Engineered site plan
			Fire sprinkler system plans (2 sets)				Stormwater Post Construction Plan (Regulated / Small)
			Hydrant fire flow (@ Station #81)				Erosion & Sediment Control Plan
			Grant deed and legal description				Lot merger application (\$645.46 deposit)
			Development Impact Fees				Lot line adjustment application (\$1,129.55 deposit)
			PUSD Impact Fees				Covenant agreement (deferral of frontage improvements)
			PRPD Impact Fees				Dedication of right-of-way
			PID water service clearance				Parking within street setback review (\$322.73)
			Butte County Environmental Health clearance	I	F	na	<b>PLANNING</b>
			Construction & Demolition Recycling Plan				Design review (sign / architectural)
			Plans on CD				Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
I	F	na	<b>ONSITE SANITATION</b>				Tree removal permit
			Land Use Review (minor/major)				Tree hearing (5-30 minor, 31+ major)
			New construction permit				Landscape plan (\$318.20)
			Building clearance (minor/major)				Tree preservation/protection plan (\$106.07)
✓			Upgrade/Alteration permit				Offsite parking review (\$176.07)
			Repair permit – check if electrical is required				Address assignment
			Wastewater easement/covenant				

**CONDITIONS PRIOR TO ISSUANCE:**

Please see attached approved land use review

**CONDITIONS PRIOR TO PERMIT FINAL:**



**APPLICANT:** Mercy Housing and Community Housing Improvement Program

**OWNER:** California Vocations Inc and Paradise Investment Group LLC

**PROJECT DESCRIPTION:** Site plan review application proposing creation of 140 housing units, community buildings, and related improvements on properties off Cypress Lane in Paradise. The project would be phased, with the phase 1 construction of 70 units for affordable family housing and phase 2 for 70 senior housing units. See attached for more detail

**ZONING:** Community Services (CS)

**GENERAL PLAN:** CS

**FILE NO.** PL22-00107

**ASSESSOR PARCEL NOS.** 050-140-050, 053, 151, 155, 160, 161, 162

**MEETING DATE:** TBD





**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

PARADISE INVESTMENT GROUP, LLC  
C/O PHILLIP MEYRING  
1777 N CALIFORNIA BLVD STE 300  
WALNUT CREEK, CA 94596

11/8/2022

## LAND USE REVIEW

Permit Number: OS22-02969  
Property Address: 1633 CYPRESS LN  
AP Number: 050-140-155-000

The Town has completed our review of the above referenced application. The subject parcel meets the minimum requirements of the Town of Paradise Onsite Wastewater Management Zone.

**This land use review is approved for the proposed Mercy Housing project. The family housing project will consist of 24 one bedroom units, 28 two bedroom units and 18 three bedroom units. These units will utilize the existing 6600' x 24" w x 12" d leach field located on APN 050-140-155. With a soil application rate of 1.0 gallons per day per square feet of trench bottom and sidewall area, this system will have the potential capacity of 26,400 gpd. utilizing secondary treatment. North Star Engineering has a proposed design flow of 10,200 gpd at 0.70 gpd per square feet.**

**The Senior Housing project will consist of 70 one bedroom units. These units will utilize new disposal fields located on APN 050-140-151. The new field size will be 3000' x 24" w x 12" d along with secondary treatment and a soil application rate of 1.0 gallons per day per square feet counting sidewall and bottom area, this system has the potential capacity of 12,000 gpd. The existing gravity and pressure dosed leach line may also be used which has a design flow of 2,415 gpd. North Star Engineering has a proposed daily design flow of 5,600 gpd at 0.70 gpd per square feet.**

**All sewage disposal easements and boundary line modifications must be submitted to this office prior to issuance of the construction permit.**

This review is for sanitation purposes only. Please contact the other departments in Development Services for additional requirements and regulations.

Thank you for your participation in this effort to protect the public health of the Town of Paradise.

Onsite Wastewater Division

[www.townofparadise.com/septic](http://www.townofparadise.com/septic)  
(530) 872-6291 ext 436 or ext 439

PROJECT NO. PL22-00107  
PROJECT NAME: Mercy Housing/CHIP SPR

## TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

### DEVELOPMENT REVIEW REQUEST

**TO:** CSS, ENG, Onsite, PID, PD, NRWS, CDFW

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Sit plan review application proposing creation of 140 housing units, community buildings, and related improvements on properties off Cypress Lane in Paradise. The project would be phased, with the phase 1 construction of 70 units for affordable family housing and phase 2 for 70 senior housing units. See attached for more detail.

**LOCATION** Cypress Lane, Paradise CA

**AP NOS.:** 050-140-050, 053, 151, 155, 160, 161, 162

**APPLICANT:** Mercy Housing and Community Housing Improvement Program

**CONTACT PHONE:** 916-505-7263 / jriley@mercyhousing.org / tator@chiphousing.org




**DATE DISTRIBUTED:** 11/15/22

**RETURN DATE REQUESTED:** 11/30/22

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

 _____ Signature	 _____ Agency	 _____ Date
--	---	--

## TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

### DEVELOPMENT REVIEW REQUEST

**TO:** CSS, ENG, Onsite, PID, PD, NRWS, CDFW

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Sit plan review application proposing creation of 140 housing units, community buildings, and related improvements on properties off Cypress Lane in Paradise. The project would be phased, with the phase 1 construction of 70 units for affordable family housing and phase 2 for 70 senior housing units. See attached for more detail. 📎

**LOCATION** Cypress Lane, Paradise CA

**AP NOS.:** 050-140-050, 053, 151, 155, 160, 161, 162

**APPLICANT:** Mercy Housing and Community Housing Improvement Program

**CONTACT PHONE:** 916-505-7263 / jriley@mercyhousing.org / tnator@chiphousing.org

**DATE DISTRIBUTED:** 11/15/22

**RETURN DATE REQUESTED:** 11/30/22

\*\*\*\*\*  
**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

---

Blaine Allen	PID	12-1-22
<b>Signature</b>	<b>Agency</b>	<b>Date</b>

## DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance    F = Required for Project Final    na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
			3 sets of construction plans				Encroachment permit (must be licensed and bonded)
			Structural calculations (2 sets)				Grading permit
			Title 24 energy calculations (2 sets)				Erosion control plan
			Truss calculations (2 sets)				Onsite civil improvement plan
			Special Permit Zone certification letter (flood zone)				Engineered site plan
			Fire sprinkler system plans (2 sets)				Stormwater Post Construction Plan (Regulated / Small)
			Hydrant fire flow (@ Station #81)				Erosion & Sediment Control Plan
			Grant deed and legal description				Lot merger application (\$645.46 deposit)
			Development Impact Fees				Lot line adjustment application (\$1,129.55 deposit)
			PUSD Impact Fees				Covenant agreement (deferral of frontage improvements)
			PRPD Impact Fees				Dedication of right-of-way
			PID water service clearance				Parking within street setback review (\$322.73)
			Butte County Environmental Health clearance	I	F	na	<b>PLANNING</b>
			Construction & Demolition Recycling Plan				Design review (sign / architectural)
			Plans on CD				Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
I	F	na	<b>ONSITE SANITATION</b>				Tree removal permit
			Land Use Review (minor/major)				Tree hearing (5-30 minor, 31+ major)
			New construction permit				Landscape plan (\$318.20)
			Building clearance (minor/major)				Tree preservation/protection plan (\$106.07)
			Upgrade/Alteration permit				Offsite parking review (\$176.07)
			Repair permit – check if electrical is required				Address assignment
			Wastewater easement/covenant				

### **CONDITIONS PRIOR TO ISSUANCE:**

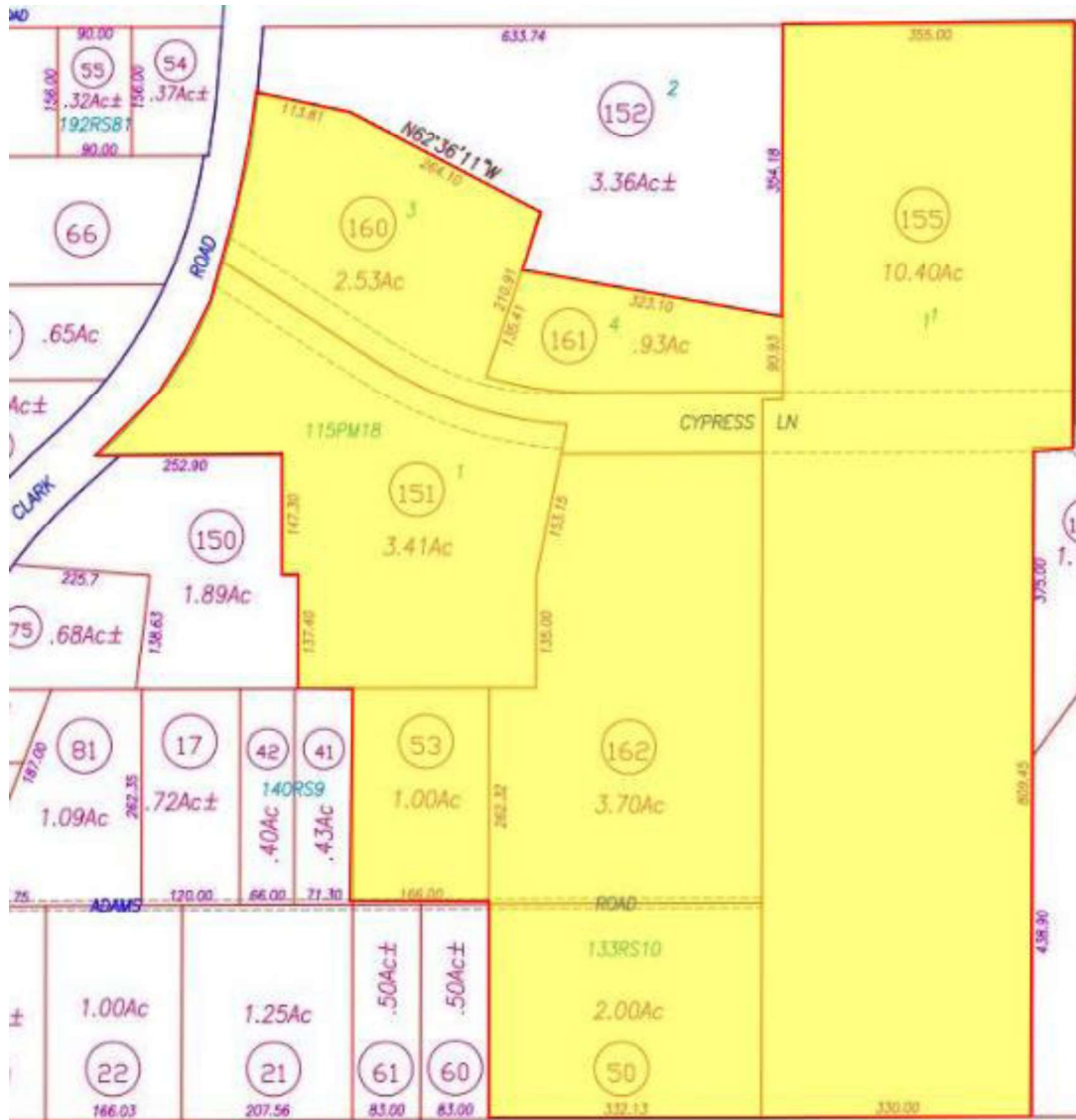
The PID main that served APN 050-140-155 had significant damage from the Camp Fire. It is currently not known when or if that main will be replaced. This includes the portion of main from Cypress Ln across the north portion of this property and all associated hydrants that were served off this main.

### **CONDITIONS PRIOR TO PERMIT FINAL:**

Depending on the needs of the development some of the parcels have not previously been served water by PID. If water service is needed at these parcels then a new meter estimate will need to be requested through PID.

No permanent structures may be installed within our easement for the pipeline located on APN 050-140-155, all other provisions with the easement must also be followed.

A service lateral replacement and backflow requirements are required at the previously served parcels to lift the water quality advisory. The service lateral will be replaced in its previous location unless otherwise determined by PID. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner. It is recommended that the customer contacts PID early on in their process or once a building permit is issued for this property. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.



**APPLICANT:** Mercy Housing and Community Housing Improvement Program

**OWNER:** California Vocations Inc and Paradise Investment Group LLC

**PROJECT DESCRIPTION:** Site plan review application proposing creation of 140 housing units, community buildings, and related improvements on properties off Cypress Lane in Paradise. The project would be phased, with the phase 1 construction of 70 units for affordable family housing and phase 2 for 70 senior housing units. See attached for more detail

**ZONING:** Community Services (CS)

**GENERAL PLAN:** CS

**FILE NO.** PL22-00107

**ASSESSOR PARCEL NOS.** 050-140-050, 053, 151, 155, 160, 161, 162

**MEETING DATE:** TBD

# TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

## DEVELOPMENT REVIEW REQUEST

**TO:** CSS, ENG, Onsite, PID, PD, NRWS, CDFW

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Sit plan review application proposing creation of 140 housing units, community buildings, and related improvements on properties off Cypress Lane in Paradise. The project would be phased, with the phase 1 construction of 70 units for affordable family housing and phase 2 for 70 senior housing units. See attached for more detail.

**LOCATION** Cypress Lane, Paradise CA

**AP NOS.:** 050-140-050, 053, 151, 155, 160, 161, 162

**APPLICANT:** Mercy Housing and Community Housing Improvement Program

**CONTACT PHONE:** 916-505-7263 / jriley@mercyhousing.org / tnator@chiphousing.org

**DATE DISTRIBUTED:** 11/15/22

**RETURN DATE REQUESTED:** 11/30/22

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

	Engineering	12/6/22
Signature	Agency	Date

## DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance    F = Required for Project Final    na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural calculations (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title 24 energy calculations (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Truss calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Onsite civil improvement plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Permit Zone certification letter (flood zone)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineered site plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire sprinkler system plans (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Post Construction Plan (Regulated / Small)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydrant fire flow (@ Station #81)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Erosion & Sediment Control Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot merger application (\$645.46 deposit)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PUSD Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Covenant agreement (deferral of frontage improvements)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRPD Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dedication of right-of-way
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PID water service clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking within street setback review (\$322.73)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Butte County Environmental Health clearance	I	F	na	<b>PLANNING</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Design review (sign / architectural)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans on CD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
I	F	na	<b>ONSITE SANITATION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree removal permit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use Review (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree hearing (5-30 minor, 31+ major)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New construction permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan (\$318.20)
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upgrade/Alteration permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Offsite parking review (\$176.07)
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater easement/covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



## **CONDITIONS PRIOR TO ISSUANCE:**

1. A full tentative map will be required, with all required documentation necessary to support the proposed improvements, including but not limited to: phasing diagrams of all plans and utilities, utility and easement vacation and relocation plans, disposition/intention/title documents for 1' no build easement between Cypress and Paradisewood (or other looped public access road), dedication of right of way along Clark Road, etc.
2. Clarify proposed roadway improvements (public or private)
3. Please use new Town Roadway Standard Details on the Town website (dated 11/14/22) and for proposed improvements (pavement standards have been updated for public and private roadways).
4. Submit calculations supporting proposed improvements
5. The site is within the Special Permit Zone. Contact Engineering for Special Permit Zone limits, show limits on the plans and show impacts and mitigation in the plans and design. Per Town Municipal Code, compliance with SPZ is required and documentation to support the ordinance's requirements needs to be submitted.
6. Prepare and submit storm water calculations for the existing and proposed design. Refer to the Town Storm Drain Master Plan for supplemental information.
7. Submit phased site, grading, drainage and utility plans for the proposed work. Show how each phase conforms to the existing and future phases.
9. A Traffic Impact Analysis is required for this project.

## **CONDITIONS PRIOR TO PERMIT FINAL:**





**TOWN OF PARADISE APPLICATION FOR SITE PLAN REVIEW PERMIT**

[Project Number (to be filled by town staff): PL\_\_\_\_ - \_\_\_\_\_]

Applicant Mercy Housing (Jeff Riley) and CHIP (Theresa Nantor) Email jriley@mercyhousing.org and tnantor@chiphousing.org  
Phone 916-505-7263 Mailing Address 2512 River Plaza Drive, Suite 200 Sacramento, CA 95833

Applicant Interest in Property (Owner, Lessee, other) Developer  
(If applicant is *not* the property owner, the owner's signature or owner-signed letter of authorization *must* accompany this application)

Owner California Vocations Inc and Paradise Investment Group, LLC Phone \_\_\_\_\_

Owner mailing address CVI - 702 MANGROVE AVE PMB 19 CHICO CA 95926-3948 PIG - PO BOX 2408

Property Address \_\_\_\_\_ Parcel Acreage 23.97 ac

Engineer (Name, Address) NorthStar (Nicole Ledford) Phone 530-893-1600 ext. 216

Engineer Phone 111 Mission Ranch Blvd. Suite 100, Chico, CA 95926 Email nledford@northstarae.com

AP Number(S) 050-140-050, -053, -151, -155, -160, -161 & -162 Zone CS Existing Use Vacant past commercial and residential development

Detailed project description (Attach additional sheets if necessary) \_\_\_\_\_

The project consists of a multifamily and senior housing development on Cypress Lane. The two phase project will develop 70 1-bedroom senior units and 70 multi-family units (a mix of 1, 2, and 3 bedroom units). The site will also have a community building and amenities for the residents including a tot lot and gathering spaces.

Approximate no. yards cut and fill \_\_\_\_\_

Radial distance to nearest billboard No billboards near site. Sq. ft. of proposed structure/project 109,500 sf

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) \_\_\_\_\_

Distance to nearest fire hydrant On Cypress - at center of site Distance from centerline \_\_\_\_\_

Days of operation N/A Hours of operation N/A Proposed no. of employees N/A

Residential Density 5.84 units/acre Max. Occupancy \_\_\_\_\_ Max. height of proposed structure \_\_\_\_\_

Describe exterior design and finish (attach additional sheets if necessary) \_\_\_\_\_

Method of sewage disposal Community system

Is the proposed project site considered sensitive for archaeological resources? Yes  No \_\_\_\_\_ (Please consult staff.)

**(Note: If yes, please submit payment of fees to the Northeastern Information Center for an archaeological records inventory search)**

**I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.**

Applicant's Signature *Mary N. Ledford* Date 11-09-2022

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW

Note: By signing this application form, the applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

*Town of Paradise Building Resiliency Center (BRC)  
6295 Skyway Paradise Ca, 95969*



# Transmittal

**Date:** 11-09-2022

**To:** Susan Hartman

**From:** Nicole Ledford

**Company:** Town of Paradise - Planning

**NS#:** 22-020

**Address:** Town of Paradise Building Resiliency  
Center (BRC)  
6295 Skyway Paradise Ca, 95969

**APN:** 050-140-050, -053, -151, -155, -  
160, -161 & -162

**RE:** Cypress - Site Plan Review

**Enclosures:**

- SPR (5 – 24"x36", 1-11"x17")
- Owners List
- SPR Application - Signed
- Agent Authorization - Signed
- Fire Flow Clearance
- Title Report
- Fees (\$1,247.87 payable to Town of Paradise #040902)
- Project Description

Good morning Susan,

We are providing the Site Plan Review Application for Mercy Housing and CHIP at APN 050-140-050, -053, -151, -155, -160, -161 & -162. I believe you have the approved Land Use Review in-house.

Please let me know if you need anything else.

Have a good day,



Nicole



Cypress Lane Development  
for  
Mercy Housing

APN	OWNER	OWNER ADDRESS	SITE ADDRESS	ACREAGE
050-140-160-000	PARADISE INVESTMENT GROUP, LLC	PO BOX 2408 DANVILLE CA 94526	6900 CLARK RD PARADISE CA 95969-2250	2.53
050-140-151-000	PARADISE INVESTMENT GROUP, LLC	PO BOX 2408 DANVILLE CA 94526		3.41
050-140-053-000	CALIFORNIA VOCATIONS INC	564 RIO LINDO AVE STE 204 CHICO CA 95921	ADAMS RD PARADISE CA	1.00
050-140-161-000	PARADISE INVESTMENT GROUP, LLC	PO BOX 2408 DANVILLE CA 94526	1623 CYPRESS LN PARADISE CA 95969-2823	0.93
050-140-155-000	PARADISE INVESTMENT GROUP, LLC	PO BOX 2408 DANVILLE CA 94526	1633 CYPRESS LN PARADISE CA 95969-2823	10.40
050-140-050-000	PARADISE INVESTMENT GROUP, LLC	PO BOX 2408 DANVILLE CA 94526	1580 ADAMS RD PARADISE CA 95969-2817	2.00
050-140-162-000	CALIFORNIA VOCATIONS INC	564 RIO LINDO AVE STE 204 CHICO CA 95921	1620 CYPRESS LN PARADISE CA 95969-2824	3.70
<b>Total:</b>				<b>23.97 ac</b>

## AGENT AUTHORIZATION FORM

TO THE Town of Paradise PLANNING DEPARTMENT:

NorthStar Engineering (530) 893-1600  
*Print Name of Agent and Phone Number*

111 Mission Ranch Boulevard, Suite 100, Chico, CA 95926  
*Mailing Address*

\_\_\_\_\_  
*Print Name of Agent and Phone Number*

\_\_\_\_\_  
*Mailing Address*

Is hereby authorized to process this application for Land Use Review and Site Plan Review

*Type of Permit*

On my property, identified as APN 050-140-053 & -162  
*Assessor's Parcel Number*

This authorization allows representation for all applications, hearings, appeals, etc., and to sign all documents necessary for said processing, but not including documents relating to record title interest.

California Vocations, Inc.



*Signature*

\_\_\_\_\_  
*Signature*

Arlene Gross, Exec. Director

*Print Name and Title*

\_\_\_\_\_  
*Print Name and Title*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Name*

*Print Name and Title*

\_\_\_\_\_  
*Name*

*Print Name and Title*

## AGENT AUTHORIZATION FORM

TO THE Town of Paradise PLANNING DEPARTMENT:

NorthStar Engineering (530) 893-1600  
*Print Name of Agent and Phone Number*

111 Mission Ranch Boulevard, Suite 100, Chico, CA 95926  
*Mailing Address*

\_\_\_\_\_  
*Print Name of Agent and Phone Number*

\_\_\_\_\_  
*Mailing Address*

Is hereby authorized to process this application for Land Use Review and Site Plan Review

*Type of Permit*

On my property, identified as APN 050-140-050, -151, -155, -160, & -161  
*Assessor's Parcel Number*

This authorization allows representation for all applications, hearings, appeals, etc., and to sign all documents necessary for said processing, but not including documents relating to record title interest.

Paradise Investment Group, LLC

*Romney White*  
*Signature*

\_\_\_\_\_  
*Signature*

*Romney White - Managing Member*  
*Print Name and Title*

\_\_\_\_\_  
*Name*  
*Print Name and Title*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Name*  
*Print Name and Title*

\_\_\_\_\_  
*Name*  
*Print Name and Title*



**TOWN OF PARADISE**  
**Paradise Fire & Rescue**  
 767 Birch Street, Paradise, CA 95969  
 (530) 872-6264

**PAID**  
 \$255.80  
 CK ✓

**FIRE FLOW/HYDRANT LOCATION REQUEST FORM**

DATE: October 20, 2022  CASH  CHECK NO. 040880

SITE ADDRESS: 1620 & 1633 Cypress Lane Paradise, CA 95969 AP#: 050-140-050, 053, 151, 155, 160, 161, & 162

Basic (Parcel less than 1 acre)  Intermediate (Parcel 1 acre or more)  Complex (Land Division)

Construction:  Residential  Commercial Type:  New  Remodel  Addition

Purpose:  Dwelling  Garage/Shop  Other: \_\_\_\_\_ (Planning Application)

Type of Exterior:  Wood  Stucco  Other: Hardie board

Total Size of Construction: Square Feet 109,527 [Include all stories, attached structures (including garage), and structures that are within 20 feet of each other for Commercial construction.]

Manufactured home?  Yes  No  
 Site plan provided  Yes  No  N/A  
 Does existing structure have automatic sprinkler system?  Yes  No  N/A  
 Is proposed building attached to existing structure?  Yes  No  N/A

**Important Note: Access ways more than 150 feet in length will require a turn-a-round in accordance with the Town of Paradise Road Standards. Both single family dwellings and Land Use Entitlements, minor land division or parcel map applicants are required to meet with the Town of Paradise Road Standards and the Fire Code for accessibility.**

I understand that the information herein provides only the fire flow for this site and does not address the specific requirements for a certain project on the site, including access. [ ] Fire Department does not have a site plan showing access to my property it is my responsibility to ensure that access is provided as required by code. Any changes to the above listed total square footage or construction type will require that the Fire Department be notified to re-evaluate the fire flow.

THIS INFORMATION IS GOOD FOR ONE YEAR FROM THE DATE OF THE FLOW TEST. Applicant will be required to apply again for the Fire Flow information after this expiration date.

AUTOMATIC SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED BEFORE INSTALLATION OF THE SYSTEM OR ANY SITE INSPECTIONS. APPLICANT ALSO NEEDS TO CONTACT PARADISE IRRIGATION DISTRICT FOR "BACK FLOW PREVENTION DEVICE" INSTALLTION REQUIREMENTS.

Fees: Parcel size less than 1 acre - \$86.12 1 acre or more - \$255.80 All Commercial - \$255.80  
 Please make checks payable to Town of Paradise

Person/Agency Requesting Flow: Jeff Riley (Please print)

Signature: Jeffrey Riley Phone: (916) 414-4406 Cell: (916) 505-7263

Email: jriley@mercyhousing.org

Mailing Address (Required) 2512 River Plaza Drive, Suite 200  
Sacramento, CA 95833

THE PERSON REQUESTING THIS REPORT IS RESPONSIBLE FOR GIVING THE INFORMATION IN THIS REPORT TO THE OWNER/CONTRACTOR/PERMIT HOLDER.

**FIRE DEPARTMENT USE ONLY  
OFFICIAL INFORMATION**

Hydrant# S413 Hydrant Flow 4,095 gpm located at 1620 Cypress Lane

Fire hydrant is within the required distance of the structure.

Fire hydrant is **NOT** within the required distance of the structure.

Requires \_\_\_\_\_ fire hydrants.

Water flow is adequate for total square footage.

Water flow is **NOT** adequate for total square footage.

Automatic Sprinkler System is required.

Additional water main and fire hydrant(s) will be required for this project or construction.

Fire Hydrant(s) required to be installed in a location(s) approved by Fire Department.

Water flow is adequate for proposed land use entitlement / land division.

Water flow is **NOT** adequate for proposed land use entitlement / land division.

Additional fire hydrants and water mains may be required to meet the hydrant spacing and fire flow requirements.

Install a Town of Paradise approved fire apparatus turn around within 150 feet of all sides of structures (see attached)

This property was found to be **in violation** of the Defensible Space and Fuel Reduction requirements of the Paradise Municipal Code (Chapter 8.58), California Fire Code, the California Code of Regulations, and/or the California Public Resources Code.

Inspected and Reviewed by: Chris Rainey Date: 10/31/2022

Comments 4 fire hydrants serve this project. 2 are non-operational and are required to be operational before combustible construction can begin.

Additional Hydrant(s) Within Area: S1123, S148 and S147

- **Fire Flow for Commercial projects is required to meet the California Fire Code Appendix B**

RESIDENTIAL ONLY	
Square Footage	Fire Flow Requirement
0 to 3,600 sq. ft.	750 gpm with sprinklers
0 to 3,600 sq. ft.	1000 gpm for manufactured homes without sprinklers
Note: Residences greater than 3,600 square feet, including attached garages, required to meet fire-flow calculations based on Appendix B	

# Hydrant Flow Test

Test Date: 10/28/2022 Test Method: Pitot			Address: 1620 Cypress Lane		
Primary Hydrant Tested: S413 HybridID: Results in GPM/LPM: GPM			Static: 120 Residual: 89 Pressure Drop: 31 Taken at: S1123		
Hydrant	Pitot	Opening	Hydrant Coef.	Outlet Coef.	Discharge
S413	42	3.355	1	1	2176
Total Flow: 2176					
Flow at 20 psi: 4095					
Flow at 10 psi: 4312					



# Hydrant Flow Test

Test Date: 10/28/2022			Address: Cypress Lane & Clark Road		
Test Method: Pitot					
Primary Hydrant Tested: S1123			Static: 118		
HybridID:			Residual: 88		
Results in GPM/LPM: GPM			Pressure Drop: 30		
			Taken at: S413		
Hydrant	Pitot	Opening	Hydrant Coef.	Outlet Coef.	Discharge
S1123	46	3.355	1	1	2277
Total Flow: 2277					
Flow at 20 psi: 4315					
Flow at 10 psi: 4548					

1. This project is an architectural site plan for a new multi-family residential development located at Clark Road, Boston, MA. The site is bounded by Adams Road to the north, Clark Road to the east, and Cypress Lane to the south. The plan shows the layout of ten buildings (A through J), a community center, and various parking and circulation areas. The buildings are designed to provide a mix of unit types and sizes, ranging from studio units to three-bedroom units. The site plan also includes details for landscaping, lighting, and accessibility. The proposed site plan is subject to the approval of the local planning board and the state planning board.

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Notes:

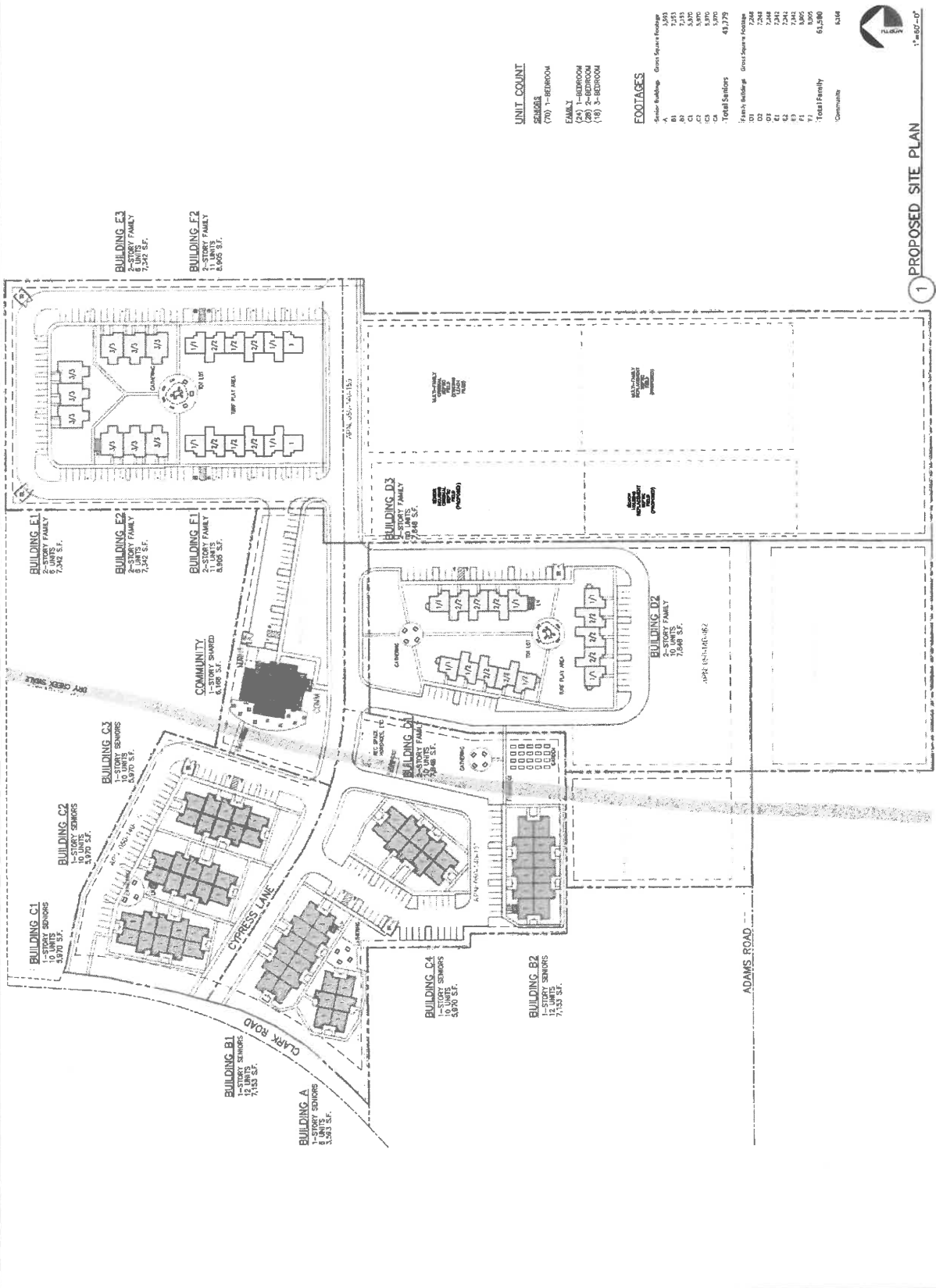
Legend:

Scale:

Project:  
 NEW APARTMENT COMPLEX  
 CLARK ROAD AT CLARK ROAD  
 BOSTON, MA 02128  
 PROPOSED SITE PLAN

Sheet No: 2205  
 Date: DA  
 Drawing No: 7-22-23

**A1.1**



**1 PROPOSED SITE PLAN**

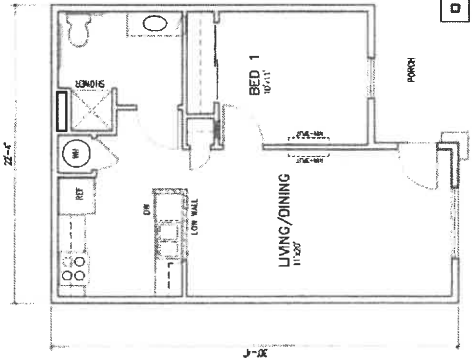


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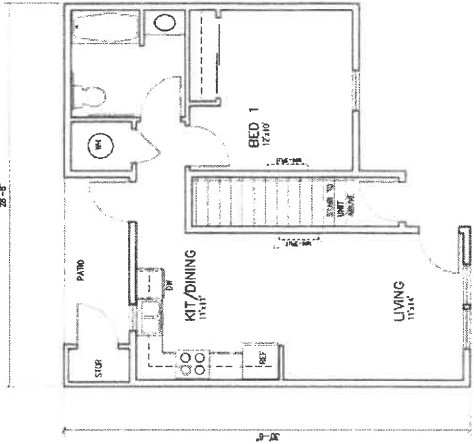
THIS SET OF ARCHITECTURAL PLANS IS THE PROPERTY OF ANDERS & FALLTRICK ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS SET OF PLANS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ANDERS & FALLTRICK ARCHITECTS. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION. © 2022 ANDERS & FALLTRICK ARCHITECTS. CONSULT

ARCHITECT: ANDERS & FALLTRICK ARCHITECTS  
 PROJECT: NEW HOUSING DEVELOPMENT  
 SHEET: PRELIMINARY UNIT PLANS  
 DATE: 08-15-22

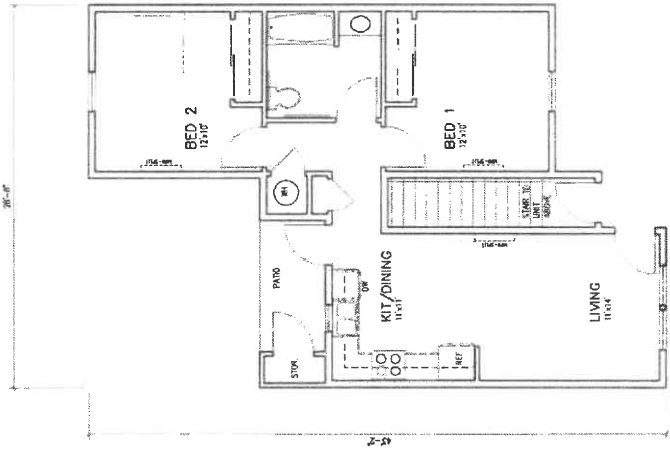
Project No.	2203
Drawn By	DA
Checked By	DA
Date	08-15-22
Sheet No.	
Total	



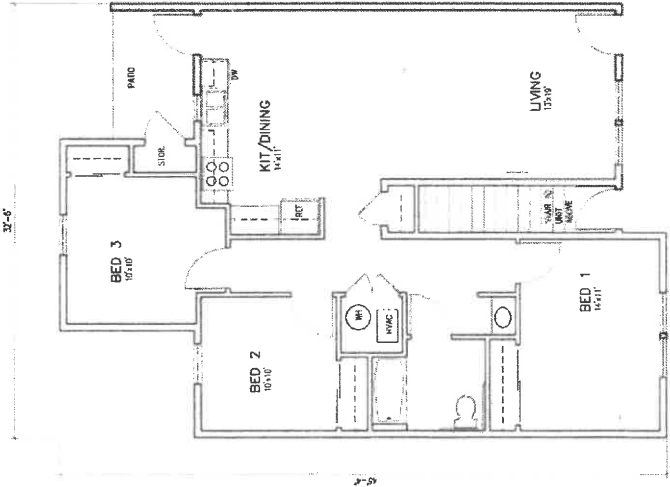
**1-BEDROOM FLAT - SENIORS**  
593 S.F.



**1-BEDROOM FLAT**  
588 S.F.



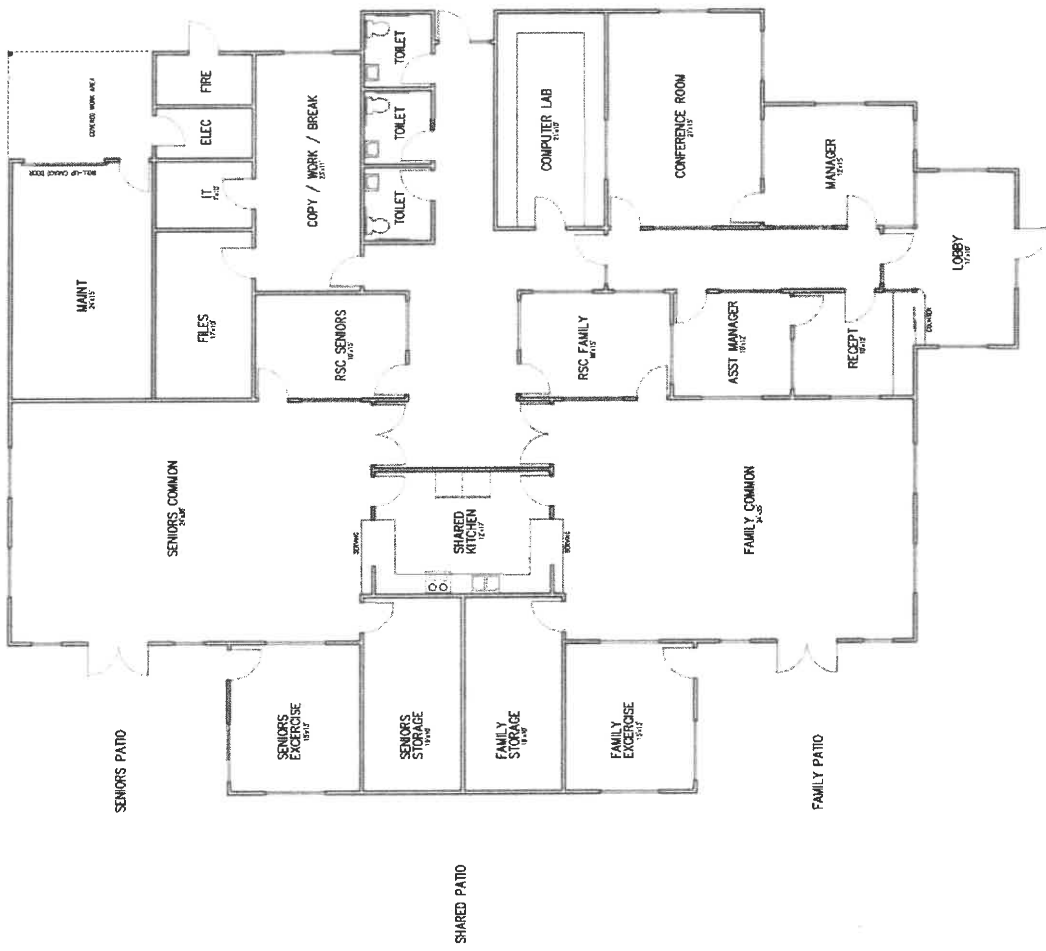
**2-BEDROOM FLAT**  
768 S.F.



**3-BEDROOM FLAT**  
1,120 S.F.

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Project: **NEWBY HOUSEHOOD COMMUNITY CENTER**  
 Location: **1100 W. BROADWAY AT CLARK RD DALLAS, TX**  
 Architect: **ANDERS & FALLTRICK ARCHITECTS**  
 Date: **8-4-22**  
 Drawing No: **COMM**  
 Sheet: **1** of **11**



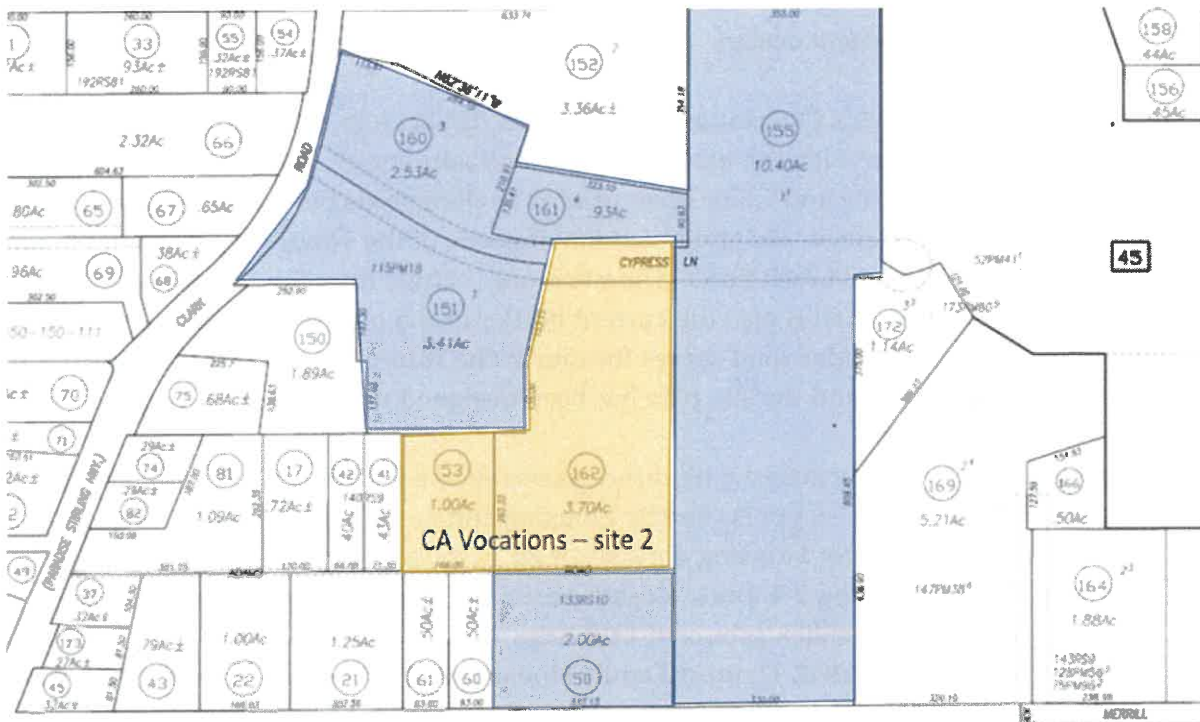
3/16" = 1'-0"  
 NORTH

**1** COMMUNITY BUILDING  
 6,168 S.F.



## IV.D PROJECT NARRATIVE

Cypress Family Apartments will be the new construction of 70 units of large family affordable housing targeted to households earning from 30%-60% of the Area Median Income (“AMI”). A second Phase – Cypress Senior Apartments – is planned on the same site and is being submitted for funding in a concurrent application. The overall site has been assembled by establishing site control from two different owners. One of the owners owns approximately 19.27 acres (the “Main Site”), a rather oddly shaped assemblage off Clark Road, shown in blue in the map below, with frontage on Cypress Lane and Adams Street, including 1623 Cypress Lane, 1633 Cypress Lane, 6900 Clark Road, and 1580 Adams Rd (APN Nos.: 050-140-1161, 050-140-151, 050-140-160, 050-140-155 & 050-140-050).



The secondary addition to the Main Site – the “California Vocations Site” - is 4.7 acres shown in tan on the map above. The total site of approximately 24 acres will be divided to accommodate the two phases. Each phase will have a different to-be formed, limited partnership ownership entity and each will have fee title ownership of the land on which it is located.

The Main Site formerly housed a church and the ~130 bed Cypress Acres Convalescent Hospital and Nursing Home which were destroyed in the Camp Fire. The California Vocations site formerly housed the California Vocations offices and accommodation for over 20 of its developmentally disabled clients. Importantly, Town officials have pointed out that the proposed development is actually a decreased environmental impact compared to the



prior uses which were quite intensive (California Vocations has over 200 employees). Town officials noted that in prior years there was a lot of traffic turning on and off of Cypress Lane. A traffic study may be required as part of the CEQA process, but no issues are anticipated.

NorthStar Engineering has done a preliminary septic analysis and design in coordination with Bob Larson, the Town's Onsite Sanitary Official. The analysis is attached to this section of this response. In large part, the existing leach lines that served the convalescent hospital are sufficient to serve the proposed family housing. For the senior housing, a slight increase over the grandfathered California Vocations system will be required (approximately 50 senior units can be supported within the grandfathered capacity, and 20 units will require new capacity). The California Vocations leach lines may or may not be reused. It is certain, however, that some new leach field will be required. With ample acreage to draw from and soils that are known to be good, NorthStar (with Bob Larsons approval) is comfortable assuming that the existing leach field can be expanded, though soils testing will be required to develop the final system design.

Marc Mattox, the Town's Director of Public Works has been to the site and has no concerns about serving the site with the existing public infrastructure. He noted the curve at the junction of Cypress Lane and Clark Road used to be dangerous but was redone several years ago, without incident since. He also noted that it is one of the Town's top priorities to widen the single lane portion of Clark Road. The site is only ¼ mile from the point at which the road widens into 4 lanes, which is also the current border of the planned public sewer system. If the public sewer and wider road serves the site in the future, the site could support a third phase of development, and the site plan has been designed to accomodate.

Currently, the site plan included with this response shows the entire 23.97 acre site bifurcated into a 17.65 acre Phase 1 – Cypress Family Housing and an 6.32 acre Phase 2 – Cypress Senior Housing. Cypress Family Housing consists of 70 1-, 2-, and 3-bedroom units in 20, 2-story buildings, each containing 2-4 units, located north of Cypress Lane where the hospital used to be located with a smaller group of buildings south of Cypress land where California Vocations used to be located. Cypress Family Housing will include 86 surface parking spaces, a 2,000 sf community center, 2 playgrounds, and plentiful open space, including a central green in the middle of the buildings located on the former hospital site.

Cypress Senior Housing consists of 70 1-bedroom units in 10 single story buildings, each containing 6-8 units, located north and south of Cypress Lane and along Clark Road. Cypress Senior Housing will include 84 surface parking spaces, a 2,000 sf community center, a community garden, and plentiful open space.

To promote Green Building Sustainability, and Energy Efficiency in the proposed project – the California Green Buildings Standards Code (CALGreen) will be adopted. The proposed project will be designed to incorporate principles of sustainability, including water and energy efficiency, resilience, and mitigating the impact of future disasters.

# NORTHSTAR

APRIL 8, 2022

## CYPRESS LANE HOUSING PROJECT PRELIMINARY WASTEWATER SYSTEM DESIGN CONCEPT TOWN OF PARADISE

### PROJECT SETTING

The project is proposed to be located on the following parcels:

- 6900 Clark Road	APN 050-140-160	2.53 Acres
- 1623 Cypress	APN 050-140-161	0.93 Acres
	APN 050-140-151	3.41 Acres
	APN 050-140-155	10.4 Acres
- 1580 Adams	APN 050-140-050	2.0 Acres
- 1620 Cypress	APN 050-140-162	3.7 Acres
	APN 050-140-053	1.0 Acres

### PROPOSED HOUSING PROJECT

Family Housing	One-bedroom	24 Units
	Two-bedroom	28 Units
	Three-bedroom	<u>18 Units</u>
		70 Units Total
Senior Housing	One-bedroom	70 Units

### WASTEWATER – LOCAL CODE COMPLIANCE

Reference: *Town of Paradise Onsite Wastewater Management Zone - Manual for the Onsite Treatment of Wastewater*

[https://www.townofparadise.com/sites/default/files/fileattachments/septic/\\_onsite/page/5331/onsite\\_manual\\_051016.pdf](https://www.townofparadise.com/sites/default/files/fileattachments/septic/_onsite/page/5331/onsite_manual_051016.pdf)

#### USE OR MODIFICATION OF AN EXISTING SYSTEM

- Obtain new Operating Permit(s) from the Town of Paradise
- Apply for a Land Use Review with the Town of Paradise
  - o Calculations of Gross Hydraulic Loading Rates
  - o Soil Characterization
- Obtain Construction Permit(s) from the Town of Paradise

#### GENERAL REQUIREMENTS FOR ONSITE WASTEWATER DISPOSAL SYSTEMS

- Required Setbacks per Section 3.1A
- Easements – Legal permanent easement for dispersal field located on neighboring parcel per Section 3.1B
- Abandon unused system(s) per Section 3.1C

# NORTHSTAR

## APRIL 8, 2022

### LARGE AND ADVANCED TREATMENT SYSTEMS

- Multifamily housing per Section 6.1B
- General Requirements per Section 6.2
  - o Designed by a Registered Civil Engineer
  - o Wastewater Characterization
  - o Wastewater flows established and documented
  - o Gross Wastewater Hydraulic Loading Rate not to exceed 2,000 gpd/acre with Advanced Treatment
  - o Nitrogen Loading Prediction Calculation
  - o Install Original AND Replacement Dispersal Fields with Alternating Distribution
  - o Written Assessment of the Impact of the Proposed System Upon Quality of Public Waters and Public Health
  - o Groundwater Monitoring Wells may be required
  - o Operations and Maintenance Manual is required
  - o Septic Tank sized for two days hydraulic retention time
  - o Design Flow (Peak Daily Flow) shall incorporate a safety factor over average daily flow
  - o Size disposal field using trench bottom and sidewall areas, not to exceed 1.0 gpd per sf
  - o Groundwater Mounding Analysis for systems over 5,000 gpd

### DESIGN SUMMARY

Two separate wastewater collection, treatment, and disposal systems will be designed, permitted, and constructed. One will be for the Family Housing project, and one will be for the Senior project. Each project will be located on a separate property for ownership and finance purposes. Existing property boundaries will be adjusted and/or combined as necessary to accommodate the final project. Reciprocal easements for wastewater systems, access and utilities will be created as necessary.

Wastewater Characterization – Typical Residential strength wastewater is expected from each system. Each system will be designed to include Secondary Wastewater Treatment (considered Advanced Treatment in Paradise Code). The Secondary Wastewater Treatment systems will be designed to include a minimum of two days hydraulic retention time septic tank capacity, per Paradise Code.

#### Family Housing

The Family Housing project will utilize the existing large disposal field located on APN 050-140-155. This field served the Cypress Acres Convalescent Hospital (CACH) and has a historical capacity of 10,800 gpd per Operating Permit. The field accepted septic tank effluent from the CACH with pressure dosed distribution. Total leach line length is 6,600-feet and individual leach lines are 24-inches wide with 12-inches of rock depth. At a soil application rate of 1.0 gpd per square feet of trench bottom and sidewall area the total potential field capacity is 26,400 gpd. Average Daily Flow for the current project is estimated to be 7,520 gpd. The proposed Design Flow is 10,200 gpd. This represents a “peak flow factor” of 36%. See attached Preliminary Wastewater Design Calculations dated April 7, 2022.

# NORTHSTAR

APRIL 8, 2022

Pressure distribution to the field will be modified to create two separate distribution zones, one Original and one Replacement, with Alternating Distribution, to comply with Paradise Code. Assuming the Effective Distribution Area is one half of the total field, the actual soil application rate will be 0.77 gpd per square feet of trench bottom and sidewall area based on Design Flow and 0.57 gpd per square feet based on Average Daily Flow, in compliance with Paradise Code.

APN 050-140-155 is 10.4 acres in size. The resulting **Gross Wastewater Hydraulic Loading Rate** is 981 gpd per acre based on Design Flow and 723 gpd per acre based on Average Daily Flow. The resulting **Total Nitrogen Loading Rate** to the soil is 6.6 mg/l, an acceptable level. These values are well below typical concern thresholds. Given these factors it is determined that this project will not have a detrimental **Impact Upon Quality of Public Waters and Public Health**, including surface waters and subsurface waters, in compliance with Paradise Code.

## Senior Housing

The Senior Housing project will utilize new disposal fields located primarily on APN 050-140-162. It may also utilize existing disposal fields that served California Vocations (CV). The existing fields have a historical capacity of 2,415 gpd per Operating Permits. The fields accepted septic tank effluent from the CV with gravity and pressure dosed distribution. New leach lines will be constructed as needed to bring the total field size to 3,000 lineal feet, 24-inches wide with 12-inches of rock depth. At a soil application rate of 1.0 gpd per square feet of trench bottom and sidewall area the total potential field capacity is 12,000 gpd. Our projected Average Daily Flow is 4,200 gpd. The proposed Design Flow is 5,600 gpd. See attached Preliminary Wastewater Design Calculations.

Pressure distribution to the fields will be modified to create two separate distribution zones, one Original and one Replacement, with Alternating Distribution. Assuming the Effective Distribution Area is one half of the total field, the actual soil application rate will be 1.0 gpd per square feet of trench bottom and sidewall area based on Design Flow and 0.70 gpd per square feet based on Average Daily Flow.

APN 050-140-155 is 3.7 acres in size. It will be combined with APN 050-140-151, 3.41 acres, for a total effective size of 7.11 acres. The resulting **Gross Wastewater Hydraulic Loading Rate** is 788 gpd per acre based on Design Flow and 591 gpd per acre based on Average Daily Flow. The resulting **Total Nitrogen Loading Rate** to the soil is 5.0 mg/l, an acceptable level. These values are well below typical concern thresholds. Given these factors it is determined that this project will not have a detrimental **Impact Upon Quality of Public Waters and Public Health**, including surface waters and subsurface waters, in compliance with Paradise Code.

# CYPRESS LANE

## Preliminary Wastewater Design Calculations

April 7, 2022

<b>Wastewater Flow (gpd)</b>					
<u>Housing Type</u>	<u>Unit Count</u>	<u>AVERAGE</u>		<u>DESIGN</u>	
		<u>Each</u>	<u>Total</u>	<u>Each</u>	<u>Total</u>
<b>Family Housing</b>					
One-bedroom	24	80	1920	100	2400
Two-bedroom	28	110	3080	150	4200
Three-bedroom	18	140	2520	200	3600
<b>TOTAL</b>	<b>70</b>		<b>7520</b>		<b>10200</b>
<b>Senior Housing</b>					
One-bedroom	70	60	4200	80	5600
<b>TOTAL</b>	<b>70</b>		<b>4200</b>		<b>5600</b>

<b>Historical System Capacities</b>					
<u>Address</u>	<u>APN</u>	<u>Acres</u>	<u>Hist. Flow (gpd)</u>	<u>System Type</u>	
6900 Clark Road	050-140-160	2.53	1035	BSF	
1623 Cypress	050-140-161	0.93	225	Std	
1623 Cypress	050-140-151	3.41	0		
1633 Cypress	050-140-155	10.4	10800	PD	
1580 Adams	050-140-050	2.0	0		
Subtotals		19.27	12060		
1620 Cypress	050-140-162	3.7	405	Std	
			450	Std	
			1560	Std	
	050-140-053	1.0	0		
Subtotals		4.7	2415		

<b>Dispersal Field Loading Rate</b>					
<u>Existing Dispersal Field - Family</u>	<u>Lineal Feet</u>	6600		<u>Average</u>	<u>Design</u>
Soil Application Rate	GPD/ LF			0.57	0.77
<b>Existing Dispersal Field - Senior</b>					
	Lineal Feet	3000			
Soil Application Rate	GPD/ LF			0.70	0.93

<b>Gross Wastewater Loading Rate</b>					
<u>Property Size</u>	<u>Acres</u>	10.4		<u>Average</u>	<u>Design</u>
Gross Loading Rate	GPD/AC			723	981
<b>Property Size</b>					
	Acres	7.11			
Gross Loading Rate	GPD/AC			591	788

**Note: Secondary Treatment Required.**





PARADISE INVESTMENT GROUP, LLC  
C/O PHILLIP M EYRING  
1777 N CALIFORNIA BLVD STE 300  
WALNUT CREEK, CA 94596

11/8/2022

### LAND USE REVIEW

Permit Number: OS22-02969  
Property Address: 1633 CYPRESS LN  
AP Number: 050-140-155-000

The Town has completed our review of the above referenced application. The subject parcel meets the minimum requirements of the Town of Paradise Onsite Wastewater Management Zone.

**This land use review is approved for the proposed Mercy Housing project. The family housing project will consist of 24 one bedroom units, 28 two bedroom units and 18 three bedroom units. These units will utilize the existing 6600' x 24" w x 12" d leach field located on APN 050-140-155. With a soil application rate of 1.0 gallons per day per square feet of trench bottom and sidewall area, this system will have the potential capacity of 26,400 gpd. utilizing secondary treatment. North Star Engineering has a proposed design flow of 10,200 gpd at 0.70 gpd per square feet.**

**The Senior Housing project will consist of 70 one bedroom units. These units will utilize new disposal fields located on APN 050-140-151. The new field size will be 3000'x 24" w x 12" d along with secondary treatment and a soil application rate of 1.0 gallons per day per square feet counting sidewall and bottom area, this system has the potential capacity of 12,000 gpd. The existing gravity and pressure dosed leach line may also be used which has a design flow of 2,415 gpd. North Star Engineering has a proposed daily design flow of 5,600 gpd at 0.70 gpd per square feet.**

**All sewage disposal easements and boundary line modifications must be submitted to this office prior to issuance of the construction permit.**

This review is for sanitation purposes only. Please contact the other departments in Development Services for additional requirements and regulations.

Thank you for your participation in this effort to protect the public health of the Town of Paradise.

Onsite Wastewater Division

[www.townofparadise.com/septic](http://www.townofparadise.com/septic)  
(530) 872-6291 ext 436 or ext 439



cc: MERCY HOUSING CALIFORNIA [Applicant]

MARK ADAMS [Engineer]  
NORTHSTAR ENGINEERING  
111 MISSION RANCH BLVD, STE 100  
CHICO, CA95926  
MADAMS@NORTHSTARAE.COM;NLEDFORD@NORTHSTARAE.COM



# NORTHSTAR

APRIL 8, 2022

## CYPRESS LANE HOUSING PROJECT PRELIMINARY WASTEWATER SYSTEM DESIGN CONCEPT TOWN OF PARADISE

### PROJECT SETTING

The project is proposed to be located on the following parcels:

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### PROPOSED HOUSING PROJECT

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		70 Units Total
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#### USE OR MODIFICATION OF AN EXISTING SYSTEM

- Obtain new Operating Permit(s) from the Town of Paradise
- Apply for a Land Use Review with the Town of Paradise
  - o Calculations of Gross Hydraulic Loading Rates
  - o Soil Characterization
- Obtain Construction Permit(s) from the Town of Paradise

#### GENERAL REQUIREMENTS FOR ONSITE WASTEWATER DISPOSAL SYSTEMS

- Required Setbacks per Section 3.1A
- Easements – Legal permanent easement for dispersal field located on neighboring parcel per Section 3.1B
- Abandon unused system(s) per Section 3.1C



# CYPRESS LANE

## Preliminary Wastewater Design Calculations

April 7, 2022

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		<u>Each</u>	<u>Total</u>	<u>Each</u>	<u>Total</u>
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<u>Existing Dispersal Field - Family</u>	<u>Lineal Feet</u>	<u>6600</u>		<u>Average</u>	<u>Design</u>
<b>Soil Application Rate</b>	<b>GPD/ LF</b>			<b>0.57</b>	<b>0.77</b>
<u>Existing Dispersal Field - Senior</u>	<u>Lineal Feet</u>	<u>3000</u>			
<b>Soil Application Rate</b>	<b>GPD/ LF</b>			<b>0.70</b>	<b>0.93</b>

<b>Gross Wastewater Loading Rate</b>					
<u>Property Size</u>	<u>Acres</u>	<u>10.4</u>		<u>Average</u>	<u>Design</u>
<b>Gross Loading Rate</b>	<b>GPD/AC</b>			<b>723</b>	<b>981</b>
<u>Property Size</u>	<u>Acres</u>	<u>7.11</u>			
<b>Gross Loading Rate</b>	<b>GPD/AC</b>			<b>591</b>	<b>788</b>

**Note: Secondary Treatment Required.**

# NORTHSTAR

APRIL 8, 2022

Pressure distribution to the field will be modified to create two separate distribution zones, one Original and one Replacement, with Alternating Distribution, to comply with Paradise Code. Assuming the Effective Distribution Area is one half of the total field, the actual soil application rate will be 0.77 gpd per square feet of trench bottom and sidewall area based on Design Flow and 0.57 gpd per square feet based on Average Daily Flow, in compliance with Paradise Code.

APN 050-140-155 is 10.4 acres in size. The resulting **Gross Wastewater Hydraulic Loading Rate** is 981 gpd per acre based on Design Flow and 723 gpd per acre based on Average Daily Flow. The resulting **Total Nitrogen Loading Rate** to the soil is 6.8 mg/l, an acceptable level. These values are well below typical concern thresholds. Given these factors it is determined that this project will not have a detrimental **Impact Upon Quality of Public Waters and Public Health**, including surface waters and subsurface waters, in compliance with Paradise Code.

## Senior Housing

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# NORTHSTAR

APRIL 8, 2022

## LARGE AND ADVANCED TREATMENT SYSTEMS

- Multifamily housing per Section 6.1B
- General Requirements per Section 6.2
  - o Designed by a Registered Civil Engineer
  - o Wastewater Characterization
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  - o Gross Wastewater Hydraulic Loading Rate not to exceed 2,000 gpd/acre with Advanced Treatment
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  - o Groundwater Monitoring Wells may be required
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  - o Size disposal field using trench bottom and sidewall areas, not to exceed 1.0 gpd per sf
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## DESIGN SUMMARY

Two separate wastewater collection, treatment, and disposal systems will be designed, permitted, and constructed. One will be for the **Family Housing project**, and one will be for the **Senior project**. Each project will be located on a separate property for ownership and finance purposes. Existing property boundaries will be adjusted and/or combined as necessary to accommodate the final project. Reciprocal easements for wastewater systems, access and utilities will be created as necessary.

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### Family Housing

The Family Housing project will utilize the existing large disposal field located on APN 050-140-155. This field served the Cypress Acres Convalescent Hospital (CACH) and has a historical capacity of **10,800 gpd** per Operating Permit. The field accepted septic tank effluent from the CACH with pressure dosed distribution. Total leach line length is **6,600-feet** and individual leach lines are 24-inches wide with 12-inches of rock depth. At a soil application rate of **1.0 gpd** per square feet of trench bottom and sidewall area the total potential field capacity is **26,400 gpd**. Average Daily Flow for the current project is **estimated to be 7,520 gpd**. The **proposed Design Flow is 10,200 gpd**. This represents a “peak flow factor” of 36%. See attached Preliminary Wastewater Design Calculations dated April 7, 2022.

## NITRATE LOADING ANALYSIS

### Cypress - Family Housing

April 2022

#### AVERAGE CONCENTRATION OF NITRATE-NITROGEN

**\*\*HANTZSCHE-FINNEMORE EQUATION\*\***

- 10.40 = Total Surface Area (Acres)
- 7520 = Daily Wastewater Flow (Gallons per Day) W
- 365 = Duration of Wastewater Application (Days) t
- 9.72 = Calculated Volume of Wastewater Entering Soil (Inches per Year) I
- 55 = Total Nitrogen Concentration in Wastewater Entering System (mg/l) nw
- 0 = Percent of Nitrate-Nitrogen loss due to Soil Denitrification d
- 50 = Average Rainfall Recharge Rate (70% of Annual Rainfall) (Inches per Year) R
- 2.00 = Background Nitrate-Nitrogen Concentration in Rainfall Recharge (mg/l) nb
- 43 = Percent Nitrogen Removal From Treatment System Tr (Recirc Filter)
- 6.8 = Calculated Average Concentration of Nitrate-Nitrogen (mg/l) nr

Conclusion: The calculated average concentration of Total Nitrogen in the groundwater is 6.8 mg/l which is below the EPA threshold of 10.0 mg/l for drinking water.



# NORTHSTAR

APRIL 8, 2022

**SUMMARY AND CALCULATIONS PREPARED BY:**



Mark Adams, PE  
RCE34257



*Exp 9-30-23*

**Attachments:**

- Base Map for Mercy Housing
- Preliminary Wastewater Design Calculations, April 7, 2022
- Nitrate Loading Analysis – Cypress – Family Housing, April 2022
- Nitrate Loading Analysis – Cypress – Senior Housing, April 2022

## NITRATE LOADING ANALYSIS

### Cypress - Senior Housing

April 2022

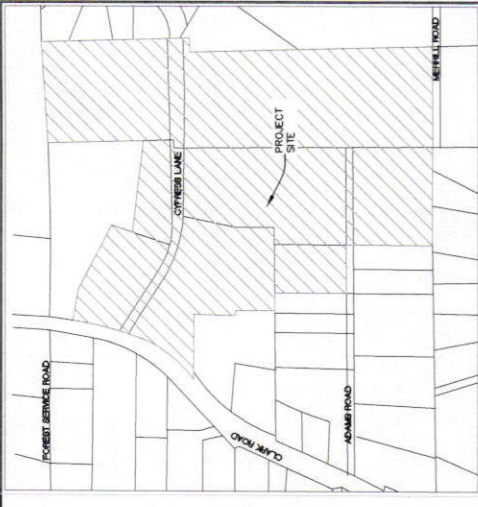
#### AVERAGE CONCENTRATION OF NITRATE-NITROGEN

##### \*\*HANTZSCHE-FINNEMORE EQUATION\*\*

- 7.11 = Total Surface Area (Acres)
- 4200 = Daily Wastewater Flow (Gallons per Day) W
- 365 = Duration of Wastewater Application (Days) t
- 7.94 = Calculated Volume of Wastewater Entering Soil (Inches per Year) I
- 55 = Total Nitrogen Concentration in Wastewater Entering System (mg/l) nw
- 0 = Percent of Nitrate-Nitrogen loss due to Soil Denitrification d
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Conclusion: The calculated average concentration of Total Nitrogen in the groundwater is 6.0 mg/l which is below the EPA threshold of 10.0 mg/l for drinking water.





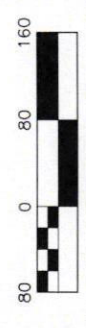
VICINITY MAP  
NOT TO SCALE

**LEGEND**

- EXISTING EDGE OF PAVEMENT
- EXISTING FLOWLINE
- EXISTING MAJOR CONTOUR AT 5' INTERVALS
- EXISTING MINOR CONTOUR AT 1' INTERVALS
- PROPERTY LINE
- OUTSIDE PROPERTY LINE
- CENTERLINE OF ROAD WAY
- ASSESSORS PARCEL NUMBER  
(APN 004-282-007)
- EXISTING SPOT ELEVATION  
129.73
- PROPOSED ROAD
- PROPOSED SIDEWALK
- PHASE LINE
- SOIL TEST PIT
- PERCOLATION TEST PIT

**MAP NOTES**

1. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY NORTHSTAR ENGINEERING FOR ANY ERRORS OR OMISSIONS IN BOUNDARY OR TITLE DETECTS. PARCEL LINES SHOWN HEREON ARE APPROXIMATE AND ARE SOURCED FROM BUTTE COUNTY GIS DATA.
2. CONTOUR LINES SHOWN HEREON WERE GENERATED USING PG&E LEAD DATA FOR THE TOWN OF PARADISE. NO ACCURACY INFORMATION WAS PROVIDED. SURVEY SHOULD BE COMPLETED BEFORE ANY IMPROVEMENT DESIGN BEGINS.
3. AERIAL IMAGERY SHOWN HEREON IS SOURCED FROM GOOGLE EARTH. A PHOTOGRAMETRIC SURVEY WAS NOT PERFORMED.



LUR - SOIL TEST PITS EXHIBIT	
MERCY HOUSING	
APN Number	Job Number
22-020	22-020
Scale	Sheet 1 Of 1
1"=80' Horz.	NA Vert.

MERCY HOUSING CALIFORNIA  
CYPRESS LANE  
PARADISE, CALIFORNIA

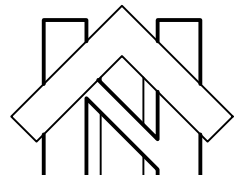
**NORTHSTAR**  
111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
PHONE (530) 865-1600 www.northstareng.com

Revision	Date	By

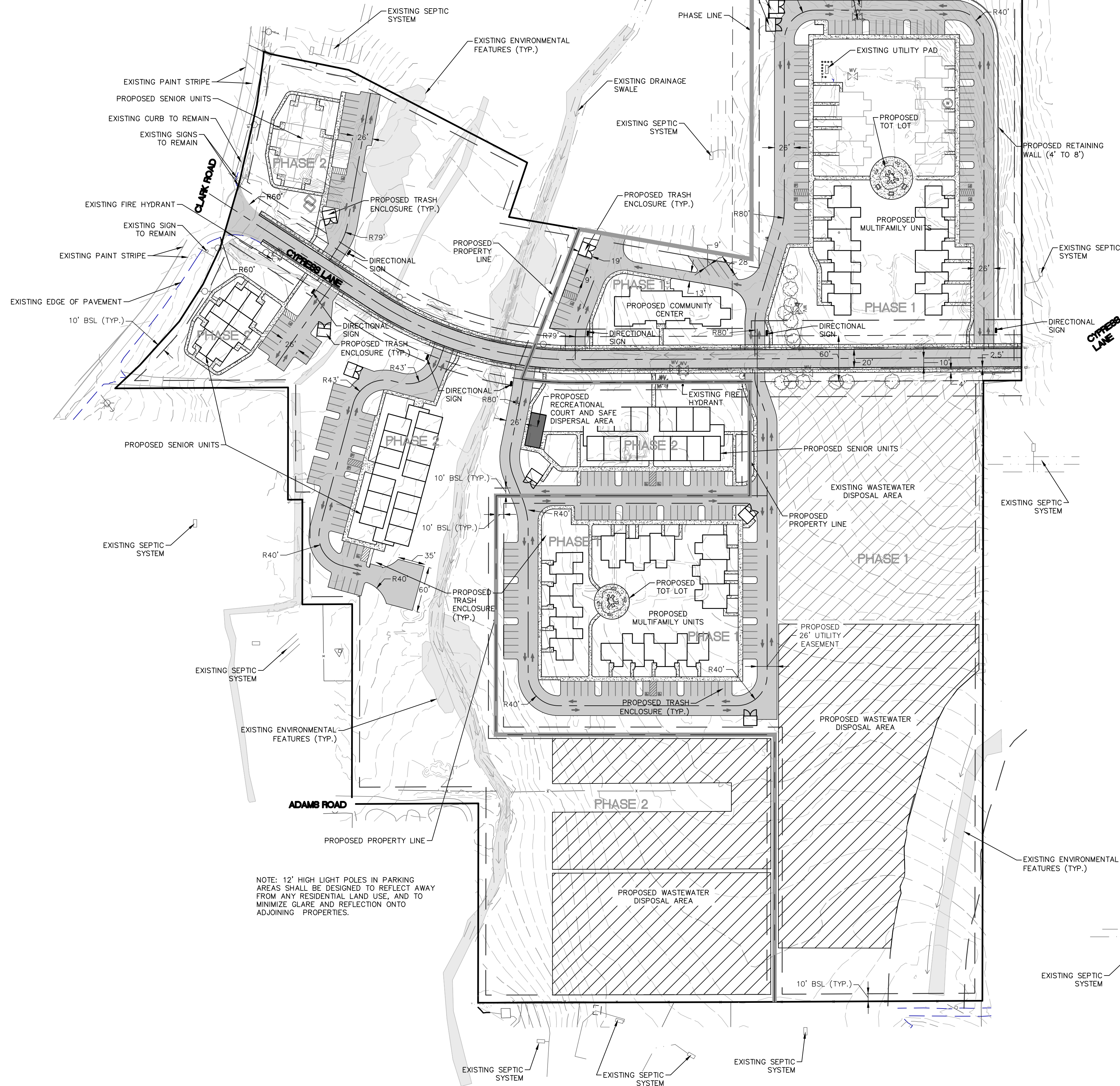
Designed: MA  
Drawn By: SEB  
Approved:  
Date: 09-06-2022







SCALE 1"=80' (24x36)  
SCALE 1"=160' (11x17)



NOTE: 12' HIGH LIGHT POLES IN PARKING AREAS SHALL BE DESIGNED TO REFLECT AWAY FROM ANY RESIDENTIAL LAND USE, AND TO MINIMIZE GLARE AND REFLECTION ONTO ADJOINING PROPERTIES.

**NOTES**

1. ZONING: CS
2. GENERAL PLAN: CS
3. LAND USE: EXISTING - VACANT  
PROPOSED - RESIDENTIAL
4. SEWAGE: COMMUNITY SEPTIC SYSTEM
5. STORM DRAINAGE: ON-SITE QUALITY MITIGATION
6. WATER: PARADISE IRRIGATION DISTRICT
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. STANDARD EROSION CONTROL MEASURES (BMP'S) WILL BE USED IN COMPLIANCE WITH THE TOWN OF PARADISE AND THE WATER QUALITY CONTROL BOARD
11. OWNER: CALIFORNIA VACATIONS INC AND PARADISE INVESTMENT GROUP, LLC
12. DEVELOPER: MERCY HOUSING 2512 RIVER PLAZA DRIVE, SUITE 200 SACRAMENTO, CA 95833
13. PROJECT SURVEYOR: MICHAEL MAYS PLS6967

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- ⊠ EXISTING WATER METER
- ⊕ EXISTING POWER POLE WITH ANCHOR
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SIGN
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ #XX EXISTING TREE (REFER TO TABLE ON SHT 2 FOR SIZE)
- ⊕ #XX EXISTING TREE TO BE REMOVED
- ▨ EXISTING WASTEWATER DISPOSAL
- ▨ EXISTING ENVIRONMENTAL FEATURES
- ▨ EXISTING CONCRETE
- ▨ EXISTING EDGE OF PAVEMENT
- ▨ EXISTING FENCE
- ▨ EXISTING UNDERGROUND STORM DRAIN
- EX-W EXISTING UNDERGROUND WATER LINE
- EX-G EXISTING UNDERGROUND GAS LINE
- EX-T EXISTING UNDERGROUND TELECOMMUNICATION LINE
- EX-E EXISTING UNDERGROUND ELECTRIC LINE
- E-OH EXISTING OVERHEAD UTILITY
- ▨ EXISTING TOP OF BANK
- ▨ EXISTING TOE OF BANK
- ▨ EXISTING GRADE BREAK
- ▨ EXISTING FLOWLINE
- ▨ EXISTING PAINT STRIPE
- ▨ EXISTING MAJOR CONTOUR AT 5' INTERVALS
- ▨ EXISTING MINOR CONTOUR AT 1' INTERVALS
- ▨ PROPERTY BOUNDARY
- ▨ OUTSIDE PROPERTY LINE
- ▨ CENTERLINE OF ROAD WAY
- ▨ EXISTING EASEMENT
- 050-140-050 ASSESSORS PARCEL NUMBER
- ▨ PROPOSED SIDEWALK
- ▨ PROPOSED ASPHALT CONCRETE
- ▨ PROPOSED WASTEWATER DISPOSAL
- ▨ PROPOSED PROPERTY LINE
- ▨ PROPOSED EASEMENT
- ▨ PROPOSED PHASE LINE



**LOCATION MAP**

**SHEET INDEX**

No.	SHEET TITLE
1	PROPOSED SITE PLAN
2	PROPOSED IMPROVEMENT PHASING
3	EXISTING SITE PLAN
4	EASEMENT EXHIBIT
5	ARCHITECTURAL SITE PLAN
6	BUILDING A - EXTERIOR ELEVATIONS
7	BUILDING B - EXTERIOR ELEVATIONS
8	BUILDING C - EXTERIOR ELEVATIONS
9	BUILDING D - EXTERIOR ELEVATIONS
10	BUILDING E - EXTERIOR ELEVATIONS
11	COMMUNITY BUILDING - EXTERIOR ELEVATIONS
12	LANDSCAPE PLAN

**AREAS**

PHASE NUMBER	ROAD (ACRES)	PARKING AND HARDSCAPE (ACRES)	LANDSCAPED (ACRES)	OPEN NATURAL AREA (ACRES)	TOTAL AREA
PHASE 1	0.36	5.31	1.86	5.63	13.16
PHASE 2	0.26	1.25	1.67	7.67	10.85

**PARKING**

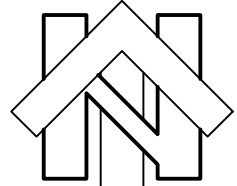
	UNIT TYPE	NUMBER	SPACES		
			PER UNIT	REQUIRED	PROVIDED
	SENIOR 1 BEDROOM	70	12	84	
				TOTAL SENIOR SPACES = 84	88
	MULTIFAMILY 1 BEDROOM	24	12	28	
	MULTIFAMILY 2 BEDROOM	28	15	42	
	MULTIFAMILY 3 BEDROOM	18	15	27	
				TOTAL MULTIFAMILY SPACES = 96	134
	COMMUNITY BUILDING	5,730	1 per 400 sf	14	
				TOTAL COMMUNITY BUILDING SPACES =	14

**SITE PLAN REVIEW**  
**CYPRESS LANE DEVELOPMENT**  
FOR  
MERCY HOUSING  
BEING A PORTION OF THE NORTHWEST QUARTER OF  
THE NORTH EAST  
QUARTER OF SECTION 12,  
TOWNSHIP 22 N RANGE 3 E  
TOWN OF PARADISE  
COUNTY OF BUTTE STATE OF CALIFORNIA



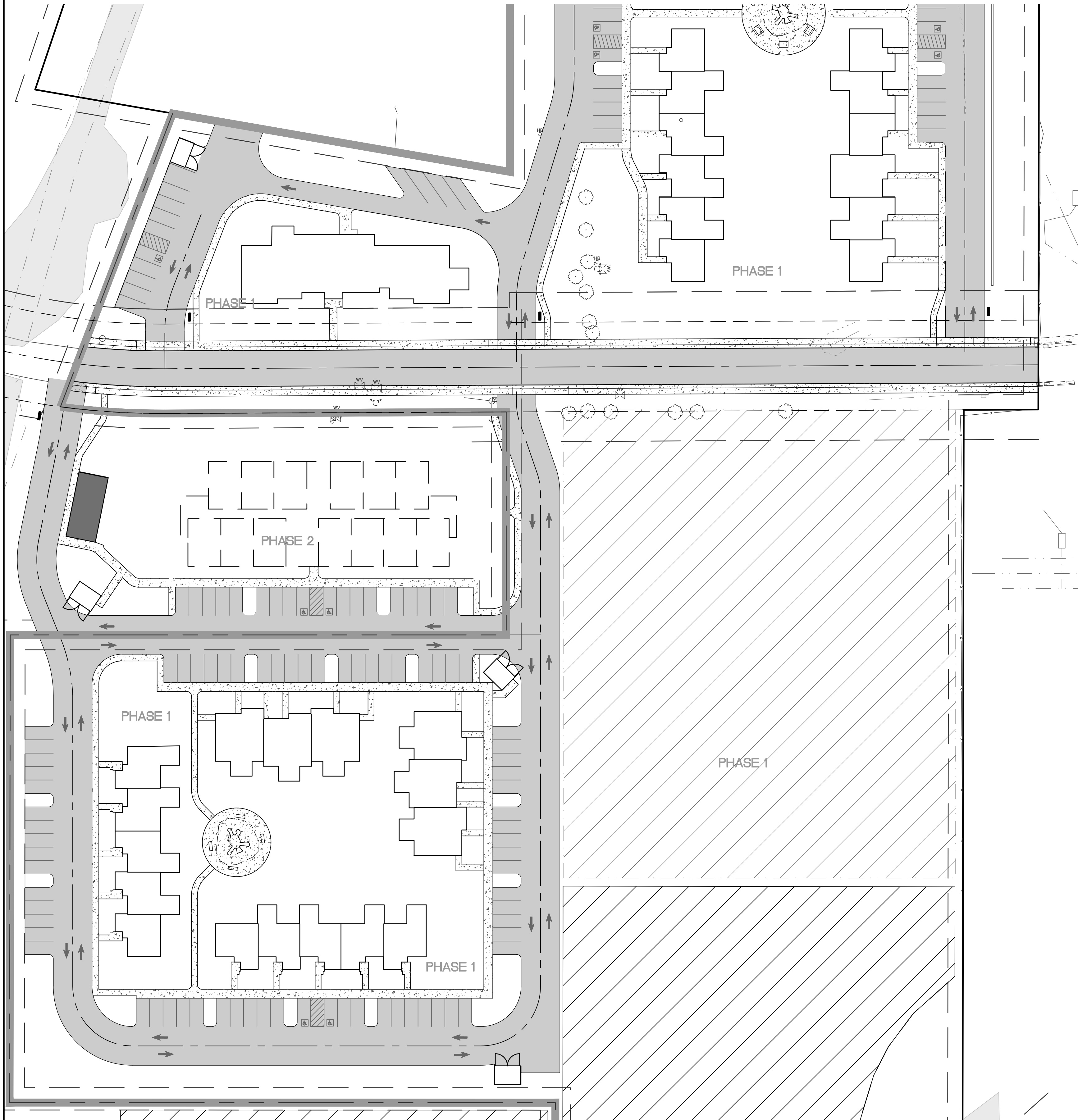
111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
PHONE: (530) 893-1600 www.northstareng.com



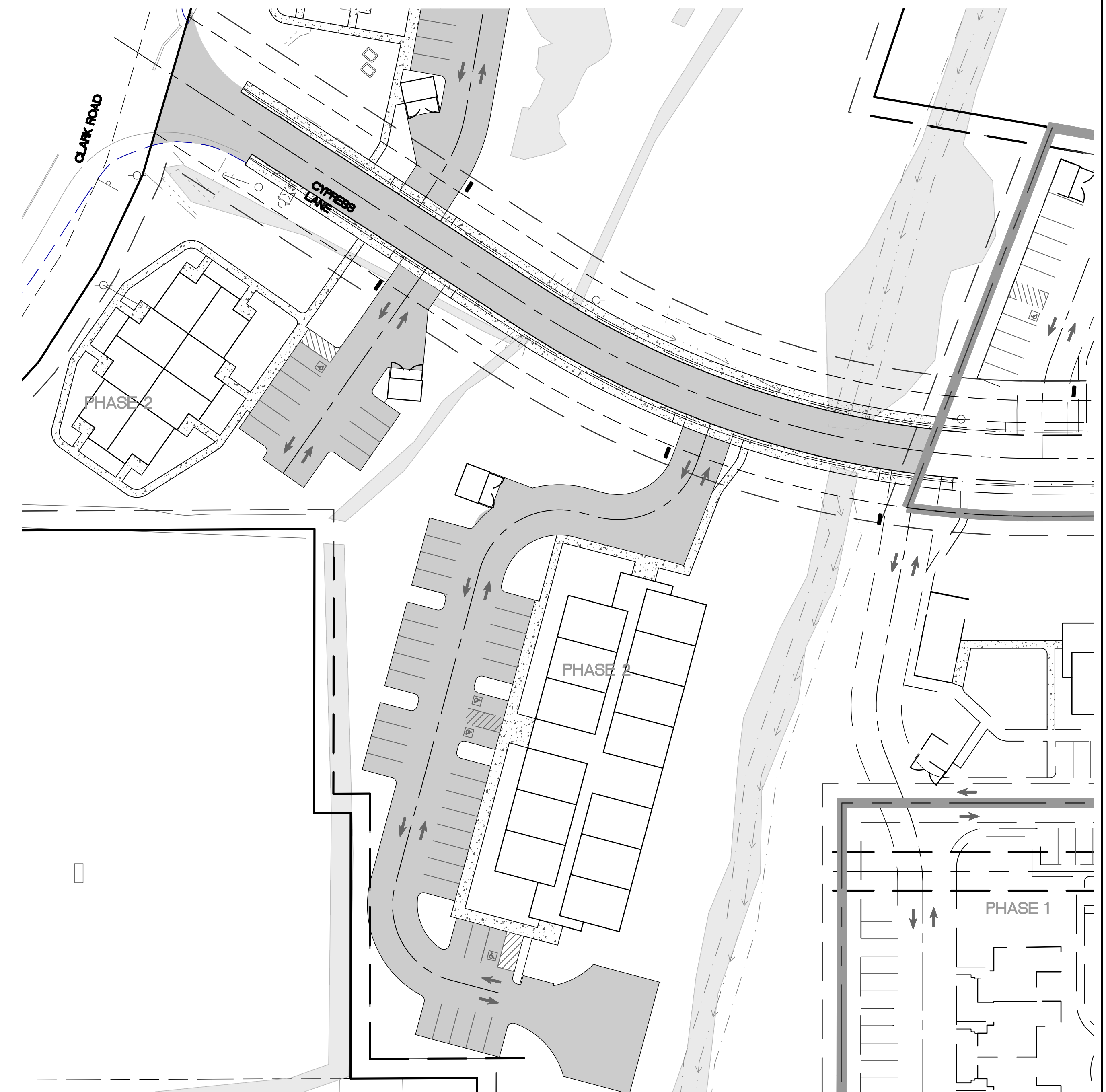


SCALE 1"=40' (24x36)  
SCALE 1"=80' (11x17)

### PHASE 1 - ROAD IMPROVEMENTS



### PHASE 2 - ROAD IMPROVEMENTS



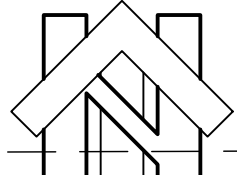
#### SITE PLAN REVIEW CYPRESS LANE DEVELOPMENT

FOR  
MERCY HOUSING  
BEING A PORTION OF THE NORTHWEST QUARTER OF  
THE NORTHEAST  
QUARTER OF SECTION 12,  
TOWNSHIP 22 N RANGE 3 E  
TOWN OF PARADISE  
COUNTY OF BUTTE STATE OF CALIFORNIA

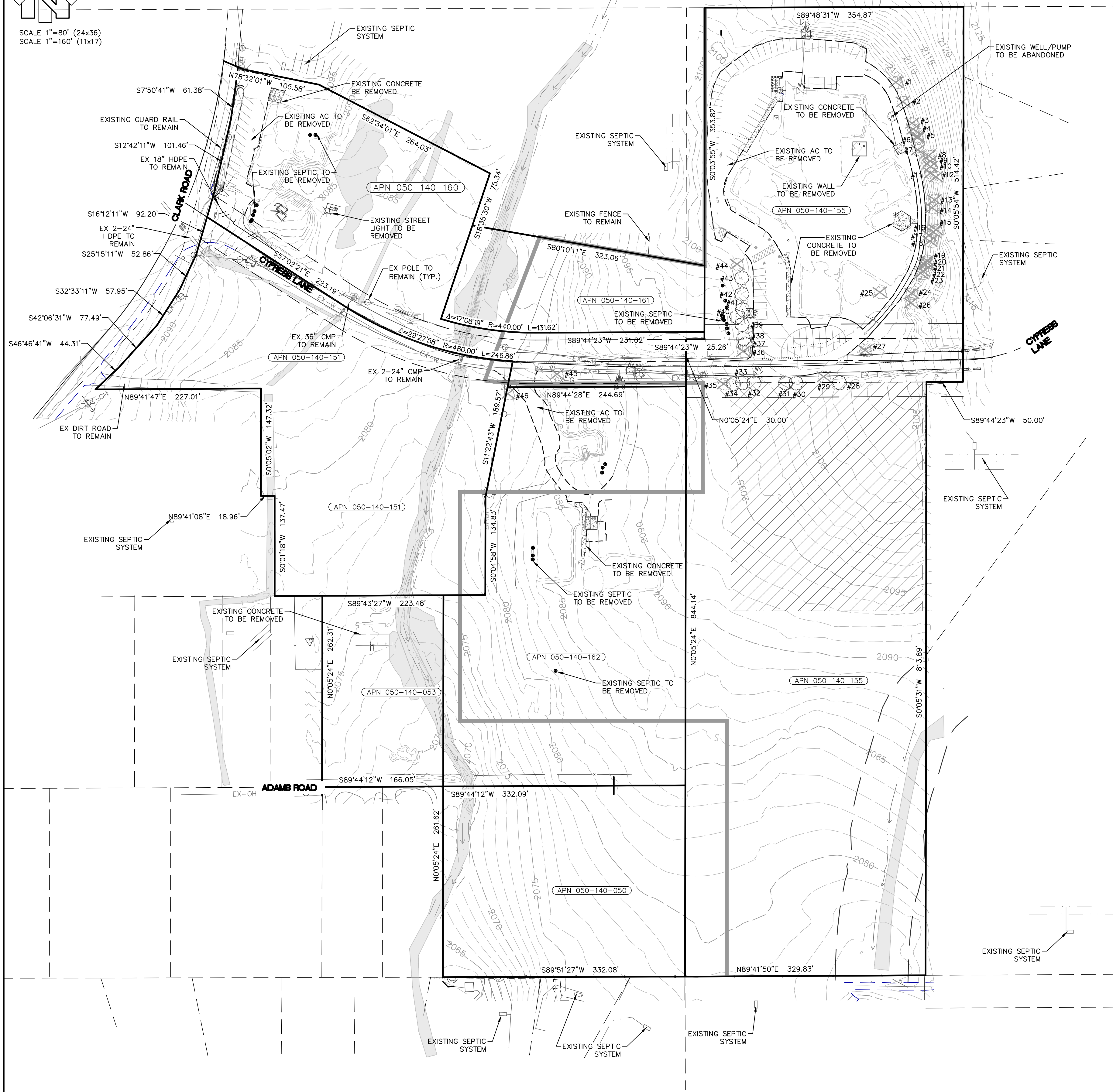


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SCALE 1"=80' (24x36)  
SCALE 1"=160' (11x17)



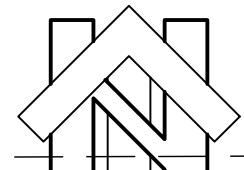
TREE LIST			
NUMBER	SPECIES	SIZE	STATUS
1	UNKNOWN	18"	TO BE REMOVED
2	UNKNOWN	16"	TO BE REMOVED
3	UNKNOWN	6"	TO BE REMOVED
4	UNKNOWN	12"	TO BE REMOVED
5	UNKNOWN	6"	TO BE REMOVED
6	UNKNOWN	14"	TO BE REMOVED
7	UNKNOWN	32"	TO BE REMOVED
8	UNKNOWN	6"	TO BE REMOVED
9	UNKNOWN	6"	TO BE REMOVED
10	UNKNOWN	14"	TO BE REMOVED
11	UNKNOWN	6"	TO BE REMOVED
12	UNKNOWN	6"	TO BE REMOVED
13	UNKNOWN	10"	TO BE REMOVED
14	UNKNOWN	10"	TO BE REMOVED
15	UNKNOWN	5"	TO BE REMOVED
16	UNKNOWN	5"	TO BE REMOVED
17	UNKNOWN	16"	TO BE REMOVED
18	UNKNOWN	16"	TO BE REMOVED
19	UNKNOWN	12"	TO BE REMOVED
20	UNKNOWN	10"	TO BE REMOVED
21	UNKNOWN	12"	TO BE REMOVED
22	UNKNOWN	8"	TO BE REMOVED
23	UNKNOWN	8"	TO BE REMOVED
24	UNKNOWN	14"	TO BE REMOVED
25	UNKNOWN	10"	TO BE REMOVED
26	UNKNOWN	12"	TO BE REMOVED
27	UNKNOWN	24" X 2	TO BE REMOVED
28	UNKNOWN	38"	TO REMAIN
29	UNKNOWN	38"	TO BE REMOVED
30	UNKNOWN	20"	TO REMAIN
31	UNKNOWN	CLUSTER	TO REMAIN
32	UNKNOWN	20" X 2 6"	TO REMAIN
33	UNKNOWN	20" X 2	TO REMAIN
34	UNKNOWN	20"	TO REMAIN
35	UNKNOWN	16"	TO BE REMOVED
36	UNKNOWN	36"	TO BE REMOVED
37	UNKNOWN	6"	TO REMAIN
38	UNKNOWN	30"	TO REMAIN
39	UNKNOWN	36"	TO REMAIN
40	UNKNOWN	30"	TO REMAIN
41	UNKNOWN	30"	TO REMAIN
42	UNKNOWN	36"	TO REMAIN
43	UNKNOWN	32"	TO REMAIN
44	UNKNOWN	32"	TO BE REMOVED
45	UNKNOWN	40"	TO BE REMOVED
46	OAK	48"	TO BE REMOVED

SITE PLAN REVIEW  
**CYPRESS LANE DEVELOPMENT**  
FOR  
MERCY HOUSING  
BEING A PORTION OF THE NORTHWEST QUARTER OF  
THE NORTHEAST  
QUARTER OF SECTION 12,  
TOWNSHIP 22 N RANGE 3 E  
TOWN OF PARADISE  
COUNTY OF BUTTE STATE OF CALIFORNIA



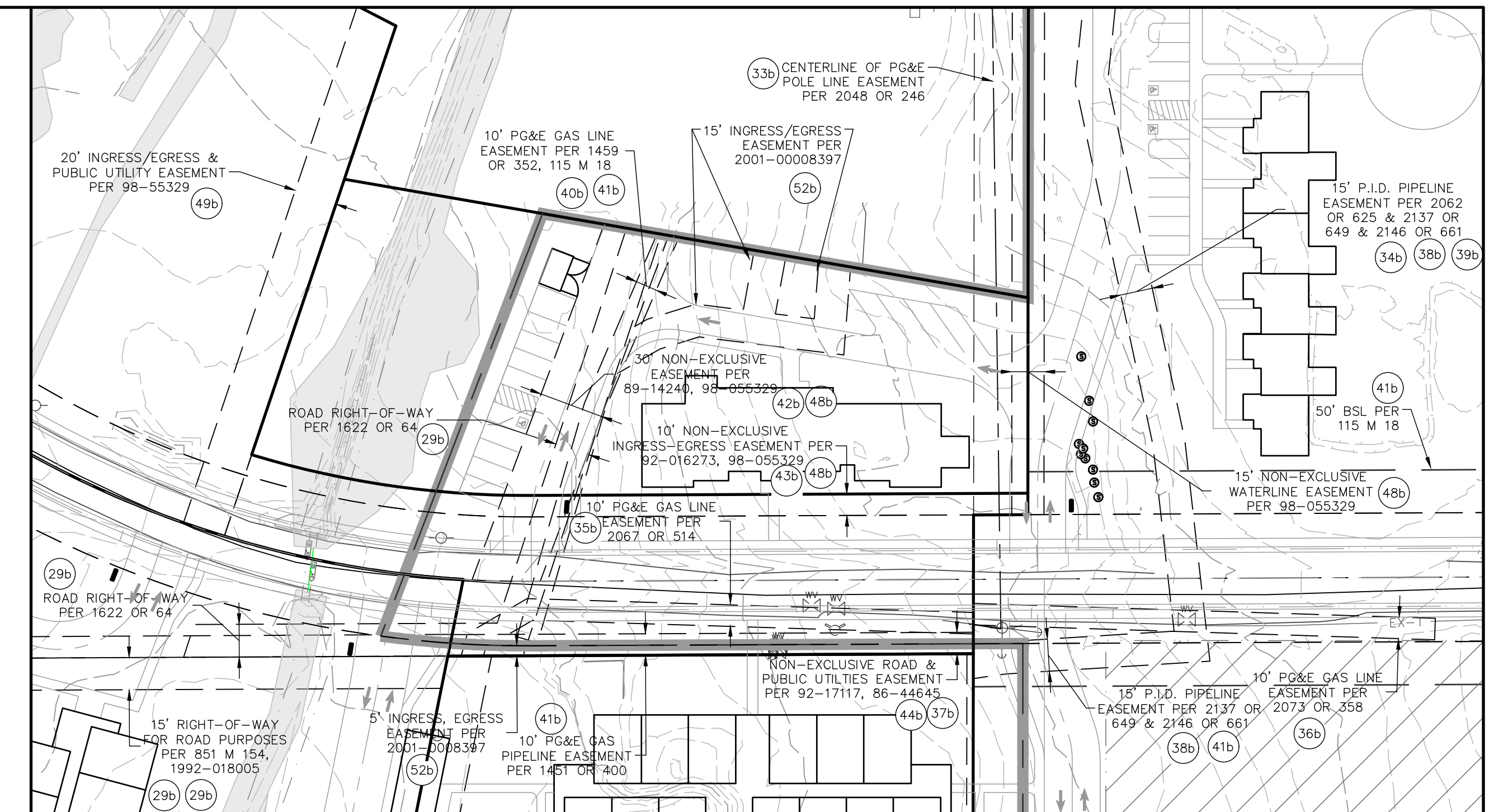
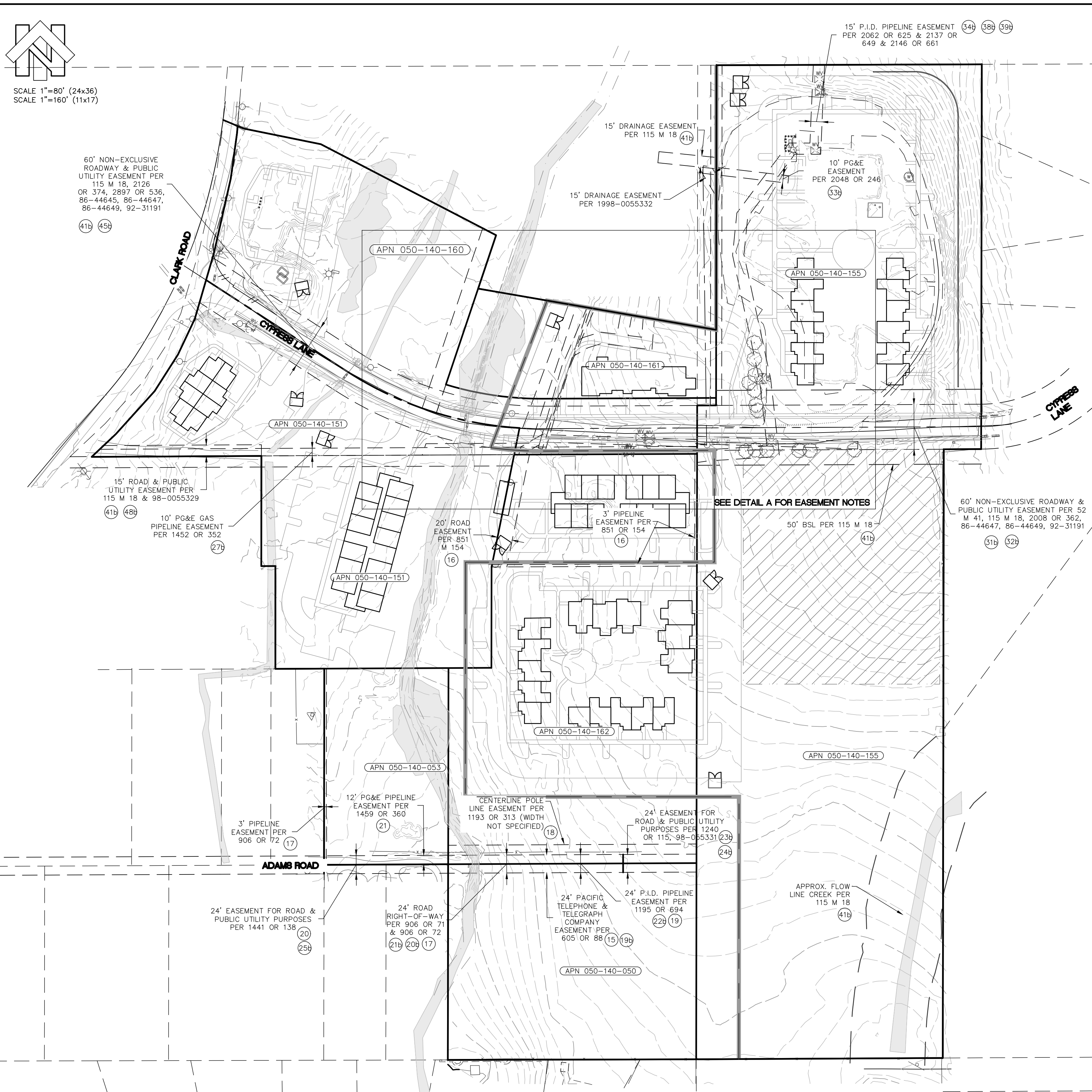
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SCALE 1"=80' (24x36)  
SCALE 1"=160' (11x17)

60' NON-EXCLUSIVE  
ROADWAY & PUBLIC  
UTILITY EASEMENT PER  
115 M 18, 2126  
OR 374, 2897 OR 536,  
86-44645, 86-44647,  
86-44649, 92-31191  
(41b) (45b)



DETAIL A

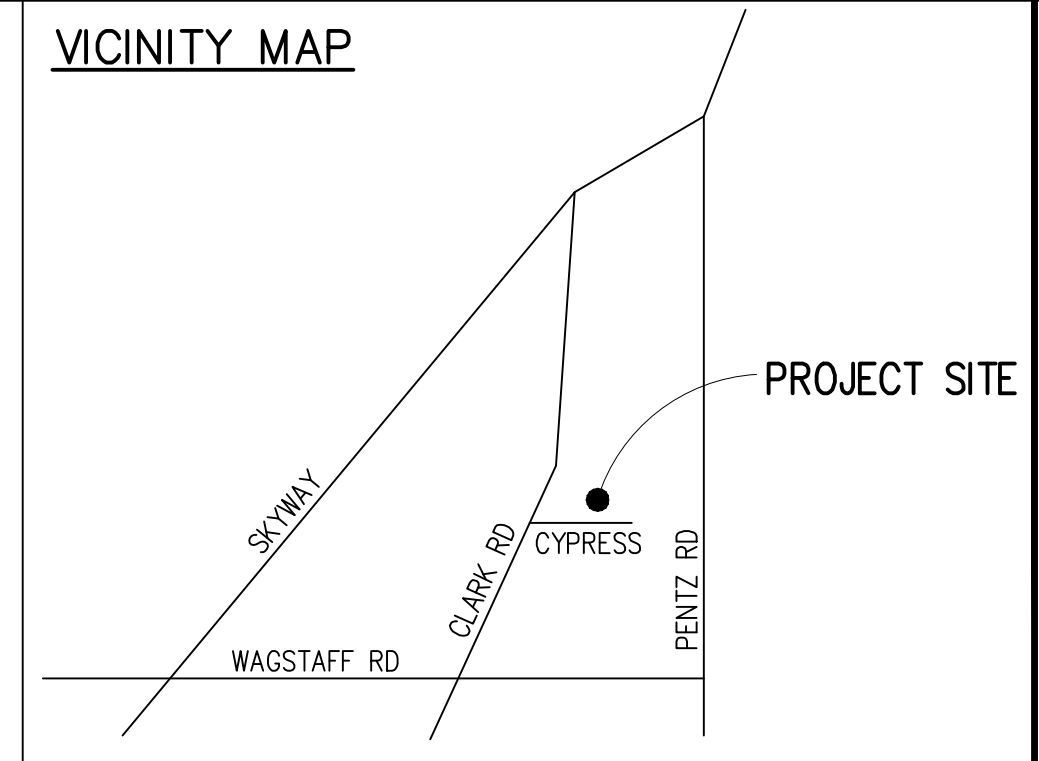
SITE PLAN REVIEW  
**CYPRESS LANE DEVELOPMENT**  
FOR  
MERCY HOUSING  
BEING A PORTION OF THE NORTHWEST QUARTER OF  
THE NORTHEAST  
QUARTER OF SECTION 12,  
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COUNTY OF BUTTE STATE OF CALIFORNIA



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S:\2205\_Paradise\SITE14.dwg Jan 18, 2023 10:41 am



**ANDERS & FALLTRICK ARCHITECTS**  
 1104 CORPORATE WAY  
 SACRAMENTO, CALIFORNIA 95831  
 TELEPHONE 916.678.6923

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**OWNER 1**  
 MERCY HOUSING CALIFORNIA  
 2512 RIVER PLAZA DRIVE, SUITE 200  
 SACRAMENTO, CA 95833  
 TEL. (916) 414-4406  
 CONTACT: JEFF RILEY  
 EMAIL: jriley@mercyhousing.org

**OWNER 2**  
 COMMUNITY HOUSING IMPROVEMENT PROGRAM  
 1031 WILLOW STREET  
 CHICO, CA 95928  
 TEL. (530) 893-6117  
 CONTACT: SEANA O'SHAUGHNESSY  
 EMAIL: seoh@chiphousing.org

Approvals

Revisions

Keyplan

**PARCELS:**  
 APN: 050-140-050  
 APN: 050-140-053  
 APN: 050-140-062  
 APN: 050-140-151  
 APN: 050-140-155  
 APN: 050-140-160  
 APN: 050-140-161

Project  
**MERCY / CHIP HOUSING  
 NEW APARTMENT COMPLEX  
 CYPRESS LANE AT CLARK RD  
 PARADISE, CA 95969**

Drawing  
**PROPOSED SITE PLAN**

Project No. 2205  
 Drawn by .  
 Reviewed by DA  
 Date 12-2-22  
 Drawing No.

**A1.1**  
 Sheet of Sheets

**BUILDING C3**  
 2-STORY FAMILY  
 10 UNITS  
 7,248 S.F.

**BUILDING E2**  
 2-STORY FAMILY  
 11 UNITS  
 8,905 S.F.

NOTE:  
 12' HIGH LIGHT POLES IN PARKING AREAS SHALL BE DESIGNED TO REFLECT AWAY FROM ANY RESIDENTIAL LAND USE, AND TO MINIMIZE GLARE AND REFLECTION ONTO ADJOINING PROPERTIES, TYPICAL

DS=DIRECTORY SIGN (ILLUMINATED) AT EACH DRIVEWAY, TYPICAL

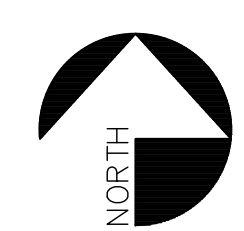
**UNIT COUNT**

- SENIORS**  
 (70) 1-BEDROOM
- FAMILY**  
 (24) 1-BEDROOM  
 (28) 2-BEDROOM  
 (18) 3-BEDROOM

**FOOTAGES**

Senior Buildings	Gross Square Footage
A1	4,769
A2	4,769
B1	23,908
B2	23,908
<b>Total Seniors</b>	<b>57,354</b>
Family Buildings	Gross Square Footage
C1	7,248
C2	7,248
C3	7,248
D1	7,342
D2	7,342
D3	7,342
E1	8,905
E2	8,905
<b>Total Family</b>	<b>61,580</b>
Community	5,730

**1 PROPOSED SITE PLAN**



1"=60'-0"



**EXTERIOR FINISHES**



**STONE VENEER**  
EL DORADO STONE, TUNDRABRICK  
"HARTFORD"



**LAMINATED ASPHALT SHINGLES**  
PABCO PREMIERE RADIANCE  
TITLE 24 COOL ROOFING  
"COOL WEATHERED WOOD"



**FIBERCEMENT SIDING COLOR 1**  
JAMES HARDIE, PRE-FINISHED  
"SANDSTONE BEIGE" #JH30-20



**FIBERCEMENT SIDING COLOR 2**  
JAMES HARDIE, PRE-FINISHED  
"KHAKI BROWN" #JH20-30



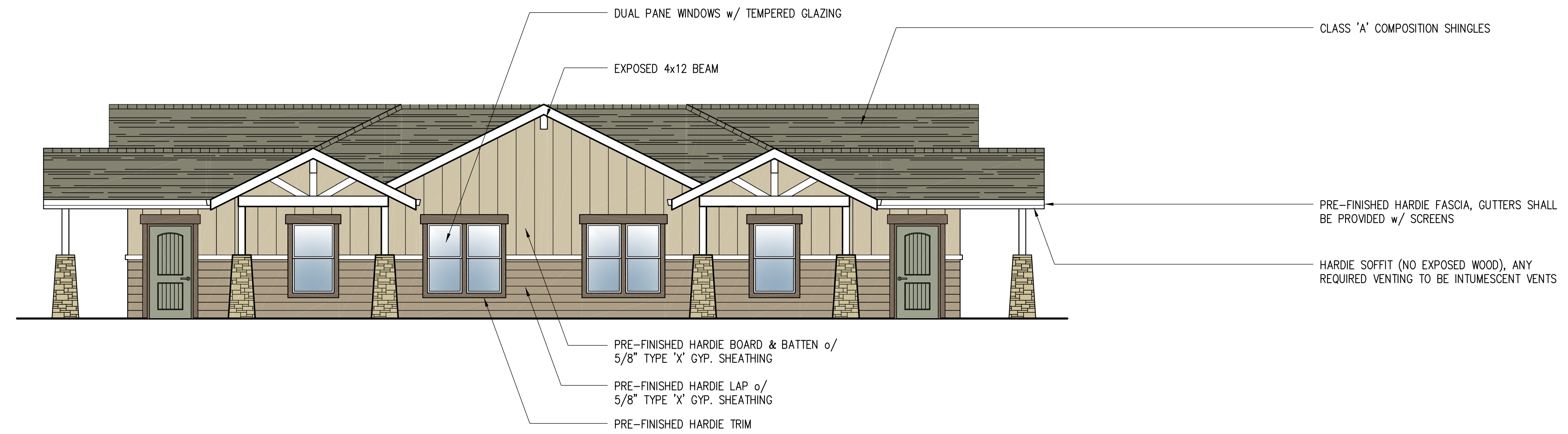
**FIBERCEMENT TRIM**  
JAMES HARDIE, PRE-FINISHED  
"TIMBERBARK" #JH40-30



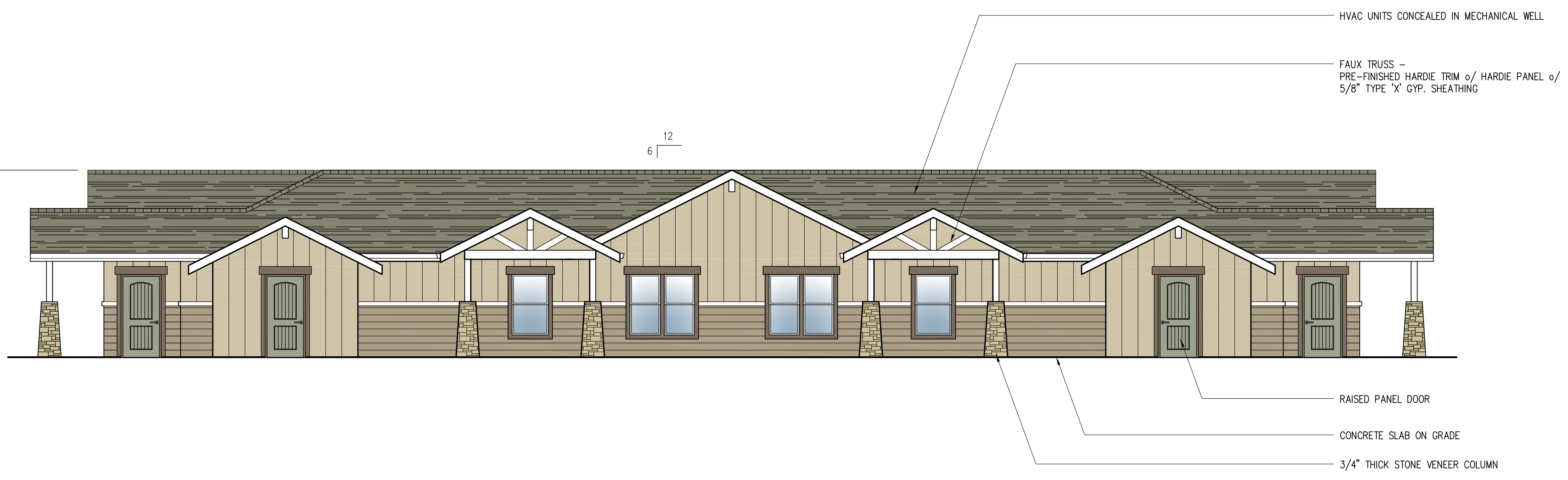
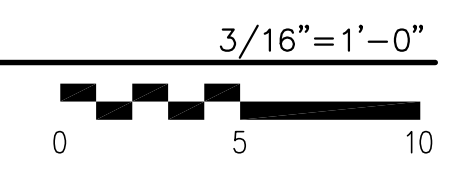
**FIBERCEMENT FASCIA & TRIM**  
JAMES HARDIE, PRE-FINISHED  
"ARCTIC WHITE" #JH10-20



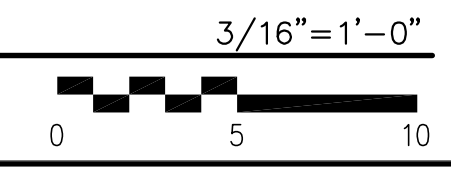
**APARTMENT DOORS**  
DUNN EDWARDS CLASSICS  
"MEADOWOOD" #DEC777



**1 BUILDING A – EXTERIOR ELEVATION (FACING CYPRESS LANE) SIDES**



**2 BUILDING A – EXTERIOR ELEVATION (FACING CLARK ROAD) FRONT & REAR**



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MERCY HOUSING CALIFORNIA  
2512 RIVER PLAZA DRIVE, SUITE 200  
SACRAMENTO, CA 95833  
TEL: (916) 414-4406  
CONTACT: JEFF RILEY  
EMAIL: jriley@mercyhousing.org  
**OWNER 2**  
COMMUNITY HOUSING IMPROVEMENT PROGRAM  
1001 WILLOW STREET  
CHICO, CA 95928  
TEL: (530) 893-6117  
CONTACT: SEANA O'SHAUGHNESSY  
EMAIL: sosh@chiphousing.org

Approvals

Revisions

Keyplan

Project  
**MERCY / CHIP HOUSING  
NEW APARTMENT COMPLEX  
CYPRESS LANE AT CLARK RD  
PARADISE, CA**

Drawing  
**BUILDING A –  
EXTERIOR ELEVATIONS**

Project No. 2205  
Drawn by .  
Reviewed by DA  
Date 11-4-22  
Drawing No.

S:\2205\_Paradise\A41 BLDG A – EXTERIOR ELEVATIONS.dwg Nov 04, 2022 3:51pm

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TEL: (916) 414-4406  
CONTACT: JEFF RILEY  
EMAIL: jriley@mercyhousing.org

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1001 WILLOW STREET  
CHICO, CA 95928  
TEL: (530) 893-6117  
CONTACT: SEANA O'SHAUGHNESSY  
EMAIL: sosh@chiphousing.org

Approvals

Revisions

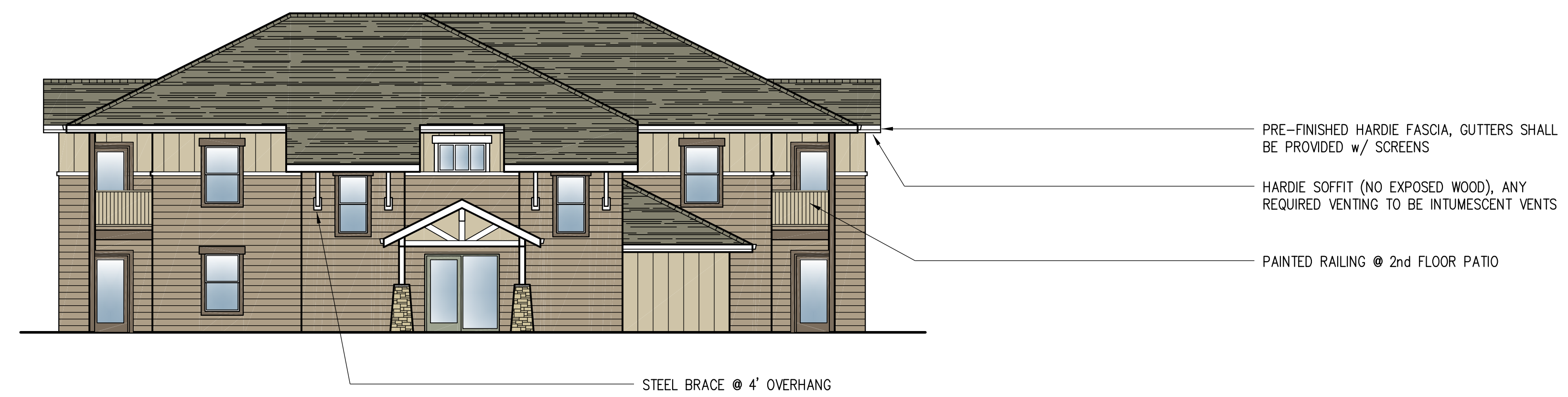
Keyplan

Project  
MERCY / CHIP HOUSING  
NEW APARTMENT COMPLEX  
CYPRESS LANE AT CLARK RD  
PARADISE, CA

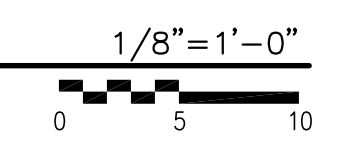
Drawing  
BUILDING B -  
EXTERIOR ELEVATIONS

Project No. 2205  
Drawn by .  
Reviewed by DA  
Date 11-4-22  
Drawing No.

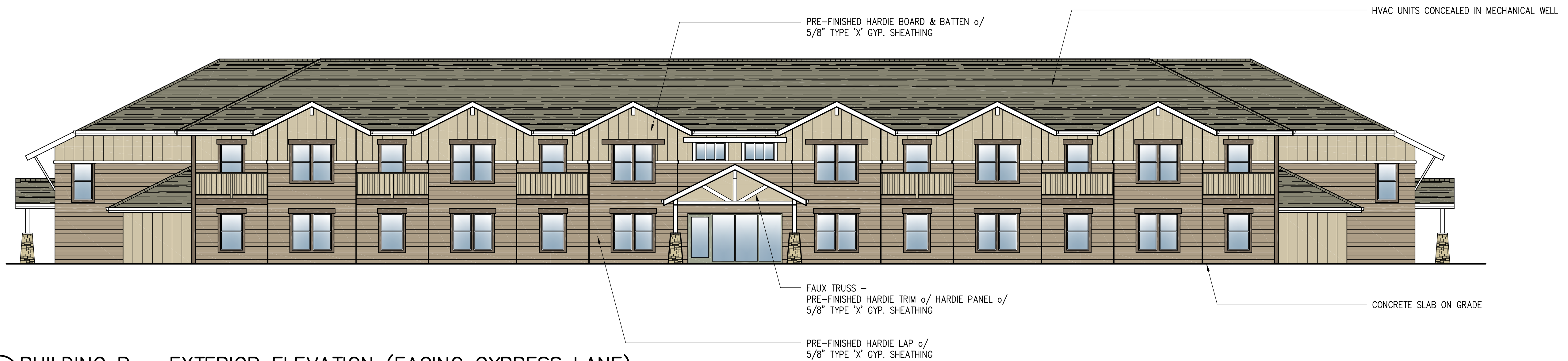
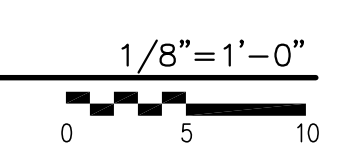
A4.2  
Sheet of Sheets



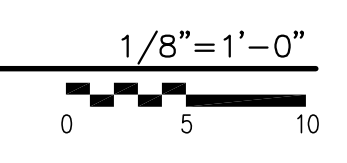
1 BUILDING B - EXTERIOR ELEVATION  
ENDS



2 BUILDING B - EXTERIOR ELEVATION  
REAR



3 BUILDING B - EXTERIOR ELEVATION (FACING CYPRESS LANE)  
FRONT



S:\2205\_Paradise\A42 BLDG B - EXTERIOR ELEVATIONS.dwg Nov 04, 2022 - 3:52pm



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TEL: (916) 414-4406  
CONTACT: JEFF RILEY  
EMAIL: jriley@mercyhousing.org

**OWNER 2**  
COMMUNITY HOUSING IMPROVEMENT PROGRAM  
1001 WILLOW STREET  
CHICO, CA 95928  
TEL: (530) 893-6117  
CONTACT: SEANA O'SHAUGHNESSY  
EMAIL: sosh@chiphousing.org

Approvals

Revisions

Keyplan

Project  
**MERCY / CHIP HOUSING  
NEW APARTMENT COMPLEX  
CYPRESS LANE AT CLARK RD  
PARADISE, CA**

Drawing  
**BUILDING C -  
EXTERIOR ELEVATIONS**

Project No. 2205  
Drawn by .  
Reviewed by DA  
Date 11-4-22

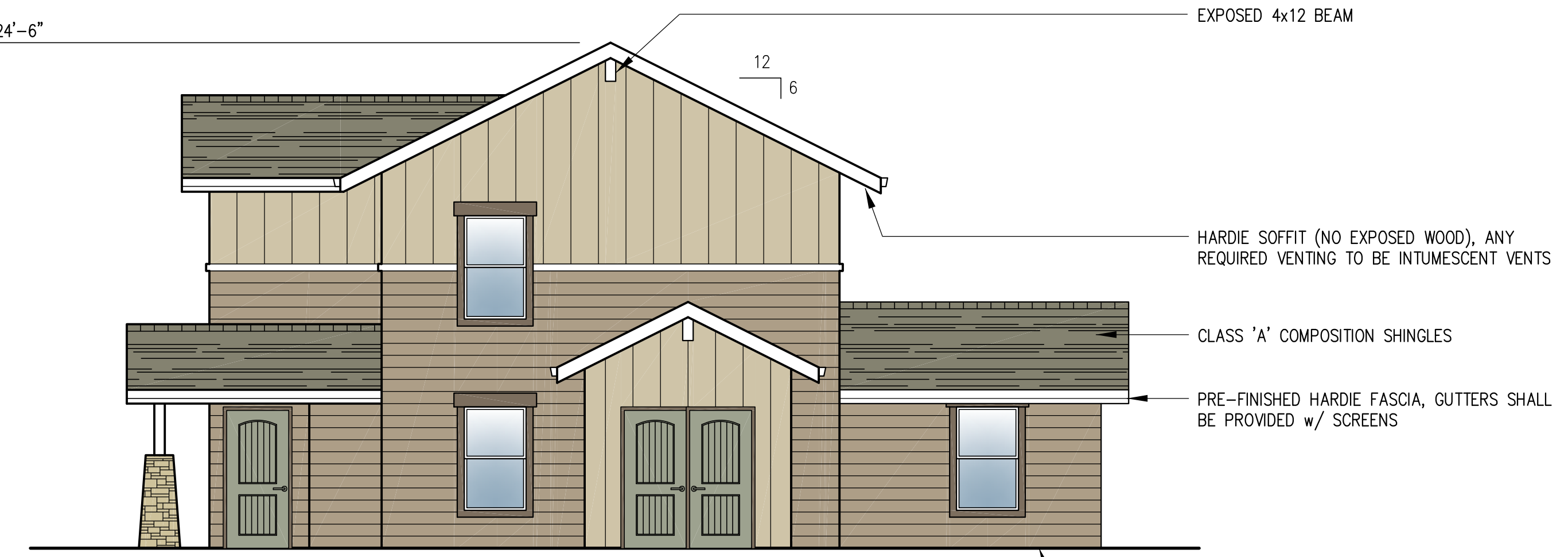
Drawing No.

**A4.3**

Sheet of Sheets



**2 BUILDING C - EXTERIOR ELEVATION**  
END  
3/16"=1'-0"  
0 5 10



**1 BUILDING C - EXTERIOR ELEVATION**  
END  
3/16"=1'-0"  
0 5 10



**3 BUILDING C - EXTERIOR ELEVATION**  
REAR  
3/16"=1'-0"  
0 5 10



**4 BUILDING C - EXTERIOR ELEVATION**  
FRONT  
3/16"=1'-0"  
0 5 10

S:\2205\_Paradise\A43 BLDG C - EXTERIOR ELEVATIONS.dwg Nov 04, 2022 - 3:52pm

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Owner  
**OWNER 1**  
 MERCY HOUSING CALIFORNIA  
 2512 RIVER PLAZA DRIVE, SUITE 200  
 SACRAMENTO, CA 95833  
 TEL: (916) 414-4406  
 CONTACT: JEFF RILEY  
 EMAIL: jriley@mercyhousing.org  
**OWNER 2**  
 COMMUNITY HOUSING IMPROVEMENT PROGRAM  
 1001 WILLOW STREET  
 CHICO, CA 95928  
 TEL: (530) 893-6117  
 CONTACT: SEANA O'SHAUGHNESSY  
 EMAIL: sosh@chiphousing.org

Approvals

Revisions

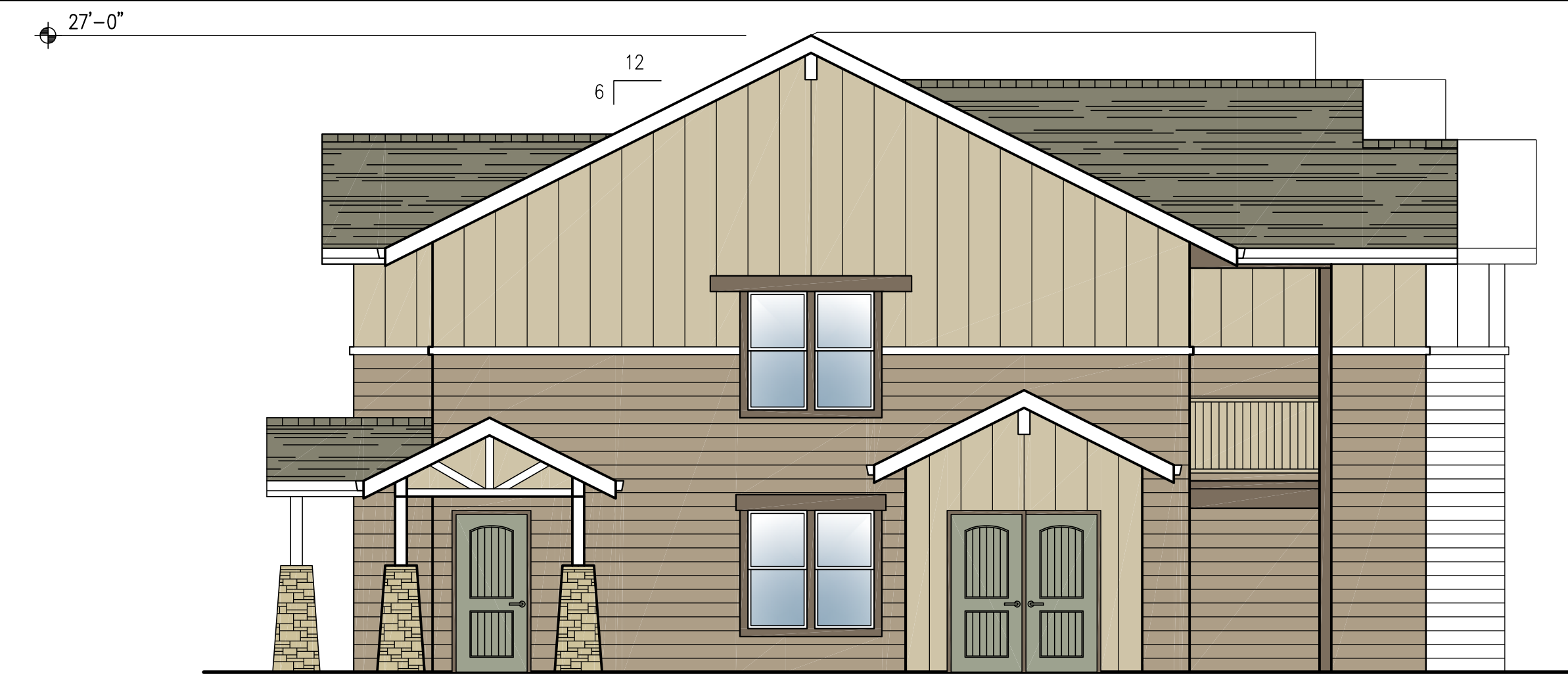
Keyplan

Project  
**MERCY / CHIP HOUSING  
 NEW APARTMENT COMPLEX  
 CYPRESS LANE AT CLARK RD  
 PARADISE, CA**

Drawing  
**BUILDING D –  
 EXTERIOR ELEVATIONS**

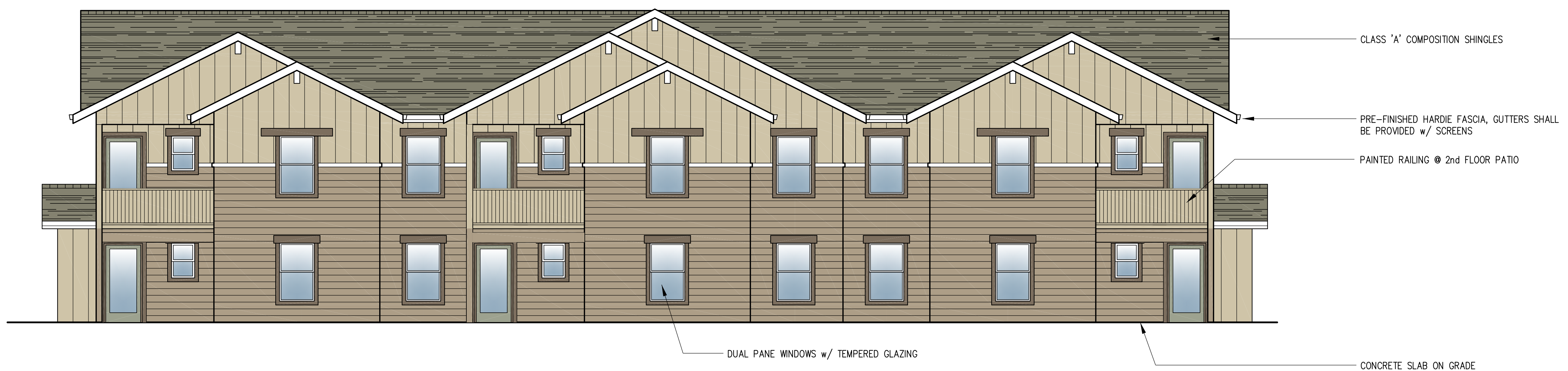
Project No. 2205  
 Drawn by .  
 Reviewed by DA  
 Date 11-4-22  
 Drawing No.

**A4.4**  
 Sheet of Sheets



**1 BUILDING D – EXTERIOR ELEVATION**  
 END

3/16"=1'-0"  
 0 5 10



**2 BUILDING D – EXTERIOR ELEVATION**  
 REAR

3/16"=1'-0"  
 0 5 10



**3 BUILDING D – EXTERIOR ELEVATION**  
 FRONT

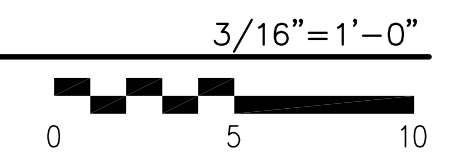
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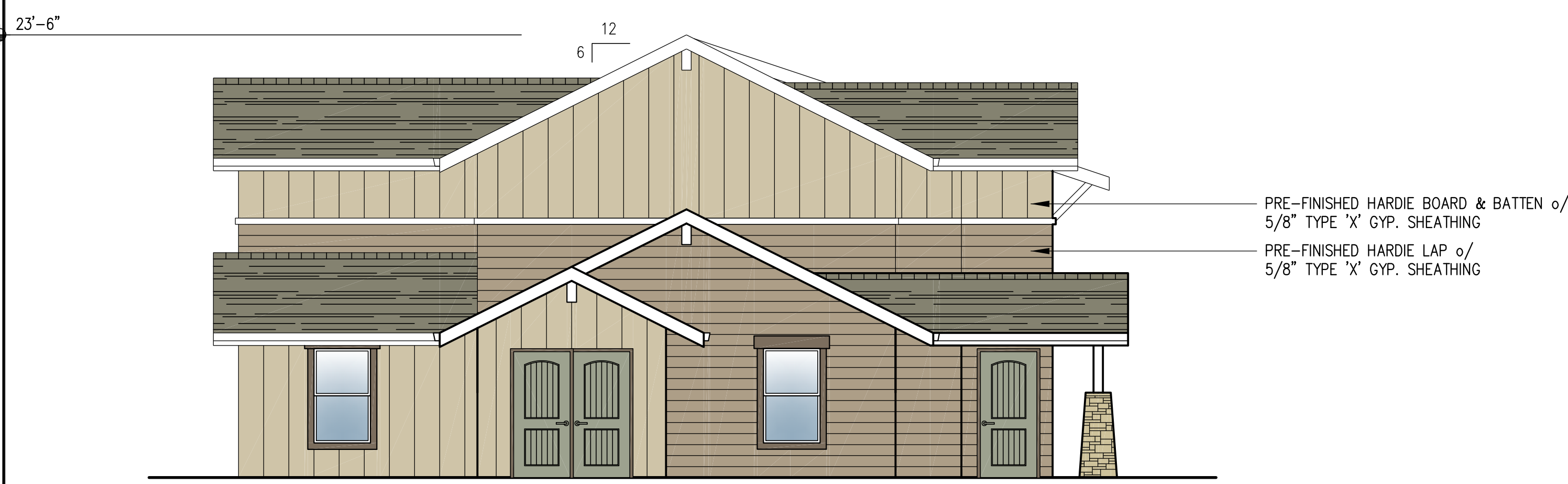
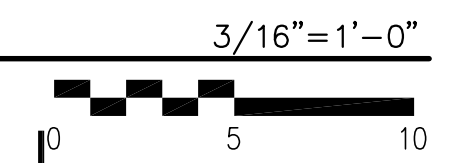




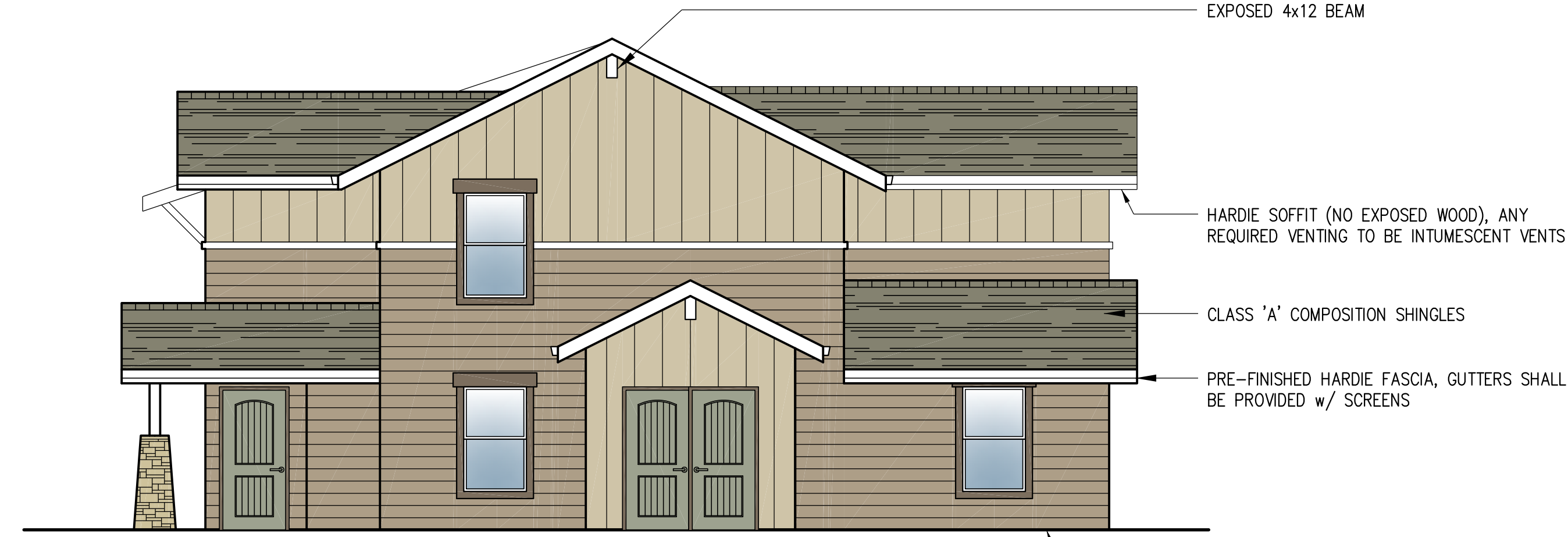
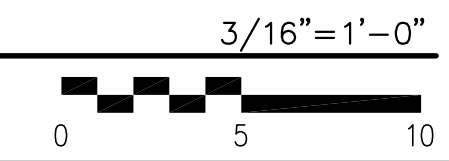
**1** BUILDING E – EXTERIOR ELEVATION  
REAR



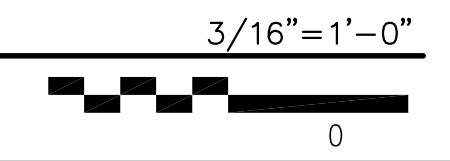
**2** BUILDING E – EXTERIOR ELEVATION  
FRONT



**4** BUILDING E – EXTERIOR ELEVATION  
END

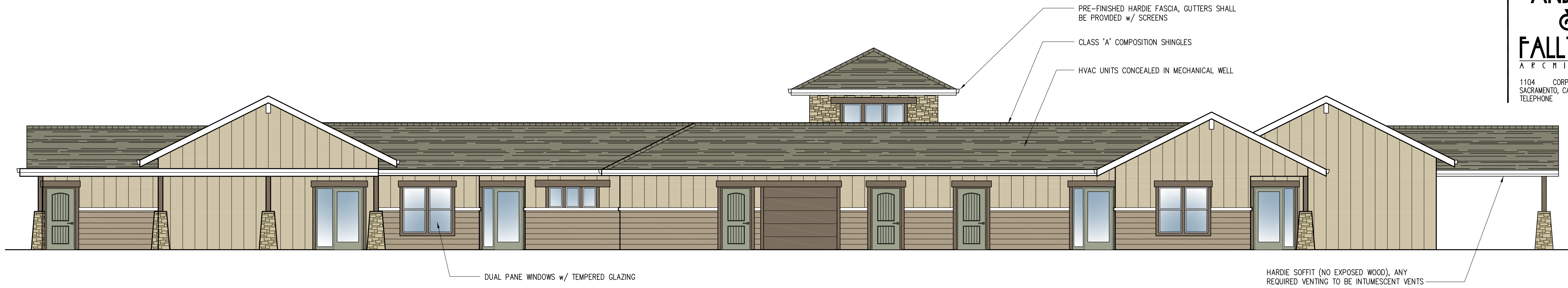


**3** BUILDING E – EXTERIOR ELEVATION  
END

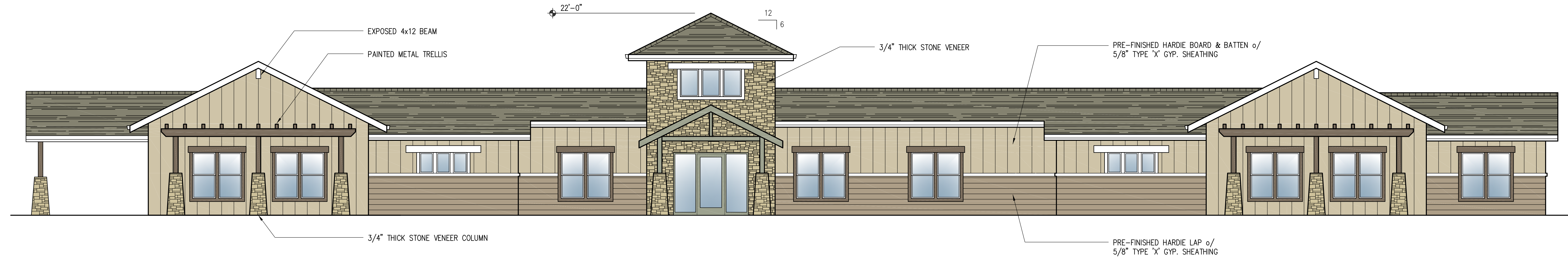
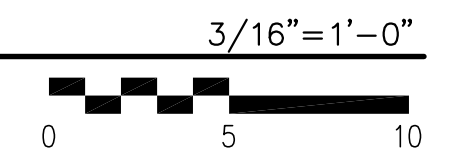


Keyplan	
Project MERCY / CHIP HOUSING NEW APARTMENT COMPLEX CYPRESS LANE AT CLARK RD PARADISE, CA	
Drawing BUILDING E – EXTERIOR ELEVATIONS	
Project No.	2205
Drawn by	.
Reviewed by	DA
Date	11-4-22
Drawing No.	A4.5
Sheet	of Sheets

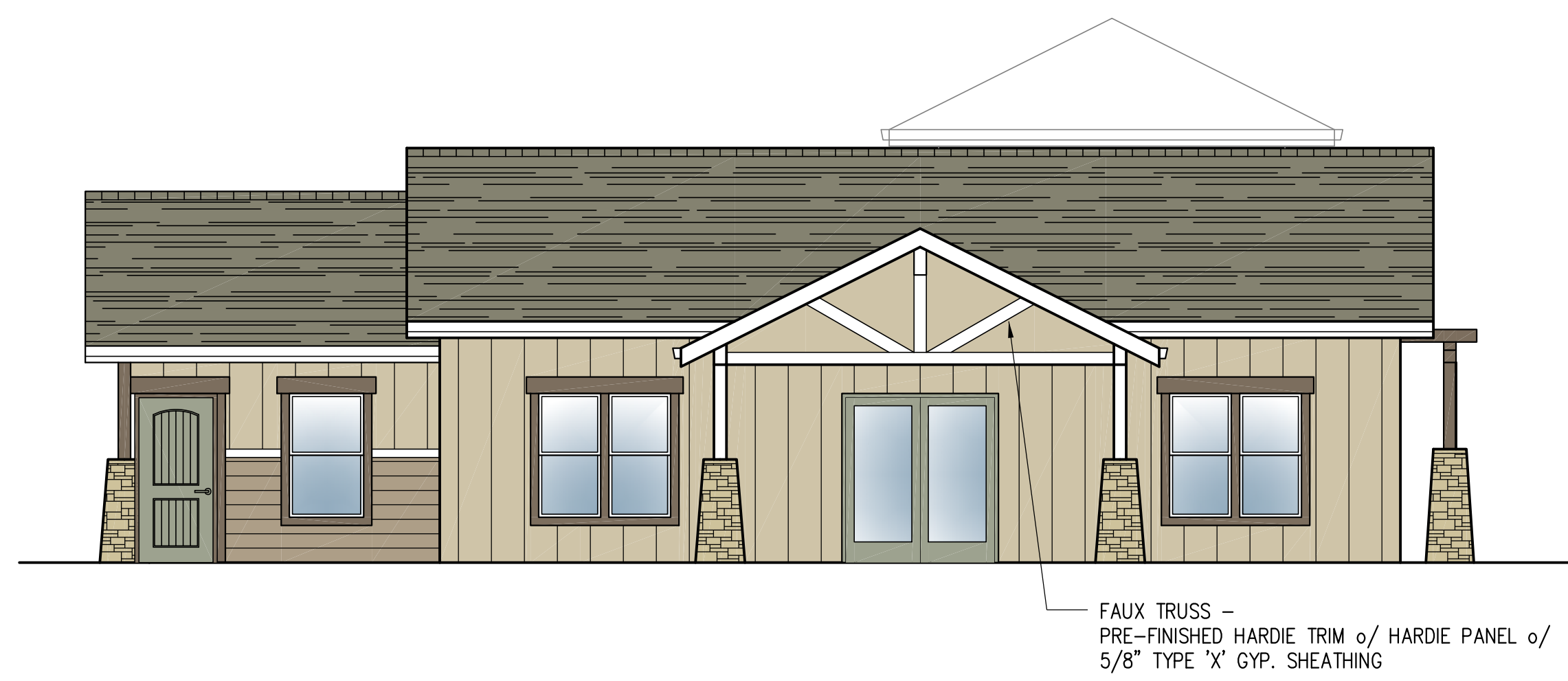
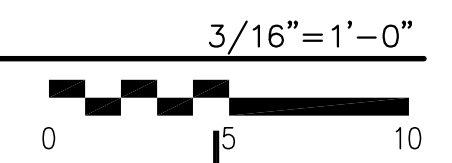
S:\2205\_Paradise\A45 BLDG E - EXTERIOR ELEVATIONS.dwg Nov 04, 2022 3:53pm



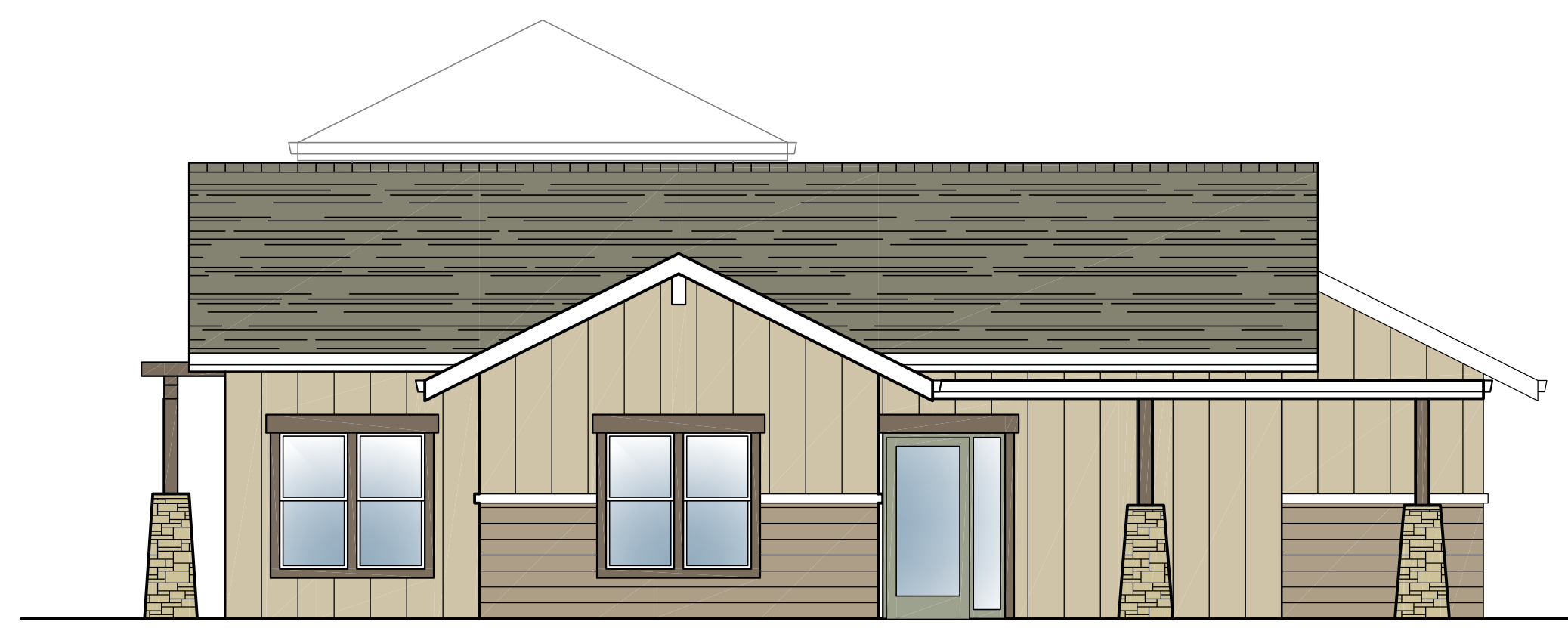
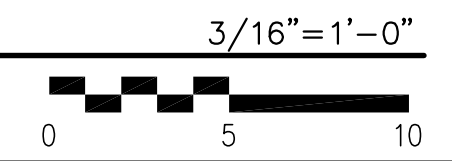
**1** COMMUNITY BUILDING – NORTH ELEVATION  
REAR



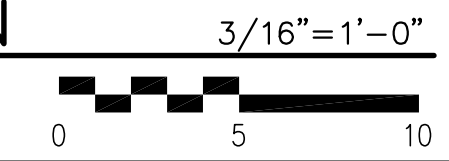
**2** COMMUNITY BUILDING – SOUTH ELEVATION (FACING CYPRESS LANE)  
FRONT



**4** COMMUNITY BUILDING – EAST ELEVATION  
SIDE



**3** COMMUNITY BUILDING – EAST ELEVATION  
SIDE



Keyplan	
Project MERCY / CHIP HOUSING NEW APARTMENT COMPLEX CYPRESS LANE AT CLARK RD PARADISE, CA	
Drawing COMMUNITY BUILDING – EXTERIOR ELEVATIONS	
Project No.	2205
Drawn by	.
Reviewed by	DA
Date	11-4-22
Drawing No.	A4.6
Sheet	of Sheets

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### VEGETATION MANAGEMENT NOTES:

1. MAINTENANCE PRACTICES WILL CONFORM WITH CALIFORNIA PUBLIC RESOURCES CODE 4291 & ALL OTHER APPLICABLE REGULATIONS.
2. A FIRE DEFENSIBLE SPACE WILL BE MAINTAINED SO A FIRE BURNING IN AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE A STRUCTURE.
3. LEAVES & OTHER VEGETATIVE MATTER WILL BE REMOVED FROM ROOFS ANNUALLY AT MINIMUM.
4. FUEL MANAGEMENT WITHIN 5' OF STRUCTURES (ZONE 0) WILL BE FREQUENT & THOROUGH. THESE AREAS WILL BE KEPT CLEAR OF FLAMMABLE DEBRIS & VEGETATION AT ALL TIMES.
5. REGULAR FUEL MANAGEMENT WILL OCCUR WITHIN 30' OF STRUCTURES (ZONE 1). DEAD, DYING OR DISEASED VEGETATION WILL BE REMOVED & REPLACED REGULARLY.
6. FUEL MANAGEMENT BETWEEN 30'-50' FROM STRUCTURES (ZONE 2) WILL OCCUR ANNUALLY AT A MINIMUM. NATURALIZED GRASSES WILL BE MOWED TO MAINTAIN A HEIGHT OF 6 INCHES IN LATE SPRING. THE ESTABLISHMENT OF FLAMMABLE WEEDS WILL BE PREVENTED YEAR-ROUND.
7. ANNUAL FUEL MANAGEMENT WILL OCCUR BETWEEN 50' AND 120' FROM STRUCTURES (ZONE 3). DEAD & DYING VEGETATION WILL BE REMOVED, ALONG WITH FLAMMABLE WEEDS. VINES & SHRUBS UNDER TREE CANOPIES WILL BE REMOVED AS APPROPRIATE. ADEQUATE CLEARANCE BETWEEN TREES & SHRUBS WILL BE MAINTAINED.
8. UNDEVELOPED LAND MORE THAN 120' FROM STRUCTURES WILL BE MAINTAINED TO ELIMINATE HAZARDOUS CONDITIONS.

### PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY	REMARKS
	ALBIZIA JULIBRISSIS/SILK TREE	15 GALLON	20	
	ARBUTUS UNEDO/STRAWBERRY TREE	15 GALLON	51	STANDARD
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON	53	STANDARD
	COTINUS COGGYRIA/SMOKE TREE	15 GALLON	44	STANDARD
	OLEA EUROPEA 'MAJESTIC BEAUTY'/FRUITLESS OLIVE	15 GALLON	8	STD. FIRE ZONE 2+
	PINUS PONDEROSA/PONDEROSA PINE	15 GALLON	4	FIRE ZONE 2+
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	44	
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	29	FIRE ZONE 2+
	SHRUB & GROUNDCOVER PALETTE (FIRE ZONE 1)			
	ACANTHUS MOLLIS/BEARS BREECH	5 GALLON		
	ACHILLEA MILLEFOLIUM 'APPLEBLOSSOM'/COMMON YARROW	1 GALLON		
	ASCLEPIAS SPECIOSA/SHOWY MILK WEED	1 GALLON		
	BACCHARIS PILULARIS 'PIGEON POINT'/DWF. COYOTE BRUSH	1 GALLON		
	BERGENIA CRASSIFOLIA/WINTER BERGENIA	1 GALLON		
	CISTUS SALVIFOLIUS/SAGELEAF ROCKROSE	5 GALLON		
	COREOPSIS GRANDIFLORA 'SUNBURST'/COREOPSIS	1 GALLON		
	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON		
	CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON		
	CAREX SPISSA/SAN DIEGO SEDGE	1 GALLON		
	EPILOBIUM CANUM 'SIDEWINDER'/SIDEWINDER CALIFORNIA FUCHSIA	1 GALLON		
	ERIGERON KARVINSKIANUS/FLEABANE	1 GALLON		
	FESTUCA RUBRA 'MOLATE'/CREEPING RED FESCUE	1 GALLON		
	GAZANIA X. 'MITSUA YELLOW'/GAZANIA	1 GALLON		
	GERANIUM X. CANTABRIGIENSE 'BIOKOVO'/BIOKOVO CRANESBILL	1 GALLON		
	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON		
	IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON		
	KNIPHOFIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON		
	LIGUSTRUM TEXANUM/TEXAS PRIVET	5 GALLON		
	MAHONIA REPENS/CREEPING OREGON GRAPE	1 GALLON		
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P. '/BEARD TONGUE	1 GALLON		
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'/COFFEEBERRY	5 GALLON		
	SALVIA X. 'BEE'S BLISS'/CREEPING SAGE	1 GALLON		
	SISYRINCHIUM BELLUM/BLUE-EYED GRASS	1 GALLON		
	THYMUS SERPYLLUM 'REITERS'/CREEPING THYME	FLATS		

SODDED TURF AREA (90% TURF TYPE TALL FESCUE, 10% IMPROVED BLUEGRASS)  
 GRASSES, NATURALIZED (FIRE ZONE 2) - MOWED TO 6" HEIGHT IN LATE SPRING  
 RIVERWASHED COBBLES (6"-8") OVER PERMEABLE WEED FABRIC  
 NOTE: ALL PROPOSED PLANTS ARE CONSIDERED "LOW" WATER USERS IN THE

### LANDSCAPE CALCULATIONS

DESCRIPTION	AREA
TOTAL SITE (EXCLUDING CYPRESS LANE):	1,005,359 S.F.
UNDEVELOPED W/ NATURALIZED VEGETATION	377,129 S.F.
UNDEVELOPED W/ ANNUAL MAINTENANCE	140,654 S.F.
UNDEVELOPED W/ REGULAR MAINTENANCE	71,772 S.F.
TOTAL UNDEVELOPED:	589,555 S.F.
DEVELOPED SITE:	415,804 S.F.
LANDSCAPE AREA REQUIRED (10% OF DEVELOPED AREA):	41,580 S.F.
LANDSCAPE AREA PROVIDED (27.7% OF DEVELOPED AREA):	115,426 S.F.



Project:

## MERCY / CHIP HOUSING APARTMENT COMPLEX

CYPRESS LANE AT CLARK ROAD  
TOWN OF PARADISE  
CALIFORNIA

FOR MERCY HOUSING

Sheet Title:

## PRELIMINARY LANDSCAPE PLAN

Date: JAN. 18, 2023


Scale: 1"=60'-0"

Job Number: 43007

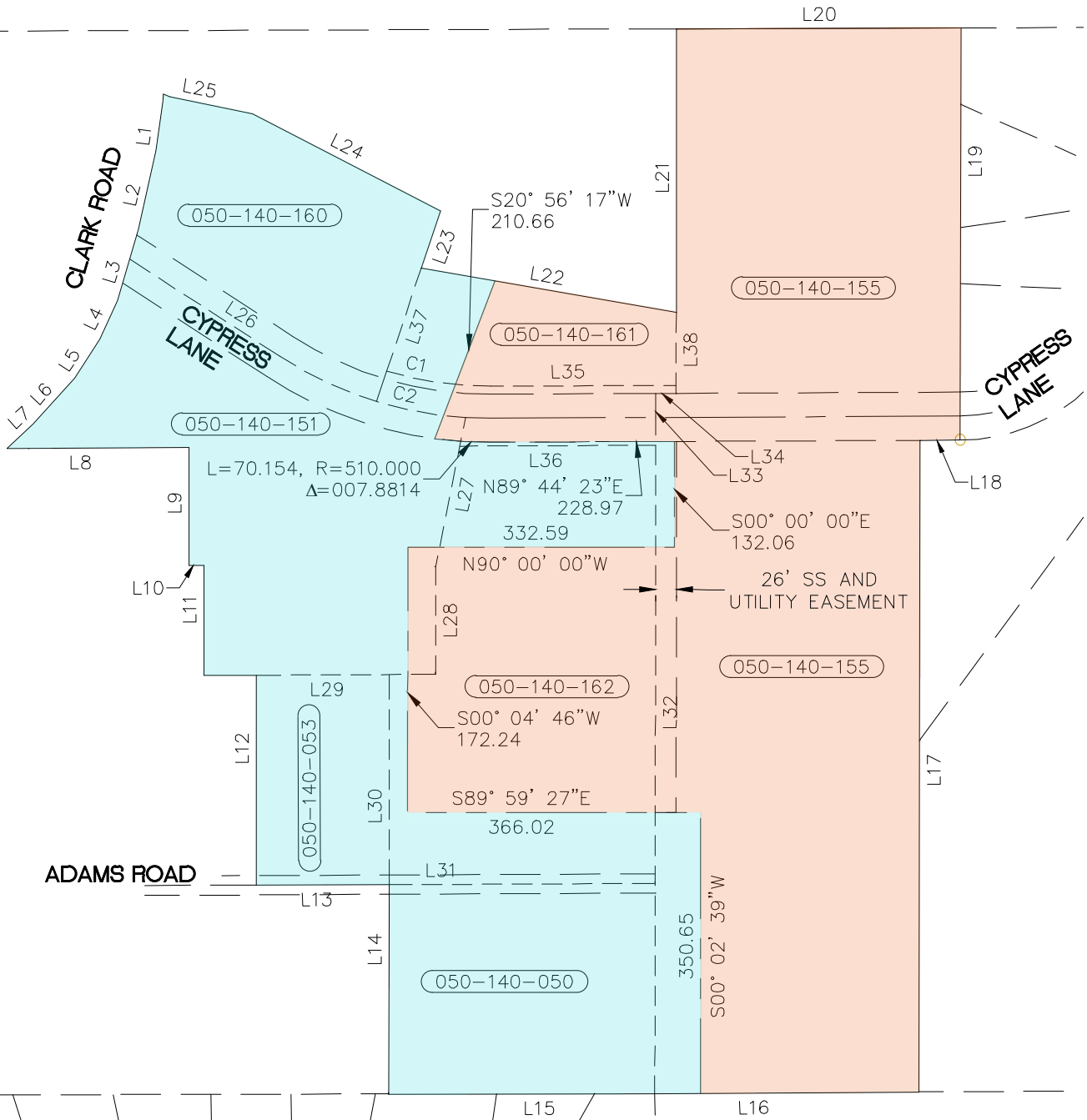
Sheet Number: 1 of 1



# LEGEND

-  EXISTING PARCEL LINE
-  ADJOINING PARCEL LINE
-  PROPOSED PROPERTY LINE

PARCELS AREAS	SF	AC
PARCEL 1	466,633	10.71
PARCEL 2	579,050	13.29



111 MISSION RANCH BLVD, SUITE 100, CHICO, CA 95926  
 PHONE: (530) 893-1600 www.northstareng.com



PROJECT #22-020

TOWN OF PARADISE

DRAWN BY MNL DATE NOV 2022  
 CHECKED BY MRH SCALE 1"=200'  
 APPROVED \_\_\_\_\_  
 TOWN SURVEYOR

PARCEL MERGER  
 MERCY HOUSING)

EXHIBIT  
 "B"

SHEET 2 OF

119



**VEGETATION MANAGEMENT NOTES:**

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7. ANNUAL FUEL MANAGEMENT WILL OCCUR BETWEEN 50' AND 120' FROM STRUCTURES (ZONE 3). DEAD & DYING VEGETATION WILL BE REMOVED, ALONG WITH FLAMMABLE WEEDS. VINES & SHRUBS UNDER TREE CANOPIES WILL BE REMOVED AS APPROPRIATE. ADEQUATE CLEARANCE BETWEEN TREES & SHRUBS WILL BE MAINTAINED.
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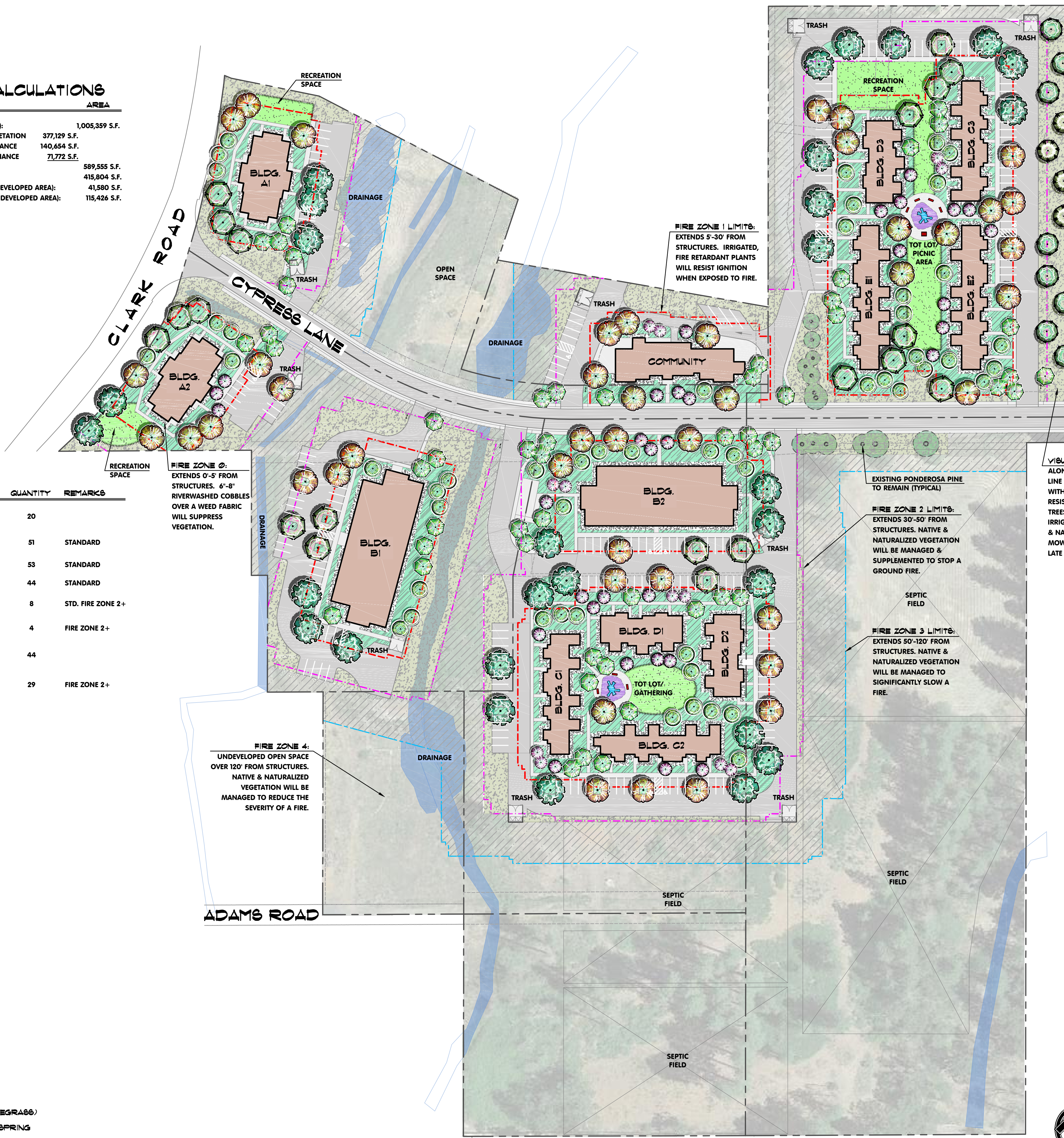
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	SHRUB & GROUNDCOVER PALETTE (FIRE ZONE 1)			
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	ASCLEPIAS SPECIOSA/SHOWY MILK WEED	1 GALLON		
	BACCHARIS PILULARIS 'PIGEON POINT'/DWF. COYOTE BRUSH	1 GALLON		
	BERGENIA CRASSIFOLIA/WINTER BERGENIA	1 GALLON		
	CISTUS SALVIFOLIUS/SAGELEAF ROCKROSE	5 GALLON		
	COREOPSIS GRANDIFLORA 'SUNBURST'/COREOPSIS	1 GALLON		
	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON		
	CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON		
	CAREX SPISSA/SAN DIEGO SEDGE	1 GALLON		
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	ERIGERON KARVINSKIANUS/FLEABANE	1 GALLON		
	FESTUCA RUBRA 'MOLATE'/CREEPING RED FESCUE	1 GALLON		
	GAZANIA X. 'MITSUA YELLOW'/GAZANIA	1 GALLON		
	GERANIUM X. CANTABRIGIENSE 'BIOKOVO'/BIOKOVO CRANESBILL	1 GALLON		
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 RIVERWASHED COBBLES (6"-8") OVER PERMEABLE WEED FABRIC  
 NOTE: ALL PROPOSED PLANTS ARE CONSIDERED "LOW" WATER USERS IN THE

**LANDSCAPE CALCULATIONS**

DESCRIPTION	AREA
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UNDEVELOPED W/ REGULAR MAINTENANCE	71,772 S.F.
TOTAL UNDEVELOPED:	589,555 S.F.
DEVELOPED SITE:	415,804 S.F.
LANDSCAPE AREA REQUIRED (10% OF DEVELOPED AREA):	41,580 S.F.
LANDSCAPE AREA PROVIDED (27.7% OF DEVELOPED AREA):	115,426 S.F.



**FIRE ZONE 0:**  
EXTENDS 0'-5' FROM STRUCTURES. 6"-8" RIVERWASHED COBBLES OVER A WEED FABRIC WILL SUPPRESS VEGETATION.

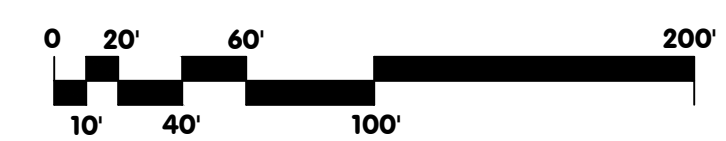
**FIRE ZONE 4:**  
UNDEVELOPED OPEN SPACE OVER 120' FROM STRUCTURES. NATIVE & NATURALIZED VEGETATION WILL BE MANAGED TO REDUCE THE SEVERITY OF A FIRE.

**FIRE ZONE 1 LIMITS:**  
EXTENDS 5'-30' FROM STRUCTURES. IRRIGATED, FIRE RETARDANT PLANTS WILL RESIST IGNITION WHEN EXPOSED TO FIRE.

**FIRE ZONE 2 LIMITS:**  
EXTENDS 30'-50' FROM STRUCTURES. NATIVE & NATURALIZED VEGETATION WILL BE MANAGED & SUPPLEMENTED TO STOP A GROUND FIRE.

**FIRE ZONE 3 LIMITS:**  
EXTENDS 50'-120' FROM STRUCTURES. NATIVE & NATURALIZED VEGETATION WILL BE MANAGED TO SIGNIFICANTLY SLOW A FIRE.

**VISUAL BUFFER:**  
ALONG EAST PROPERTY LINE WILL BE PLANTED WITH SEPARATED FIRE RESISTANT EVERGREEN TREES UNDER LONG-TERM IRRIGATION. NATURALIZED & NATIVE GRASSES WILL BE MOWED TO A 6" HEIGHT IN LATE SPRING.



Garth Ruffner  
Landscape Architect  
(916) 797-2576

4120 Douglas Blvd. #306-301, Roseville, California 95746  
GarthRuffner.com CA Landscape Architect #2808

Project:

**MERCY / CHIP HOUSING APARTMENT COMPLEX**

CYPRESS LANE AT CLARK ROAD  
TOWN OF PARADISE CALIFORNIA

FOR MERCY HOUSING

Sheet Title:

**PRELIMINARY LANDSCAPE PLAN**

Date: JAN. 18, 2023

Scale: 1"=60'-0"

Job Number: 43007

Sheet Number: 1 of 1





James Clark  
ISA Certified  
Arborist  
#WE-11572A



CA Contractor License  
#1073469



www.allthingstreesparadise.com  
allthingstreesparadise@gmail.com

5011 Ravelle Ct.  
Paradise, CA 95969

(530) 872-7272

### Cypress Tree Assessment

SITE PLAN TREE #	SPECIES	SIZE (DBH)	STATUS	OBSERVATIONS	RECOMMENDATIONS
1	Ponderosa Pine	18"	TO BE REMOVED	Evidence of bark beetle infestation	Remove: infested tree has very high likelihood of spreading to others
2	Ponderosa Pine	16"	TO BE REMOVED	Evidence of bark beetle infestation	Remove: infested tree has very high likelihood of spreading to others
3	Ponderosa Pine	6"	TO BE REMOVED	Evidence of bark beetle infestation, tip die back	Remove: infested tree has very high likelihood of spreading to others
4	Ponderosa Pine	12"	TO BE REMOVED	Evidence of bark beetle infestation, tip die back	Remove: infested tree has very high likelihood of spreading to others
5	Ponderosa Pine	6"	TO BE REMOVED	Dead	Remove
6	Ponderosa Pine	14"	TO BE REMOVED	Evidence of bark beetle infestation	Remove: infested tree has very high likelihood of spreading to others
7	Ponderosa Pine	32"	TO BE REMOVED	Evidence of bark beetle infestation	Remove: infested tree has very high likelihood of spreading to others
8	Ponderosa Pine	6"	TO BE REMOVED	Evidence of bark beetle infestation, pushing sap	Remove: infested tree has very high likelihood of spreading to others
9	Ponderosa Pine	6"	TO BE REMOVED	Dead	Remove
10	Ponderosa Pine	14"	TO BE REMOVED	Evidence of bark beetle infestation, pushing sap	Remove: infested tree has very high likelihood of spreading to others
11	Ponderosa Pine	6"	TO BE REMOVED	Evidence of bark beetle infestation, pushing sap	Remove: infested tree has very high likelihood of spreading to others
12	Ponderosa Pine	6"	TO BE REMOVED	Evidence of bark beetle infestation, pushing sap	Remove: infested tree has very high likelihood of spreading to others
13	Ponderosa Pine	10"	TO BE REMOVED	Evidence of bark beetle infestation, pushing sap	Remove: infested tree has very high likelihood of spreading to others
14	Ponderosa Pine	10"	TO BE REMOVED	Dead	Remove
15	Ponderosa Pine	5"	TO BE REMOVED	Dead	Remove
16	Ponderosa Pine	5"	TO BE REMOVED	Dead	Remove
17	Ponderosa Pine	16"	TO BE REMOVED	Evidence of bark beetle and ant infestations	Trunk is compartmentalized, trying to protect from rot due to insect infiltration
18	Ponderosa Pine	16"	TO BE REMOVED	Evidence of bark beetle and ant infestations	Trunk is compartmentalized, trying to protect from rot due to insect infiltration
19	Ponderosa Pine	12"	TO BE REMOVED	Evidence of bark beetle infestation	Remove: infested tree has very high likelihood of spreading to others
20	Ponderosa Pine	10"	TO BE REMOVED	Evidence of bark beetle infestation	Remove: infested tree has very high likelihood of spreading to others
21	Ponderosa Pine	12"	TO BE REMOVED	Evidence of bark beetle infestation	Remove: infested tree has very high likelihood of spreading to others
22	Ponderosa Pine	8"	TO BE REMOVED	Dead	Remove
23	Ponderosa Pine	8"	TO BE REMOVED	Dead	Remove
24	Ponderosa Pine	14"	TO BE REMOVED	Evidence of bark beetle infestation	Remove: infested tree has very high likelihood of spreading to others
25	Privet	10"	TO BE REMOVED	Tree is compromised by fire damage	Unhealthy tree, but not diseased. Would likely live beyond 1 year
26	Scotch Pine	12"	TO BE REMOVED	Tree is charred and drought stressed	This tree would likely survive beyond 1 year
27	Ponderosa Pine	24" x 2	TO BE REMOVED	Codominant stem with included bark. Structure is compromised due to large canker on codominant leader, about half way up.	Remove: tree is likely to fail at union due to included bark, or at canker on codinant leader. Trunk is "stovepiped". These issues do not necessarily indicate the tree would naturally live less than 1 year
28	Incense Cedar	38"	TO REMAIN	Evidence of borer holes (possibly from woodpecker). Otherwise healthy tree	Leave
29	Incense Cedar	38"	TO BE REMOVED	Healthy tree, codominant stems with included bark	tree could fail due to included bark in union
30	Incense Cedar	20"	TO REMAIN		this tree does not exist on site
31	Incense Cedar	Cluster	TO REMAIN	5 stem tree with included bark in the union & compartmentalization on primary leader. Evidence of good buttress roots	Leave. Tree has high likelihood of survival
32	Incense Cedar	20" x 2 6"	TO REMAIN	4 stem tree with included bark in the union	Leave, but recommend removal of major deadwood limbs in lower bole
33	Incense Cedar	20" x 2	TO REMAIN	Codominant stems	Leave, but recommend removal of major deadwood limbs in lower bole
34	Incense Cedar	20"	TO REMAIN	Tree is charred from Camp Fire, but is generally healthy	Leave
35	Incense Cedar	18"	TO BE REMOVED	Sparse, one sided canopy	Tree has poor structure, but would live beyond 1 year naturally
36	Incense Cedar	36"	TO BE REMOVED	Healthy tree with good root flare	Tree would likely survive beyond 1 year if allowed
37	Ponderosa Pine	6"	TO REMAIN	Poor structure with multiple tops and evidence of bark beetle infestation	Recommend removal
38	Incense Cedar	30"	TO REMAIN	Tree is charred from Camp Fire	Likely to survive
39	Incense Cedar	36"	TO REMAIN	Tree is charred from Camp Fire. Good root flare, but has bark seperation on buttress roots	Likely to survive
40	Incense Cedar	30"	TO REMAIN	Charred tree with minimal foliage (pekid)	Leave, but recommend removal of major deadwood limbs in lower bole
41	Incense Cedar	30"	TO REMAIN	Tree is charred from Camp Fire, but is generally healthy	Likely to survive
42	Incense Cedar	36"	TO REMAIN	Tree is charred from Camp Fire, but is generally healthy	Likely to survive
43	Incense Cedar	32"	TO REMAIN	Tree is charred from Camp Fire, but is generally healthy	Likely to survive
44	Incense Cedar	32"	TO BE REMOVED	Sparse, one sided canopy	Tree has poor structure, but would live beyond 1 year naturally
45	Ponderosa Pine	40"	TO BE REMOVED	Evidence of bark beetles	Remove: infested tree has very high likelihood of spreading to others
46	Black Oak	48"	TO BE REMOVED	Tree is dying, cambium layer was damaged in Camp Fire, and it cannot recover. Tree has new buds sprouting, and the additional weight of foliage is likely to cause limb failure	Remove: tree will die within 1 year and is in close proximity to power lines



## Bateman, Nick

---

**From:** Garth Patterson <gap2vjp@yahoo.com>  
**Sent:** Saturday, January 7, 2023 10:02 AM  
**To:** Bateman, Nick  
**Cc:** Sue Soeth on behalf of Sue Soeth  
**Subject:** Cypress family project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Nick Bateman

My name is Garth Patterson my wife Victoria Patterson and I bought a home at 1669 Paradisewood Dr. here in Paradise. We were here at the time of the Camp Fire living off Billie Rd Extension so are aware of the issues of evacuation in the event of an emergency. We left Paradise and moved to Lake California. We purchased the home here on Paradisewood and moved back here in late September. There were many homes for sale, and we chose this one since it was a private subdivision with a dead-end street along with HOA, CCR's so there is some control over the type of homes on our street and no through traffic. We were just informed today of a new project looking for approval called Cypress family Project. We strongly oppose the removal of the gate on cypress. The removal of the gate would be a detriment to controlling the quality of life in the neighborhood. We believe this secondary/emergency access would be used routinely by the residents of the cypress project. We do not want secondary traffic driving through the subdivision causing safety concerns along with privacy concerns. Also, it does not make sense to divert traffic to Paradisewood instead of Clark and Adams as that is one of the main evacuation routes. As you know affordable housing can attract less than admiral homeowners. The project lists another option using Adams Road. That would serve the new project well.

Thank You  
Garth Patterson  
Victoria Patterson  
5304139161

## Bateman, Nick

---

**From:** Janet Winstead <jrwinstead6@gmail.com>  
**Sent:** Saturday, January 7, 2023 2:55 PM  
**To:** Bateman, Nick  
**Subject:** Cypress Family and Senior Housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am very opposed to this housing proposal and the taking away of our gate on Puddle-duck to Paradisewood and allowing accessibility to our street of Paradisewood Dr which was intended for us to be a Cul-de-sac not a thorough fare this is specifically why we purchased our home on paradisewood Drive 22 years ago. I feel this would create to much congestion and mayham on our small street if access to Pentz Rd via Cypress when clearly Clark Rd has original egress from Cypress. The gate originally put up was for emergency access not for daily traffic the gate has been maintained by the folks that reside on Paradisewood and Puddle duck. There are numerous others properties available that would accommodate your needs please consider my stance on this matter as a tax payer as well as a Campfire Survivor plus my home and another was spared from total destruction. Side note before the Convalescent Care Home was destroyed by the campfire as well as several other homes on Cypress no complaints with our gate, nor entering and leaving the street from Clark Road.

Thank you for my concerns and definitely a NO on this proposal.

Janet Winstead  
1698 Paradisewood Drive

Sent from my iPhone

## Bateman, Nick

---

**From:** janice wolfinger <janwolfinger@gmail.com>  
**Sent:** Thursday, December 22, 2022 6:37 AM  
**To:** Bateman, Nick  
**Subject:** Low Income housing development on Cypress Lane

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings,

I have become aware of plans in the works to develop a large low income housing project here in Paradise and feel compelled to comment:

1. If this development were exclusively for Camp Fire victims it could be beneficial to the health and recovery of our town. Opening this housing to everyone would be a horrible plan. We are somewhat remote from jobs and other support that low income people need. Adding more competition for the limited jobs and services in Paradise would be a slap in the face to our fire recovery victims who are still struggling. Taking care of our own should be the first priority.
2. It sounds like a similar development down in Yuba City turned into a total nightmare of drugs and crime. Our law enforcement personnel is stretched thin right now. I doubt very much the developer will be doing background checks on potential residents.

This development does not sound like it fits within the post-fire vision for Paradise. Just not a healthy choice for our town.

Thank You

Janice Wolfinger

Resident and Camp Fire survivor



## Bateman, Nick

---

**From:** Terry and Karen <tkvollman@comcast.net>  
**Sent:** Wednesday, December 28, 2022 2:58 PM  
**To:** Bateman, Nick  
**Subject:** Cypress housing and senior project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mr. Bateman,

Please do not allow Cypress housing and senior project to come to Paradise. We have been here since 1974(almost 50 years) and after the fire was hoping Paradise would come back improved. We are already disappointed with what Paradise is becoming. This would be detrimental to those left here and stop further growth.

Thank you,

Karen & Terry Vollman

1869 Vineyard Drive

Paradise, CA 95969

Sent from my iPhone

## Bateman, Nick

---

**From:** Linda Sert <califxlynda@gmail.com>  
**Sent:** Tuesday, December 13, 2022 9:45 AM  
**To:** Bateman, Nick  
**Subject:** Mercy housing at cypress and adams

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

ABSOLUTELY NOT. NO WAY. I WILL MAKE SURE AND FIGHT THIS PROJECT

Sent from my iPhone

## Bateman, Nick

---

**From:** Linda Sert <califxlynda@gmail.com>  
**Sent:** Tuesday, December 13, 2022 9:51 AM  
**To:** Bateman, Nick  
**Subject:** Fwd: Mercy housing at cypress and adams

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Actually why don't you have them Build that type of monstrosity down at the Tuscan golf course

Sent from my iPhone

Begin forwarded message:

**From:** Linda Sert <califxlynda@gmail.com>  
**Date:** December 13, 2022 at 9:45:08 AM PST  
**To:** nbateman@townofparadise.com  
**Subject: Mercy housing at cypress and adams**

ABSOLUTELY NOT. NO WAY. I WILL MAKE SURE AND FIGHT THIS PROJECT

Sent from my iPhone



## Bateman, Nick

---

**From:** tami kohler <ajtkohler@att.net>  
**Sent:** Tuesday, January 3, 2023 12:34 PM  
**To:** Bateman, Nick  
**Subject:** RE: Cypress Project

Town of Paradise,

I am writing in regard to the proposed Cypress Family and Senior Housing Project. First let it be known I am against this project but not the rebuilding of our community.

I am a business owner in Paradise of a small 6-unit strip mall, have 6 rental properties and someday hope to rebuild our commercial complex back, that was lost in the fire.

With that said, I also own property on Adams Rd and out of 9 properties lost on our road only 2 have been rebuilt. As many neighbors patiently wait for their PG&E settlement, to see what the town recovery looks like and now this will make the ultimate decision on their returning the property. I wouldn't want low-income duplexes in my backyard, and I'm opposed to looking at it from front yard.

I am worried about the added foot traffic to our private Adams Road, as well as the enormous increase of traffic on Clark. I realize Cypress Acres had a senior and mental health buildings in the past. The mental health complex needed to be fenced because in the past they had had a problem with their clients escaping and entering resident's homes on Adams Rd. With that said is this enormous complex going to be gated, so that they can only enter and leave down Cypress Lane?

Thank you for your time and I look forward to hearing more at the scheduled meeting in February,  
Tami Kohler

## Bateman, Nick

---

**From:** Marjorie Eggers <builder5646@sbcglobal.net>  
**Sent:** Tuesday, January 10, 2023 9:20 AM  
**To:** Bateman, Nick  
**Cc:** suesoeth@yahoo.com; gap2vjp@yahoo.com  
**Subject:** Comment to accompany Garth Patterson's request on Paradisewood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Marjorie Eggers, and I am writing on behalf of Garth Patterson's request to allow the gate at the west end of Paradisewood Drive to remain.

My husband, John, and I were the developers of this subdivision and operated as Eggers Builders. The Planning Department required us to put in a gate when we put in the road and developed the lots so that in case of emergency the emergency officials could open the gate to allow traffic to flow through. We did as we were requested, understanding the need for an emergency exit. It worked so well for many years.

The residents of Paradisewood subdivision were very happy for the gate to be there as long as it remained locked and opened only in case of emergency. It created a lovely, quiet neighborhood, and we had happy and compatible residents for all those many years before the fire. We put in place CC&R's that the residents were very happy for, and those still remain in place, preventing undersized homes, mobile homes, and other things that would lessen the value of the properties to be permitted in the subdivision.

Lots has happened since the fire of 2018, which brought incredible disruption to a lovely town that we called home for 30 years and in which we built over 140 homes before moving here to Tennessee in 2015. To remove this gate and make Paradisewood Drive a thoroughfare for traffic to go through to this new project would be a travesty and very unfair to the owners of the lots in Paradisewood subdivision.

I know that you are working hard to get the specialness of the Town of Paradise back as it was known for. To make a thoroughfare through Paradisewood would not aid in that goal and would destroy the beauty and quietness that made Paradisewood a special and desirable place to live.

My husband and I worked very hard in the subdivisions that we developed to keep the goal of the Town of Paradise to make it truly special to draw others to live there. Please don't do something that would not add to the serenity of Paradise and this subdivision.

Thank you very much.

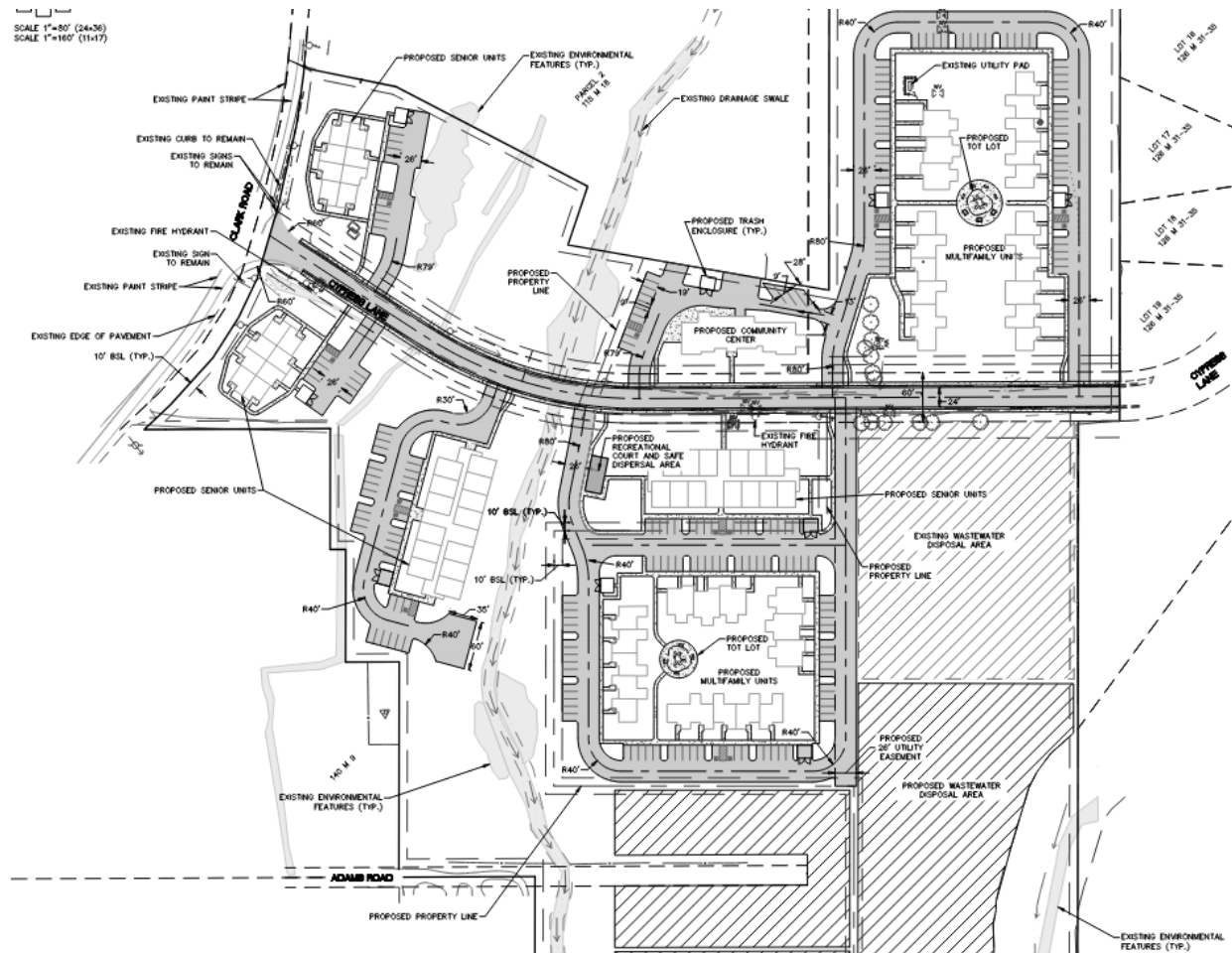
Marjorie Eggers, of Eggers Builders

# Bateman, Nick

**From:** Bateman, Nick  
**Sent:** Wednesday, December 14, 2022 11:19 AM  
**To:** peanutbug49@gmail.com  
**Subject:** RE: Cypress Family and Senior Housing project

Hi Shelley,

The application does not include access from Adams Road. The proposed access for the project is from Clark Road onto Cypress. I have included a screenshot of the proposed site plan below showing the proposed roadway access. As a side note, because the easement for Adams crosses through a couple of the parcels included in the project, they do have legal access to Adams on those parcels, but nothing they submitted indicates they would use it with any part of the project. The road is also not built out near the parcels, so would not be suitable for traffic.



Please let me know if you have any other questions. I am always happy to discuss.

Thank you,

Nick Bateman  
Associate Planner  
Town of Paradise | (530) 872-6291 x 423  
Website | Contact Us | Facebook

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-----Original Message-----

From: [peanutbug49@gmail.com](mailto:peanutbug49@gmail.com) <[peanutbug49@gmail.com](mailto:peanutbug49@gmail.com)>

Sent: Tuesday, December 13, 2022 9:09 AM

To: Bateman, Nick <[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)>

Subject: Cypress Family and Senior Housing project

Will Adams Rd be used as an entrance to access this project? Will construction equipment use Adams Rd during the project?

Shelley Sonnenberg





Adam Thompson  
6055 Timber Ridge Drive  
Magalia, CA 95954  
(916) 468-6443  
[adam@apthousingca.com](mailto:adam@apthousingca.com)

February 10, 2023

Town of Paradise  
Town Council  
5555 Skyway  
Paradise, CA 95969

**RE: Cypress Senior & Family Apartments**

Dear Town Councilors,

On behalf of APT Housing California, I express my support for the Cypress Senior & Family Apartment development as presented in the draft proposal. The proposed development provides a comprehensive and long-term solution to our community's affordable housing needs that's critical to the Town's future.

There is a dire need for affordable housing, not just in the Town of Paradise and the State of California, but throughout the nation and the proposed project will certainly be impactful in addressing the great demand for low-income rental housing. The rental subsidies included as a part of this development will truly make a difference in the lives of both families and seniors, many of whom are living on fixed incomes. This development presents a wonderful opportunity for the Town of Paradise to work directly with the Development team to bring safe, secure, and affordable rental apartments back to Paradise and enrich the lives of future residents, whether new or returning.

The proposed development will add to the Town's rapidly increasing housing options and can lead to a healthier and balanced housing market and bring back residents who are eager to return to Paradise. I look forward to seeing the substantial investments the development will bring to our community to help drive economic growth, attract new businesses to serve the Town's growing population, and bolster the Town's quality of life.

I believe the proposed development is consistent with the vision and goals of our community as the Town continues to rebuild. The development is sensitive to the characteristics of the neighborhood and community. Its thoughtful design creates an inter-generational community and provides open spaces for wildlife corridors. All these things strongly reflect the values of Paradise itself, and I feel confident that many residents will be proud to call Paradise their home because of the development.

My support for this development is a good-faith effort to foster positive solutions to our community's housing needs and I strongly encourage the timely adoption of the development's proposed plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam Thompson', is written over a light blue rectangular background.

Adam Thompson,  
Principal

February 13, 2023

Dear Town Councillors,

I am writing to express my support for Cypress Family Apartments and Cypress Senior Apartments as outlined in the draft proposal. One of the most important actions we can take to improve Paradise's housing affordability is to approve the Cypress Family and Senior Apartments affordable housing development. As you are aware, there is a shortfall of affordable housing in Paradise that, if not addressed, will negatively impact our community.

Seniors, and especially veterans, who are often on fixed incomes, rely on affordable housing to benefit their health and well-being. We cannot let down our seniors, many of whom were displaced by the Camp Fire and would love to return home but have no affordable options. The location of the proposed new development would place seniors near vital community amenities.

Families, and especially those who are working at ranges lower on the pay scale, will benefit greatly from having a safe, healthy place to live. A well-balanced community and local economy need affordable housing options to support its economic growth, house its workforce, and grow local school enrollment. Many families on the Ridge take pride in making a more affordable life for themselves right here in Paradise. I'd like to see that tradition continue. But it won't if we can provide more affordable housing options right here in Paradise.

I find the overall design and layout of the development is quite pleasing and strongly reflect the values Paradise holds. There are plenty of open spaces that leave the wildlife corridors open around the creeks. Plus, a generously sized community room where seniors and families can gather creates an inter-generational, friendly atmosphere. This feels like a place people can be proud to call home.

As is often the case anywhere in California, when new housing developments are proposed, you are likely to hear from a few NIMBY (Not In My Back Yard) people. It's to my knowledge that the development's neighborhood had more than 200 units of affordable housing pre-Camp Fire. This development is a much-needed replacement and well-thought-out improvement to the area that will serve generations to come. I ask you to carefully consider the proposed project and balance your review with the vital community needs the development addresses for the people of Paradise.

Sincerely,

Casey Taylor  
6669 Shay Lane, Paradise  
530-513-6724

## Bateman, Nick

---

**From:** John S. <john@upperridge.info>  
**Sent:** Monday, February 13, 2023 4:38 PM  
**To:** Bateman, Nick  
**Subject:** Cypress Apartments

I am writing in from Magalia where I have spent the last 51 months advocating for the creation of more housing, to facilitate both the return of survivors still displaced and the return of businesses which depend on population here on the Ridge. I had a hand in the pending rezone of 28 parcels in lower Magalia to allow multi-family housing by right and advocated for upzoning large vacant parcels further up the Ridge as well. I helped to advance the Lakeridge project and see the Cypress project as an excellent complement toward our joint recovery.

With the loss of the old mobile homes that had provided most of the Ridge's affordable housing, there is more need for new units than land ready to receive them. Some will have to be built on suboptimal sites for the population and economy of the Town and the Ridge to return to what they were before the Camp Fire. The Cypress site may not be the best possible location for 140 new units, but 140 new apartments are indeed the highest and best use of the Cypress site. Nothing else that could be done with this somewhat compromised property would bring as much benefit to the Town.

The primary and legitimate concern is drainage. The project will need to keep runoff and wastewater away from Dry Creek while also keeping the nearly level, low-lying areas from becoming sodden in the wet season. Jeff Riley from Mercy Housing agreed that swales and a pond were called for but weren't included in the draft site plan because they were still testing to find the best location. Other mitigations such as permeable paving or greywater diversion toward landscaping might also be warranted.

But that is for a later stage in this process, and this team has the engineering wherewithal to handle the stormwater plus the first-hand experience of operating a multi-family engineered septic in Paradise. Zen has assembled the best partnership you could ask for to develop and manage this site.

The proposed buildings themselves fit very well into the site and into the Town; they aren't urban mid-rises or the cookie-cutter three-storeys going up in north Oroville. The plans incorporate lots of open space and staff to care for it. It will be an attractive property -- a big upgrade from the rusted-out quonset, wrecked vehicles, and non-compliant weeds present there now. I urge you to approve the use permit for multi-family housing on the Cypress Lane site with the conditions you find necessary to mitigate impacts on Dry Creek and downstream neighbors.

John Stonebraker



**valley contractors exchange, inc.**

951 East 8<sup>th</sup> Street • Chico, CA 95928 • (530) 343-1981 • Fax 343-3503  
[www.vceonline.com](http://www.vceonline.com)

January, 26<sup>th</sup>, 2023

Via Email: [nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)

Town of Paradise, Town Council

Re: Cypress Senior & Family Apartment Development

Dear Town Councilors,

On behalf of Valley Contractors Exchange and its 350 local construction industry member companies, we express our support for the Cypress Senior & Family Apartment development as presented in the draft proposal. The proposed development provides a comprehensive and long-term solution to our community's affordable housing needs that's critical to the Town's future. Replacing the wide range of housing lost in the 2018 Camp Fire is an important step to encourage businesses development and growth. The proposed development will contribute to the economic viability of the Town of Paradise, and our entire north-state region.

Increasing our affordable housing options can lead to a healthier and balanced housing market and bring back residents who are eager to return to Paradise. We welcome the substantial investments the development will bring to our community to help drive economic growth and bolster the Town's quality of life.

We believe the proposed development is consistent with the vision and goals of our community as we continue to rebuild. The development is sensitive to the characteristics of the neighborhood and community. Its thoughtful design creates an inter-generational community and provides open spaces for wildlife corridors. All these things strongly reflect the values of Paradise itself, and we feel confident that many residents will be proud to call it home.

Our support for this development is a good-faith effort to foster positive solutions to our community's housing needs. We strongly encourage the timely adoption of the development's proposed plan.

Sincerely,

*Amy Rohrer*

Amy Rohrer  
Executive Director  
Valley Contractors Exchange





Rebuild Paradise Foundation | [www.rebuildparadise.org](http://www.rebuildparadise.org) | (530) 413-8056

6067 Skyway Rd. Suite B, Paradise, CA 95969

a 501(c)(3) Nonprofit Organization, EIN 834200562



February 7, 2023

Paradise Town Council

Subject: Letter of support for Cypress Senior & Family Apartment development

Dear Paradise Town Council

On behalf of Rebuild Paradise Foundation we express our support for the Cypress Senior & Family Apartment development as presented in the draft proposal. The proposed development provides a comprehensive and long-term solution to our community's affordable housing needs that's critical to the Town's future and recovery.

Increasing our affordable housing options can lead to a healthier and balanced housing market and bring back residents who are eager to return to Paradise. We welcome the substantial investments the development will bring to our community to help drive economic growth and bolster the Town's quality of life.

We believe the proposed development is consistent with the vision and goals of our community as we continue to rebuild. The development is sensitive to the characteristics of the neighborhood and community. Its thoughtful design creates an inter-generational community and provides open spaces for wildlife corridors. All these things strongly reflect the values of Paradise itself, and we feel confident that many residents will be proud to call it home.

Our support for this development is a good-faith effort to foster positive solutions to our community's housing needs. We strongly encourage the timely adoption of the development's proposed plan.

Sincerely,

A handwritten signature in black ink that reads "Jen Goodlin". The signature is written in a cursive, flowing style.

Jen Goodlin

Executive Director – Rebuild Paradise Foundation

[jen@rebuildparadise.org](mailto:jen@rebuildparadise.org)



Town of Paradise  
Town Council Members  
5555 Skyway  
Paradise, CA 95969

Paradise Ridge Chamber of Commerce  
6161 Clark Road, Suite #1  
Paradise, CA 95969

RE: Cypress Senior Family Apartment Development

Councilmembers,

With 350 members representing approximately 3,500 workers, the Paradise Ridge Chamber of Commerce supports initiatives that will further the progress of the unique economy of the Paradise Ridge and its regional neighbors. We write to express our support for the Cypress Senior Family Apartment Development as presented in their draft proposal.

The proposed development provides one of many comprehensive and long-term solutions to our community's range of housing needs critical to the Ridge's future. Post Camp Fire, Paradise's crisis-level loss of rentals, particularly affordable and senior, suppresses economic growth. Increasing affordable housing options can lead to a healthier and balanced housing market and has the potential to bring back residents who have expressed an eagerness to return to Paradise.

We welcome the substantial investments the development could bring to our community to help drive economic growth and bolster the Ridge's quality of life. In our collective effort to restore residential and commercial occupancy, we have been inundated with requests for more housing, permanent and temporary, to meet this need.

We believe the proposed development is consistent with the vision and goals of our community as we continue to rebuild. The development is sensitive to the characteristics of the neighborhood and community. Its thoughtful design supports an inter-generational community and provides open spaces for wildlife corridors. These aspects strongly reflect the values of Paradise itself, and we feel confident that residents will be proud to call Cypress home.

Our support for this development is a good-faith effort to foster positive solutions to our community's housing needs. The community vision embraced across the public and private sectors operating in the Camp Fire burn scar involves creating a mixed range of housing options to support a vibrant and diverse community.

We strongly encourage the timely adoption of the development's proposed plan.

Sincerely,

Monica Nolan  
Executive Director  
Paradise Ridge Chamber of Commerce

**Executive Officers**

**Heidi Elick, President**  
Ridge Financial Planning

**Warren Bullock, Vice President**  
American Homes and Land

**Kimball Shirey, Past President**  
Heritage Insurance Agency

**Catherine Madsack, Secretary**  
Chico State Enterprises

**Judy Clemens, Treasurer**  
Theatre On the Ridge

**Board of Directors**

**Jerre Bates**  
Paradise Elks' Lodge

**Allison Denofrio**  
Green Garden Art

**Dana Gajda**  
Paradise Rotary Club

**Jeni Harris**  
Curves Paradise

**Shannon Hurte**  
Edward Jones Investments

**Wayne Kurtz**  
Paradise Grocery Outlet

**Joleen Levy**  
Adventist Health and Rideout

**Carol Peterson**  
Boys & Girls Club

**Linda L. Zorn**  
Butte College Economic & Workforce  
Development

**Staff**

**Monica Nolan**  
Executive Director

**Mark Thorp**  
Business Advocate

**Emma Miller**  
Operations Associate



**Employment and Social Services**

Shelby Boston, Director  
Briana Harvey - Butterfield,  
Housing & Homeless Administrator

**Housing & Homeless Branch**

P.O. Box 1649  
Oroville, California 95965

T: 530.552.6172  
F: 530.534.5745

[buttecounty.net/dess](http://buttecounty.net/dess)

February 13, 2023

Dear Members of the Paradise Town Council,

On behalf of Butte County Department of Employment and Social Services (DESS), we express our support for the Cypress Senior & Family Apartment development as presented in the draft proposal. The proposed development provides a comprehensive and long-term solution to our community's affordable housing needs that are critical to the Town's future.

Increasing affordable housing options can lead to a healthier and balanced housing market and bring back residents who are eager to return to Paradise. DESS welcomes the substantial investments the development will bring to our county to help drive economic growth and bolster the Town's quality of life.

We believe the proposed development is consistent with the vision and goals of our community as we continue to rebuild and recover. The development is sensitive to the characteristics of the neighborhood and community. Its thoughtful design creates an inter-generational community and provides open spaces for wildlife corridors. All these things strongly reflect the values of Paradise itself, and we feel confident that many residents will be proud to call it home.

We have confidence that this proposed development not only aligns with the goals of the community but it will also provide much needed affordable housing for one of the most vulnerable populations we serve here in Butte County, seniors. When the Camp Fire destroyed the majority of housing in Paradise, it depleted affordable housing for many seniors and left many homeless. According to Data USA, the median income of Paradise residents is \$49,275 a year, these proposed units will allow more seniors living on a fixed income who desire to return to Paradise an affordable option.

Not only will this proposed development offer another option for seniors, it will provide an affordable option for families. Enrollment in local schools has declined since the Camp Fire partially due to the lack of affordable housing options for young families. Seventy new units will be a positive addition to attract more young families with children who will ultimately attend local schools and enhance the community as a whole.

Our support for this development is a good-faith effort to foster positive solutions to our community's housing needs. We strongly encourage the timely adoption of the development's proposed plan.

Sincerely,

A handwritten signature in blue ink that reads "Shelby Boston".

Shelby Boston, MSW  
Director





February 8, 2023

Dear Town Councilors,

On behalf of Habitat for Humanity of Butte County, we express our support for the Cypress Senior & Family Apartment development as presented in the draft proposal. The proposed development provides a comprehensive and long-term solution to our community's affordable housing needs that's critical to the Town's future.

We know that increasing affordable housing options leads to a healthier and balanced housing market and brings back residents who are eager to return to Paradise. We welcome the substantial investments the development will bring to our community to help drive economic growth and bolster the Town's quality of life.

We believe the proposed development is consistent with the vision and goals of Paradise as we continue to rebuild. The development is sensitive to the characteristics of the neighborhood and community. Its thoughtful design creates an inter-generational community and provides open spaces for wildlife corridors. All these things strongly reflect the values of Paradise itself, and we feel confident that many residents will be proud to call it home.

Habitat for Humanity of Butte County wholeheartedly supports this development and see this project as another way to create more affordable housing options in the community. We strongly encourage the timely adoption of the development's proposed plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicole Bateman".

Nicole Bateman  
Executive Director  
Habitat for Humanity of Butte County

P.O. Box 3073 Chico CA 95927  
(530) 343-7423 [www.buttehabitat.org](http://www.buttehabitat.org)



Town of Paradise

I'm writing in opposition to the proposed Cypress Family and Senior Project. issues I feel will impact me as owner of an adjacent property and the TOP.

1. The proposal states there is a hospital in paradise. This is not true.
2. I do not believe the environmental impact of this project have been adequately addressed. The property in question is populated by wild turkeys, fox, coyotes, quail, rabbits, deer, bear, hawks and many other animals.
3. The current septic system for the convalescent home (destroyed) was subject to numerous periods of foul smell. And feel is not adequate for the project.
4. wastewater drainage if directed toward my property may cause contamination of the seasonal creek that borders our properties.
5. There are native american grindstones on the adjacent property. Has the property had an comprehensive survey for native american artifacts?

## Bateman, Nick

---

**From:** ksbees@sbcglobal.net  
**Sent:** Sunday, January 8, 2023 3:50 PM  
**To:** Bateman, Nick  
**Subject:** Cypress Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

TOP  
Continuing from previous email.  
Opposition to the Cypress Project.  
I have an unprotected border with the Cypress Property and have grave concerns about security from vandalism and trespassing. I see nothing in the plans (fences etc).  
I feel this project is too large for the medical, police and fire that paradise currently has.  
I believe your proposal states the the Convalescent Home that was on the property employed 500, I find that highly improbable.  
This type of project will have a very negative impact on the surrounding property values.  
If this project intends to use Paradisewood as a ingress and egress it would lead to traffic and safety issues for that area, It is currently protected by a private gate that the neighborhood erected.  
The current owners of the property have historically done a poor job of maintaining the property for fire mitigation, removal of dead trees and trespassers.  
This project is too big too soon and not in the best interests of the surrounding properties and the TOP.

Sincerely  
Ken Smith  
6801 Belleview  
1650 Paradisewood  
Paradise, ca  
530-520-1463

Sent from my iPhone

January 6, 2023

To: Nick Bateman

Regarding: Cypress Family and Senior Housing Project

In response to the newly proposed development on Clark Road known as the Cypress Project. The following points are the concerns I have:

1. **Wildlife Corridor.** This area is a well-known wildlife corridor with both a year long creek and a seasonal creek. It is inhabited by many species of wildlife including deer, coyotes, foxes, raccoons, skunks, rabbits, quail and many species of brush-nesting birds year-round. Due to the creeks it is also frequent host to bear and occasional mountain lion. These are all easily documented. Fish and Wildlife monitored this property relentlessly during logging after the Camp Fire devastation to the point of not allowing dead and dangerous trees to be dropped in the watershed areas. For the developers to state “No Impact” on wildlife is absolutely false.
2. **Historical Significance.** This area was historically part of an area where Native Americans did inhabit seasonally. There are grinding rocks still visible in very close proximity. During the debris clean-up from the fire this area was monitored closely for artifacts and the grinding rocks were documented. Did the nearby tribes really have a chance to respond or was this simply declared “No Impact” by the developers?
3. **Traffic Mitigation.** Once again they pronounce “No Impact”. Anyone who drives Clark Road can see this is absolutely false. The reality of 140 units at even 1 driver each, entering and exiting from a section of road that historically is known for accidents will definitely have an Impact. Most units will have at least 2 drivers making this potential even more concerning.
4. **Septic Issues.** As one who has lived in close proximity to the original Cypress Acres development since its very beginning I can say with confidence there has always been the appearance of a septic issue. The smell was ever-present and the sippy ground in their leach field was evidence enough. How will a development many times larger affect these leach fields?? And what of all the added water due to run-off from asphalt and roofs after a rain? This will increase the volume of water tremendously. Is this allowed to enter the creeks? How can they claim “No Impact” when

the original ground was unable to handle a much smaller convalescent home?

5. **Neighborhood Impact.** The area surrounding this development consists of single-family homes. Due to the extremely large density of this proposed facility it is absolutely false that this will have “No Impact” on surrounding properties and the families living nearby. Aside from the dense population the fact that these are multi-unit apartments accompanied by parking facilities and lighting will definitely affect the neighboring properties. The negative affect on property values as well is obvious.
6. **False Statements in their Draft Report.** The developers claim we have a hospital here in our town. We all know this is false and not even the potential is there for one in the near future. How many other falsehoods are they spewing to fit their agenda?

The Town of Paradise has been struggling to “find itself” ever since our devastating loss to the community we all knew so well. Is a project of this magnitude and type in the best interest of our town or does it only serve a few who stand to profit enormously at the expense of those trying to make a life here again? I would like to ask for research to be done as to the actual types of facilities this organization is known for building. They supposedly have them in many areas. What are the living conditions like both within and surrounding their developments? How have the surrounding neighbors fared? What are the crime statistics? Will our police department here be able to deal with the same? Real-time pictures and documentation would be helpful as opposed to the fluff they present through their website.

The Draft presented from the Town of Paradise makes it appear that our leaders have already given this project their blessing. I only hope there is someone willing to research further and present a solution that can keep Paradise a town we can all enjoy living and working in again.

Sincerely,

Lanelle Smith at wyo10@sbcglobal.net



Marcia E. Germann

January 7th, 2023

1640 Puddle Duck Court  
Paradise, California 95969  
(925) 914-0572

Town of Paradise  
Community Development Dept

JAN 09 2023

Dear Mr. Bateman and Town of Paradise Planning Commission,

RECEIVED

My name is Marci Germann and I am the homeowner at 1640 Puddle Duck Court in Paradise. I recently moved to Paradise, purchasing my home in 2022. One of the most attractive features in deciding to purchase this home at 1640 Puddle Duck Court, was the fact that the home was located at the very end of a dead-end COURT or CUL-DE-SAC, which ultimately meant that there would be no cut-thru traffic passing in front of my home. Your office is aware and familiar of the fact that there is a PRIVATE FIRE/EMERGENCY GATE accessible at the end of Puddle Duck Court which is directly in front of my house. Puddle Duck Court is on my side of the fire-gate and the other side of the fire-gate is Cypress Lane. This private locked Fire-Gate provides and allows for Emergency entrance for fire emergency services. This locked gated entrance is and has been serving as a secondary emergency access route for the farthest end of Cypress Lane. The gate is privately owned and has been in place for 20 years. My property line at 1640 Puddle Duck Court actually, extends into the middle of the road on Puddle Duck Court or at the dead center of the fire gate itself. Paradise Fire Department has their own key to access and gain entrance if and whenever needed. The current arrangement has been in place for many years without incident and appears to have worked well for the former Cypress Lane residents. (Pre-Camp Fire)

On November 17th 2022 HEADWAY TRANSPORTATION prepared a Transportation Checklist Letter on behalf of Mercy Housing for the Cypress Lane Project. Their report fails to make any mention at all of my address on Puddle Duck Court. Nor that my property line lies in the middle of the road at the fire gate, or that the gate is privately owned. The homeowner's association in my neighborhood funded and paid for the gate independently. The report makes it sound as though the whole street is Cypress Lane all the way through to Paradisewood Drive and it's not. Cypress lane ends at the fire gate and Puddle Duck Court is on the opposite side of the gate. There is no public portion of Cypress Lane to the east of the fire gate going towards Pentz Road. Their report very is misleading in itself.

Granted the project site must have a secondary/emergency access entrance, however the reports **Emergency Access Evaluation** first recommendation is to remove the fire gate. I do not consent to this as a resolution to be considered. Doing so would severely invade my personal privacy and end any further quiet enjoyment on my property altogether, if it were no longer a dead-end street. By removing the private fire gate my dead-end court would no longer provide the irreplaceable attributes and reasons for choosing this house. If the street were opened up it would allow both drive-through and cut-thru traffic to pass by my house 24/7. I want to preserve my privacy at all costs. My life would severely and sorely be impeded and affected if this were allowed to happen. My property value would fall, and future resale would not be as desirable if the home were no longer on a court or cul-de-sac setting. Homes located in cul-de-sacs can garner 20% higher asking prices compared to homes not in cul-de-sacs. Other options need to be explored and opted for by the developer. Other residents from my neighborhood will be writing to the planning commission objecting to removal of the fire gate as well.

One potential option for the developer to consider and explore could be to replace the fixed fire gate and install a new electronic gate with a keypad entrance that all emergency first responders could enter through, not just fire as it is now but police services to have access through a key pad entrance when needed.. It is my understanding that Clark Road is to be widened in the near future adding more



lanes to accommodate planned future growth in the coming years. Doing this will also accommodate egress to and from the Cypress site as well.

If nothing changes, and the existing Fire Gate remains in place untouched, new signage may need to be erected and places to prevent people from the Cypress Family site coming over and parking on Puddle Duck Court or Paradisewood Drive if there were no available parking spots open in the complex. My street would be their first easiest, really the only option because no one parks on Clark road. Prior to the fire, when the nursing home was in operation sometimes employees would park on Puddle Duck and walk the short jaunt to the facility. I would not want residents who cannot find a parking spot or their guests who cant get one because they are all full. I already for see parking being very limited and think the number of spaces should be increased it does not seem like there will be enough for Guest Parking. Either way I would not want persons having the ability to park in front of my residence or on my neighborhood streets when they come up short on parking spaces and none are available in their own complex. It would be nice if the new project proposal would consider adding to their plans some kind of perimeter boundary or separation by adding a wall, or erecting a fence or planting of trees to to map out where the complex starts and stops .so there is some kind of division between the housing complex and the single family homes located on Puddle Duck Court and Paradisewood Drive. All of these properties, except for mine are part of a home owners association. I don't know how many persons will be allowed to live in a 3 bedroom unit once completed, but I imagine there will be many school age teenager's. I would not like for the meadow next to my residence which is still going to remain a leach field according to their submitted plans, that this open space or meadow could potentially become a hang out for the teenagers from around the complex to become their own private Idaho or personal backfield in the back forty so to speak. A place for them to hang out and party out of sight from all eyes but still onsite .I would hate for this meadow to become loud and trampled over with people just cause they can. Thank you for consideration of my concerns going forward.

Sincerely Yours,

*Marci Germann*

Marci Germann

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Please see ATTACHMENT "A"





## TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931  
TELEPHONE (530) 872-6291 FAX (530) 877-5059  
www.townofparadise.com

Telephone: (530) 872-6291  
February 9, 2005

Subject: Assignment of Address(es) - 1640 PUDDLE DUCK COURT

Please be advised that pursuant to the adopted town-wide addressing system, the following new parcel(s) have been assigned corresponding address(es):

<u>Assessor's Parcel No.</u>	<u>Address</u>
050-140-168	1640 Puddle Duck Court

If you have any questions, please feel free to contact this office at the above number.

Sincerely,

Kari Eurotas

Permit Processing/Information Technician

CC: Mr. & Mrs. Burgess Thorup, 1640 Cypress Lane, Paradise, CA 95969  
U.S. Post Office, 6469 Clark Rd., Paradise, CA 95969  
Butte County Assessor's Office  
Butte County Clerk's Office - Elections Section  
Butte County Development Services - Building Division  
Town of Paradise Fire Department  
Town of Paradise Police Department  
Paradise Irrigation District, P.O. Box 2409, Paradise, CA 95967  
Pacific Gas and Electric Co., Land Rights Office, 460 Rio Lindo Ave., Chico, CA 95926  
SBC Data Base Center / SLIC, 1452 Edinger Ave Room 1200, Tustin, CA 92780-6246  
SBC, Attn: Gail Welch, 518 W. 4<sup>th</sup> St., 3<sup>rd</sup> Floor, Chico, CA 95928  
Comcast, 427 Eaton Rd., Chico, CA 95973  
Butte County 911 Coordinator, C/O Susanne Lightner, #1 County Center Dr., Oroville, CA 95965  
Brian Lasagna, Project Manager, CSUC, Chico CA 95929  
Butte County Public Works - Land Development Division, 7 County Center Dr, Oroville, CA 95965

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ATTACHMENT A



January 08, 2023

JAN 09 2023

RECEIVED

Mr. Nick Bateman  
Town of Paradise  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969

RE: Transportation Checklist Letter - Cypress Lane Development (to Mr. Jeffrey Riley)

Dear Mr. Bateman

A neighbor just provided me with a copy of the "Notice of Environmental Document" regarding the "Cypress Family and Senior Housing Project" with a letter to Mr. Jeffrey Riley. With regards to this letter I am contacting you in reference to the "Emergency Access Evaluation" section on page 4.

I am a survivor of the Camp Fire who's home was destroyed by the fire. Since then I have returned to the property where I have resided for the past 10 years. I moved into the house that was my late mother's residence from its initial construction until her passing in 2010. My brother is the current property owner and I have been his resident Property Manager since I moved here. My brother and I considered the property to be our "family home" since it was our mother's last. I am currently residing on the property pending rebuilding, hopefully beginning sometime this year. The property is located on Paradisewood Drive.

Per the letter to Mr. Riley under the section regarding emergency access, it is suggested that access may be completed by "Removal of the existing gate on Cypress Lane and connection to the public portion of Cypress Lane to the east (to Pentz Road via Paradisewood Drive)".

The Town of Paradise should be aware that this gate is not property of the Town. The original gate was installed as part of the Paradisewood subdivision, built by the Eggers company and was an incentive to purchasers of those homes, as it created a non-traffic neighborhood. That gate was later replaced with the current gate which was purchased, installed and is maintained by the residents of Puddle Duck Ct and Paradisewood Dr. Note that the letter incorrectly describes Puddle Duck Ct as "the public portion of Cypress Lane". It is not part of Cypress Ln.

Please be aware that the Town of Paradise DOES NOT have authority to open this gate. Only residents of Puddle Duck Ct, Paradisewood Dr, or in case of emergency, the Paradise Fire Department, are authorized to open it. It should be noted that on Nov 8 when the Camp Fire was advancing, it was a resident who opened the gate to allow for evacuation, not the Fire Department. Additionally, it is important to recognize the gate actually exists on the private parcel at 1640 Puddle Duck Court which extends to the middle of the street. It is not on the Cypress Acres property. As you are aware, Cypress Lane is a private road, whereas Puddle Duck Ct is a public street. As stated, it is not the "public portion of Cypress Lane". I am told that in order to receive town/emergency services, eg., Fire Department, it was necessary to convert the section of Cypress Ln to a public street from the west side of the gate extending to Paradisewood Dr, and therefore that street was renamed to what is now Puddle Duck Ct around February 2005. The designation of "court" indicates this is not a through street.

I am informed the street change was paid for by the residents at the time, not by the Town of Paradise, and that the town never took ownership or responsibility for the gate. The Town should have record of all this. Neither the Town of Paradise nor



the developers of the Cypress project have any right to remove the gate or to open it at any time.

Prior to the Camp Fire, Paradisewood Dr. was, and currently remains, a quiet neighborhood with no through traffic due to the nature of Puddle Duck being a "dead end" court via the locked security gate. Therefore the proposal to remove the gate will result in excessive traffic by residents of the new housing, and especially by non-residents once it becomes known that Paradisewood Dr via Puddle Duck Ct to Cypress Lane is a "shortcut" between Pentz Rd and Clark Rd. It should also be noted that at the time prior to the Camp Fire during major construction on Clark Rd at the intersection of Clark and Cypress, a request was made to the residents of Puddle Duck Ct and Paradisewood Dr to open the gate during construction in order to avoid disruption to the crew working on Clark Rd. We were told there would likely be only about 20 cars passing through until construction was completed. However, a resident at the time recorded over 140 vehicles on one day alone. This included Cypress Ln residents and traffic to/from the Convalescent facility which was there at the time and subsequently destroyed by the Camp Fire. This is a fair indication of what we can expect if the gate is removed; due to traffic by new residents of Cypress Lane, other traffic cutting through, and certainly by construction vehicles during development.

The letter to Mr. Riley indicates as part of this project Cypress Ln as well as Adams Rd will be improved to provide increased access to the new residences. The letter also states this project will result in 212 parking spaces, which implies as many vehicles for the residents and their guests. This supports the anticipation of a significant increase in traffic on Puddle Duck Ct and Paradisewood Dr should the gate be removed. Perhaps an alternative suggestion by the Town is that the Cypress project should include additional access streets to Clark Rd if there is concern for their new residents.

The residents of Puddle Duck Ct and Paradisewood Dr request the Town of Paradise reject the proposal to remove the gate, where there is no authority to do so, thus maintaining the sanctity and serenity of the Puddle Duck and Paradisewood neighborhood. The gate has existed for many years since the Paradisewood subdivision was built. With the currently planned improvements to Cypress Lane and Adams Road the new residents will have adequate egress in the event of an emergency. Furthermore, Puddle Duck/Paradisewood residents will open the gate if there is a valid request, or optionally the Paradise Fire Department will be able to open the gate in the event of an emergency.

I encourage the Town to do their due diligence as necessary to research the facts regarding this security gate. If helpful to your staff, I can provide copies of email correspondence and an image of a letter from the Town of Paradise dating back to 2005 and 2009 regarding the gate. These were just forwarded to me by a friend who was a resident at the time. Unfortunately any documentation my mother had was destroyed by the Camp Fire.

Respectfully,  
Michael Perry

As well as on behalf of Steven Perry (property owner), and the Residents of Puddle Duck Court and Paradisewood Drive





# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931  
TELEPHONE (530) 872-6291 FAX (530) 877-5059  
www.townofparadise.com

Town of Paradise  
Community Development Dept

JAN 09 2023

Telephone: (530) 872-6291  
February 9, 2005

RECEIVED

Subject: Assignment of Address(es) - 1640 PUDDLE DUCK COURT

Please be advised that pursuant to the adopted town-wide addressing system, the following new parcel(s) have been assigned corresponding address(es):

<u>Assessor's Parcel No.</u>	<u>Address</u>
050-140-168	1640 Puddle Duck Court

If you have any questions, please feel free to contact this office at the above number.

Sincerely,

Kari Eurotas  
Permit Processing/Information Technician

- CC: Mr. & Mrs. Burgess Thorup, 1640 Cypress Lane, Paradise, CA 95969  
 U.S. Post Office, 6469 Clark Rd., Paradise, CA 95969  
 Butte County Assessor's Office  
 Butte County Clerk's Office - Elections Section  
 Butte County Development Services - Building Division  
 Town of Paradise Fire Department  
 Town of Paradise Police Department  
 Paradise Irrigation District, P.O. Box 2409, Paradise, CA 95967  
 Pacific Gas and Electric Co., Land Rights Office, 460 Rio Lindo Ave., Chico, CA 95926  
 SBC Data Base Center / SLIC, 1452 Edinger Ave Room 1200, Tustin, CA 92780-6246  
 SBC, Attn: Gail Welch, 518 W. 4<sup>th</sup> St., 3<sup>rd</sup> Floor, Chico, CA 95928  
 Comcast, 427 Eaton Rd., Chico, CA 95973  
 Butte County 911 Coordinator, C/O Susanne Lightner, #1 County Center Dr., Oroville, CA 95965  
 Brian Lasagna, Project Manager, CSUC, Chico CA 95929  
 Butte County Public Works - Land Development Division, 7 County Center Dr, Oroville, CA 95965

N:/cdd/planning/letter/address form





# TOWN OF PARADISE

base 2674WAY • PARADISE, CALIFORNIA 95969-9031  
TELEPHONE 530.872.6201 FAX 530.872.6000  
www.townofparadise.com

Telephone (530) 872-6201  
February 9, 2002

Subject: Assignment of Address(es) -- 1840 BUDDIE DUCK COURT

Please be advised that pursuant to the adopted town-wide addressing system, the following new parcel(s) have been assigned corresponding address(es):

Assessor's Parcel No.	Address
020-14-0108	1840 Buddie Duck Court

If you have any questions, please feel free to contact this office at the above number.

Sincerely,  
*Kari Ernotas*

Kari Ernotas  
Permit Processing/Information Technician

- CC: Mr. & Mrs. Burgess Thorny, 1840 Cypress Lane, Paradise, CA 95969
- U.S. Post Office, 6409 Clark Rd., Paradise, CA 95969
- Butte County Assessor's Office
- Butte County Clerk's Office - Elections Section
- Butte County Development Services - Building Division
- Town of Paradise Fire Department
- Town of Paradise Police Department
- Paradise Irrigation District, P.O. Box 2409, Paradise, CA 95967
- Pacific Gas and Electric Co., Land Rights Office, 460 Rio Lindo Ave., Chico, CA 95926
- SBC Data Base Center / SLIC, 1452 Edinger Ave Room 1200, Tustin, CA 92780-6246
- SBC, Attn: Gail Welsh, 218 W. 4<sup>th</sup> St., 3<sup>rd</sup> Floor, Chico, CA 95928
- Comcast, 427 Eaton Rd., Chico, CA 95923
- Butte County 911 Coordinator, C/O Susanne Lightner, #1 County Center Dr., Oroville, CA 95965
- Brian Lasagna, Project Manager, CSUC, Chico, CA 95929
- Butte County Public Works - Land Development Division, 7 County Center Dr., Oroville, CA 95965

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**Fwd: Gate at Paradisewood Subdivision**

1 message

**jthorup** <jthorup@comcast.net>  
To: Mike On Paradisewood Dr <mgfixer@gmail.com>

Sun, Jan 8, 2023 at 9:06 AM

They never dedicated the gate to the town this was the original cattle gate the failed to do that.

Sent from my iPhone

Begin forwarded message:

Town of Paradise  
Community Development Dept

JAN 09 2023

RECEIVED

**From:** jthorup <jthorup@comcast.net>  
**Date:** January 7, 2023 at 11:50:44 PM MST  
**To:** Janet THORUP <jthorup@comcast.net>  
**Subject:** Gate at Paradisewood Subdivision

----- Original Message -----

From: Sally Westbrook <sallycarole33@yahoo.com>  
To: Bob Merrick <winecellardude@comcast.net>, Don McLean <puma5@comcast.net>, Peter/Deanna Feliciano <deannaf@earthlink.net>, Janet Thorup <jthorup@comcast.net>  
Date: 10/30/2009 11:46 AM  
Subject: Fw: Gate at Paradisewood Subdivision

----- Original Message -----

From: Sally Westbrook <sallycarole33@yahoo.com>  
To: Bob Merrick <winecellardude@comcast.net>, Don McLean <puma5@comcast.net>, Peter/Deanna Feliciano <deannaf@earthlink.net>, Janet Thorup <jthorup@comcast.net>  
Date: 10/30/2009 11:46 AM  
Subject: Fw: Gate at Paradisewood Subdivision

— On Fri, 10/30/09, Marjorie Eggers <builder5646@sbcglobal.net> wrote:

From: Marjorie Eggers <builder5646@sbcglobal.net>  
Subject: Fw: Gate at Paradisewood Subdivision  
To: sallycarole33@yahoo.com  
Date: Friday, October 30, 2009, 10:05 AM

— On Thu, 10/29/09, Marjorie Eggers <builder5646@sbcglobal.net> wrote:

From: Marjorie Eggers <builder5646@sbcglobal.net>  
Subject: Gate at Paradisewood Subdivision  
To: cjensen@townofparadise.com

Cc: [sallycarole@yahoo.com](mailto:sallycarole@yahoo.com)

Date: Thursday, October 29, 2009, 5:41 PM

It has come to my attention that there has been some disagreement over the ownership of the gate that divides Paradisewood Subdivision from what was Cypress Acres. I think it has changed ownership and name, but you know the area I am referring to. Since my husband and I developed that subdivision, some of the homeowners turned to us for answers.

Here is the background, Chris. When we developed that subdivision, the Town wanted access from Pentz to Clark in case of emergency. The owner of Cypress Acres did not want traffic going through there by their facility, which was understandable. We were then given clearance and instruction to put a gate up there on the street that was dedicated to the Town of Paradise, on the Paradisewood side. It was ONLY to have an approved Knox (sp?) lock to be opened only by emergency personnel. That is the history.

Now I understand that the owner of Cypress Acres was told by the previous owner that she owned the gate. There is no way in \_\_\_\_\_ that the Filers would have allowed us to put that gate on their land. Believe me! Anyway, I got a copy of a survey done which clearly shows that the gate is not on their land but on the easement for the public road. The gate is the property of the Town of Paradise, purchased by Eggers Builders, the developer of the subdivision.

I gave a copy of this survey to Dennis Schmidt. Al McGreehan has also been informed that there is no question as to ownership of the gate.

You will need to inform the owner of Cypress Acres that they have no right to the gate, and all locks should be removed and the approved lock be placed on the gate. That should bring an end to the whole saga. That gate is on a Town road and is the Town's gate.

Thanks...

Marge Eggers

We talked to Marge last evening and she filled us in on the above. She told us she would be sending this email to Chris Jensen (fire marshall) and "cc" to me so that I could pass along the information. When it had not arrived this a.m. I called to inquire (left a message). Looking at the original email of yesterday, I see that part of my email address was left off. At any rate, we now have it.

It now remains to get with Chris Jensen and see this through to completion.

I know that Janet Thorup wants to get a copy of the survey so that if this should ever come up again, we will have the necessary documents at hand. I believe she also wishes to be there when Sandy Haskins (Life House/Cypress) is informed that she does not control the gate.

If any of you also want "in" on these proceedings, feel free. Of course the Town of Paradise is closed today, so I assume this can all be taken care of next week.....and hopefully the Clark road project with be fully completed by then.

Marge really stepped up and got right on this. We appreciate that. This should take care of it. I don't think there is anything I can add but call if you have any questions.

Sally and George



---

**Fwd: Puddle Duck Ct Gate**

1 message

**jthorup** <jthorup@comcast.net>

Sun, Jan 8, 2023 at 9:17 AM

To: Mike On Paradisewood Dr &lt;mgfixer@gmail.com&gt;

As you see from this letter the town failed to dedicate the gate. When we put in the new gate I was told they would not maintain the gate or paint it as they said they did t have a budget for paint. So Burgess and I paid for the paint and hired a painter to paint it. The Knox Lock came after the fire. The fire Martial said the gate needed a Knox lock and that they didn't have any and we would have to buy it.

Sent from my iPhone

Begin forwarded message:

**From:** "Jensen, Chris" <cjensen@townofparadise.com>

**Date:** November 1, 2009 at 10:17:45 PM MST

**To:** jthorup@comcast.net

**Subject:** Re: Puddle Duck Ct Gate

Thank you for your email and yes the engine told me of your visit. My failure to call you was due in part to the fact that this is issue is not an easy one to determine. As a matter of fact the position of the Town is that the only requirement from the Town is that we have access through the gate. The letter you have appears to indicate that we own the gate, however the paper work for dedicating the gate in right of way was never completed so it is still an undetermined issue. We appreciate all of yours and your neighbors hardwork and concerns and with construction coming to an end in that area Clark Road hopefully the issue will resolve itself and the neighborhood will return to normal.

Thank you again for your email and we will see if Cypress Acres approaches us

Christopher P Jensen

----- Original Message -----

**From:** jthorup@comcast.net <jthorup@comcast.net>

**To:** Jensen, Chris

**Sent:** Sun Nov 01 11:25:03 2009

**Subject:** Puddle Duck Ct Gate

Good Morning Mr. Jensen,

As I didn't receive a phone call from you on Thursday I did try and contact you at the fire station on Black Olive. I know that you have been extremely busy, so I thought I would also give you an update on what has transpired. We are all aware now that the gate is indeed on the side of Puddle Duck Ct. I did put on a new lock and chain and gave Cypress Acres their lock back. Fire Station 3 has a key to the lock in case of an emergency, and the fireman I spoke to said he would inform you of this. He also said that there were several Knox lock boxes hanging around.

I am sure that you will be receiving phone calls from Cypress Acres regarding the gate being locked. According to the agreement that the sub division has with the town, the gate would only be open to for a fire emergency not to elevate inconveniences. I would still like a meeting regarding this situation with the town, and to receive copies of all paperwork concerning the gate for future reference. Please feel free to call me at my work 872-6470 ext.256, or my home phone after 3:30 877-1678.

I appreciate your time and look forward to our meeting,

Kind regards,

Janet Thourp

## Bateman, Nick

---

**From:** Tyler Seger <tylarseger@yahoo.com>  
**Sent:** Monday, January 9, 2023 4:53 PM  
**To:** Bateman, Nick  
**Subject:** Response to proposed Cypress Family and Senior Housing Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Background:

I have lived around 500 yards from the original rear cypress facility my entire life. Im a 33 year old Beekeeper. Rebuilt after fire for new and growing family.

### Cypress Housing Project Concerns:

1. No hospital in Paradise. The small clinic we do have (Adventist Health) is overcrowded and overworked.
2. It is a wildlife corridor with vast wildlife as well as Indian grinding stones. Rich with history.
3. The septic system. It has been said the same septic system will be used, which I have seen multiple issues with over the last 20 years.
4. We just rebuilt at the end of Paradise Wood. This will bring unwanted, questionable, and too much traffic through our new home and old neighborhood. This will also lower my property value.
5. The gate being open is a huge concern for my families safety.



## Bateman, Nick

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**From:** Steve Woody Culleton <moesteve@comcast.net>  
**Sent:** Thursday, December 29, 2022 7:29 AM  
**To:** Bateman, Nick  
**Subject:** Cypress Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a property owner that lives across the street from this proposed project I would like my concerns shared with the planning director, the planning commission and other town decision makers with oversight of the approval process as well as the Town Council.

**First** I find it disappointing that the towns cover letter in this report finds that an EIR is not needed ... **Environmental Impact Report is not required** pursuant to the Environmental Quality Act of 1970 (Sections Negative Declaration reflects the Town's independent judgment and analysis as Lead Agency. An identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated it, has determined that there is no substantial evidence that the project, with mitigation measures as Findings: The Town of Paradise has reviewed the project and, on the basis of the whole record before it.

**Second** ... I disagree with this statement regarding both noise, Public services, and utilities and service systems ( the current PGE underground plans for the designed supply switch is too small) There are no public services in our area. Pre fire there was a smaller density and noise was buffered by the surrounding landscape that is now gone. Less Than Significant Impact on Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, **Noise**, Population and Housing, **Public Services**, Recreation, **Transportation, Utilities and Service Systems**, and Wildfire

**Third** ... Page 2 The site is bordered by formerly residential and developed areas that were destroyed in the Camp Fire.

Many of us have rebuilt in the area so this statement is not true

**Fourth** ... Page 25&25 this statement is not true as there are more than one houses now and the former users of the project area were completely blocked from their lighting from all the trees that surrounded their buildings that are no longer there. The project would create new security lighting for the residential development. The nearest sensitive receptor is a residential home approximately 200 feet to the west across Clark Road. . **However, up until the Camp Fire, this site contained uses and parking lots that provided security lighting, thus this area has historically experienced night lighting.** New exterior lighting is further regulated by the Town's Design Standards for Clark Road (Town of Paradise 2022a): "Site lighting shall have a scale, design, and color that best complements the character and design of the adjacent structure. Lighting should be visible from the exterior of a building and the project's boundaries should be limited to that necessary for security, safety, and identification. It should also be screened from adjacent areas and not be directed in an upward manner or beyond the boundaries of the parcel on which the building is located." The

project would comply with all Town codes, plans and regulations. Therefore, the project would have a less than significant effect on day and nighttime views in the area. Glare can create hazards to motorists and nuisances for pedestrians and other viewers. The project would construct two-story residential buildings that could increase glare for vehicles and pedestrians on Clark Road.

**Fifth ... Page 69** It is of great concern that this project is claiming that the Towns TMP and the widening of Clark would be just fine for an evacuation, during the Camp fire it took us more than 2 hours to get from our home on Forest Service Rd to Pearson rd and we had many deaths near Edgewood Rd another street with only one way in and out ... You are proposing to put 140 units and 350 people in a cul-de-sac with one road in and out dumping onto Clark at a curve. And during an emergency like wildfire there is the potential of another 10,000+ people fleeing Magalia using Clark Rd ... Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **No Impact** The Town of Paradise Emergency Operations Plan Emergency Operations Plan addresses the Town's planned response to extraordinary emergency situations. These emergencies include natural disasters, technological incidents, and national security emergencies (Town of Paradise 2011). As shown in Figure 11, the primary evacuation routes in Paradise are along Skyway, Clark Road, and Pentz Road, as confirmed in the 2022 TMP. Each of these roads runs roughly north-south and secondary evacuation routes run east-west to connect residents to these roads. Specific evacuation routes will vary depending on the emergency's location, direction, and rate of spread. The Housing and Safety Element includes policies and programs to improve the Town's infrastructure, such as improvements to emergency evacuation routes and installation of early warning systems (Town of Paradise 2022b). The TMP recommends infrastructure and operations projects that can be implemented proactively to help traffic evacuation during an emergency; this includes the widening of Clark Road next to the project site, as well as the construction of new secondary evacuation routes. The project is required to improve Cypress Lane and its connection to Clark Road. Therefore, the project would not have an impact on the existing adopted emergency response plan or evacuation plan.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

**Less Than Significant Impact**

**Sixth ... Page 79**, this section is also not true or honest, as pre fire this project area was surrounded by trees that protected other homes in the area from noise and light for the pre fire uses, there are no longer any natural protection for the surrounding homes from the noise coming from 350 people in these 140 units Also they claim that there is minimal traffic on Clark Rd, that is simply not true with its use by the Magalia people that use it as well as all the construction traffic that will continue for the next 5-10 years ... 4.13 NOISE 4.13.1 Environmental Setting Noise is defined as a sound or series of sounds that are intrusive, objectional, or disruptive to daily life. Noise levels are measured to determine ambient noise and, if necessary, take action to protect residents from objectionable noise. Since most of the homes and businesses near the project were destroyed in the Camp Fire, the noise environment is mostly dominated by natural sounds such as wind or bird songs. Currently, there is light traffic on Clark Road, and traffic noise is minimal. Traffic volumes, and commensurate sound levels, will increase as homes and businesses are rebuilt near the project.

Ok Nick here are just a few of my concerns to start with, I am also concerned with the number of police calls for service that the management company CHIP

has had with the existing Paradise Community Village that they operate in the lower part of town where this size project would be better suited.

Steve "Woody" Culleton 530-521-1984





**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

January 9, 2023

Mr. Nick Bateman  
Town of Paradise  
6295 Skyway  
Paradise, CA 95969  
[NBateman@townofparadise.com](mailto:NBateman@townofparadise.com)

MITIGATED NEGATIVE DECLARATION FOR CYPRESS FAMILY & SENIOR HOUSING PROJECT – DATED DECEMBER 2022 (STATE CLEARINGHOUSE NUMBER: 2022120195)

Dear Mr. Bateman:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Cypress Family & Senior Housing Project (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, presence or former presence of site buildings that may require demolition or modifications, and/or importation of backfill soil. Additionally, this Project is located in the former burn footprint of the 2018 Camp Fire.

The MND references the listing compiled in accordance with California Government Code Section 65962.5, commonly known as the Cortese List. Not all sites impacted by hazardous waste or hazardous materials will be found on the Cortese List. DTSC recommends that the Hazards and Hazardous Materials section of the MND address actions to be taken for any sites impacted by hazardous waste or hazardous materials within the Project area, not just those found on the Cortese List. DTSC recommends consulting with other agencies that may provide oversight to hazardous waste facilities and sites in order to determine a comprehensive listing of all sites impacted by hazardous waste or hazardous materials within the Project area. DTSC hazardous waste facilities and sites with known or suspected contamination issues can be found on DTSC's [EnviroStor](#) data management system. The [EnviroStor Map](#) feature can be

used to locate hazardous waste facilities and sites for a county, city, or a specific address.

DTSC recommends that the following issues be evaluated in the Hazards and Hazardous Materials section of the MND:

1. A State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of [Health and Safety Code section 101480](#) should provide regulatory concurrence that the Project site is safe for construction and the proposed use.
2. The MND should acknowledge the potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
3. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil, DTSC recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the Project described in the MND.
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers](#).

5. If any projects initiated as part of the proposed Project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 [Information Advisory Clean Imported Fill Material](#).

DTSC appreciates the opportunity to comment on the MND. Should you choose DTSC to provide oversight for any environmental investigations, please visit DTSC's [Site Mitigation and Restoration Program](#) page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at [DTSC's Brownfield website](#).

If you have any questions, please contact me at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov](mailto:Gavin.McCreary@dtsc.ca.gov).

Sincerely,



Gavin McCreary, M.S.  
Project Manager  
Site Evaluation and Remediation Unit  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research  
State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Mr. Dave Kereazis  
Office of Planning & Environmental Analysis  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)



PATRICIA WOOD ELKERTON  
Attorney at Law

P.O. Box 1408  
Paradise, CA 95967-1408

1641 Young Avenue  
Paradise, CA 95969

Telephone 530-519-4065  
Telephone 619-985-0565  
[plelaw@me.com](mailto:plelaw@me.com)

December 20, 2022  
DELIVERED VIA EMAIL ONLY

Town of Paradise  
Community Development Department  
Attn: Nick Bateman  
[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)

Re: Cypress Family and Senior Housing Project

Dear Mr. Bateman:

My family moved to Paradise and purchased our home in 2013. Prior to that, my husband spend summers here as a youth since 1962 and I have joined him since 1980. Our plan has always been to retire in Paradise. The 2018 Camp Fire destroyed our home, but we have rebuilt and are determined to remain here and participate in the rebuilding of our town.

I have reviewed the Initial Study/Mitigated Negative Declaration prepared for the Town of Paradise in the above referenced matter. The environmental issues all appear to be in order and I am confident the town will monitor that situation competently. However, Section 4.15 addresses public services as if such services have fully recovered from the fire. Particularly Police and Medical Facilities.

At page 86 the medical facilities are described as "Adventist Health Feather River Health Center" is a hospital..... It is not a hospital nor does it have emergency care beyond the urgent care department. They are not equipped to deal with a significant emergency, which must actually be transported to Enloe in Chico. To make that statement is patently incorrect and somewhat misleading.

As for the Police Department, PPD's assertion that their current model is sufficient for the proposed site is naive. A review of the issues reported by Yuba City alone regarding the same type of facility built by Mercy Construction there indicates that our police department may not have the staffing to cover the activity such a large project will bring into our community. My greatest concern with this entire matter is that this project is going in here because the land is cheap and Mercy is looking for housing for the homeless in other areas. PPD is not ready for that.

If it was all senior housing, I would be completely supportive. But it is not and therefore, I am not.

Sincerely,



PATRICIA WOOD ELKERTON

/s

## Bateman, Nick

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**From:** Patricia Elkerton <plelaw@me.com>  
**Sent:** Tuesday, December 20, 2022 3:00 PM  
**To:** Bateman, Nick  
**Cc:** Kelly Senior; Clariece Tally; Gail Larsen; Marliss Peterson; A Stitch Above  
**Subject:** Cypress Family and Senior Housing Project  
**Attachments:** 2022\_12\_20 Letter re Cypress Project.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see attached.

The information contained in this email message is privileged and confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any reading, dissemination, distribution or photocopying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone (collect) at (619)985-0565 and return the original message to us at the above address via Reply and permanently delete same from your record. Thank you. Patricia Wood Elkerton Attorney at Law P.O. Box 1408, Paradise, CA 95969 619-985-0565



**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

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December 22, 2022

Ms. Julianne Polanco  
State Historic Preservation Officer  
State Department of Parks and Recreation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

Dear Ms. Polanco:

Mercy Housing Corporation proposes to construct the Cypress Family & Senior Housing Project, located at 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road in Paradise, Butte County, California. Phase 1 will include 70 units of family rental housing with a mix of one-, two-, and three-bedroom units. The resident population will be households with incomes and affordable rents from 30% to 60% of the Area Median Income (AMI). Seventeen project-based Section 8 vouchers are assumed to be available to further subsidize affordability. Phase 2 will include 70 one-bedroom units for senior rental. The Phase 2 population will be households with incomes and affordable rents from 30% to 50% of the AMI; 34 of the units are assumed to have project-based Section 8 vouchers to further subsidize affordability.

The Project is located within Township 22 North, Range 1 East, Section 12. Two maps are enclosed for your review. Figure 1 is a location map of the project area at a 1:24,000 scale with a USGS 7.5' quadrangle background (Paradise East). Figure 2 is a detail map with aerial imagery.

The area of potential effect has been defined as the project parcel and adjacent parcels within the viewshed (Figure 3).

A records search of the Project area and 100-meter buffer was requested from the North Central Information Center (Attachment 4 [Attachment 3]). The record search results did not identify any historic and prehistoric cultural resources recorded in the Project area nor within 100 meters of the Project area.



A cultural resources inventory was conducted to locate, describe, and evaluate tribal cultural resources present within the APE. A records search was conducted at the Northeast Information Center for resources within and adjacent to the APE.

As a result of the inventory, no cultural resources have been identified within the APE. An intensive pedestrian survey was conducted within the APE on September 29, 2022 (Attachment 4). Although ground visibility within the APE was clear due to recent bulldozer activity, the fire and subsequent cleanup drastically impacted the soil surface. The APE has been thoroughly disturbed both on the surface and subsurface. Subsurface disturbances from previous urban development include the installation of water lines, sewer lines, electrical lines, and building foundations. Recent surface disturbances include hazmat clearing of structures burned in the Camp Fire and removal of the top three to six inches of soil. The subsurface utilities installed before the Camp Fire appear to be intact and one concrete foundation was left within the APE. The remains of all other structures within the APE were removed with a bulldozer.

A search of the Native American Heritage Commission (NAHC) Sacred Lands File was initiated for the project area on August 29, 2022; the search returned back negative. Pursuant to Section 106, consultation was initiated with known Native American Tribes in the region on October 7, 2022 based on a recent nearby project NAHC list and two more letters were sent out October 28, 2022, based on when the NAHC list was received, to solicit feedback regarding potential Native American resources within or in proximity to the project site and follow up phone calls and emails were made October 20, 2022 (Attachment 4 [Attachment 2]).

Two tribes, the KonKow Valley Band of Maidu and Mooretown Rancheria of Maidu Indians, responded. The KonKow Valley Band of Maidu indicated the project has not yet been reviewed by their tribe. However, the project will be forwarded to the tribe's cultural resources director for review. The Mooretown Rancheria of Maidu Indians indicated their tribe has no issues with the project proceeding. The tribe requested inadvertent discovery mitigation be incorporated into the project construction documents and that their tribe be notified of any inadvertent discoveries during construction. No other tribes have responded to date.

The project would implement the following mitigation measure:

#### **TCR-1: Inadvertent Discovery**

The following measure is intended to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during a project's ground disturbing activities:

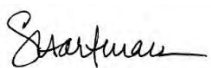
- If any suspected TCRs, archaeological, or cultural resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A qualified professional archaeologist and a Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC § 21074). The Tribal Representative or qualified archaeologist will make recommendations for further evaluation and treatment as necessary.
- The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.
- Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery have been satisfied.

Although tribal cultural resources are not expected to be discovered, as requested by the Tribes, the project proponent has agreed to include these as construction controls for the project.

The Town of Paradise has determined that the proposed undertaking would have no effect on a historic resource. We are requesting your concurrence with this determination as specified in the Programmatic Agreement.

If you have any questions, please feel free to contact Susan Hartman via Email at [shartman@townofparadise.com](mailto:shartman@townofparadise.com) or by telephone at (530) 872-6291 x 424. We appreciate your consideration.

Sincerely,

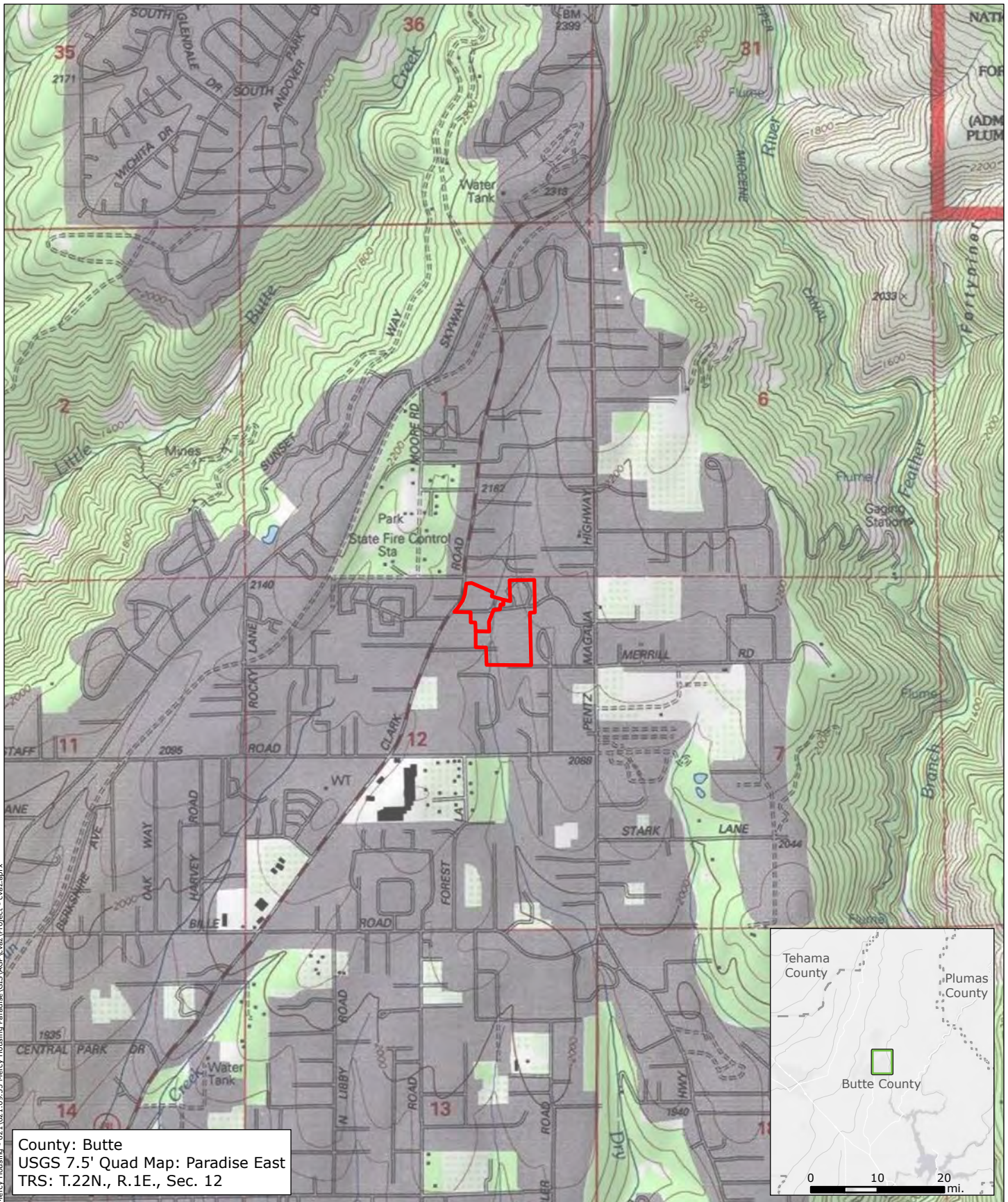


Susan Hartman  
Community Development Director  
Town of Paradise

Attachments:

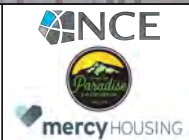
1. Figure 1 Project Location Map
2. Figure 2 Project Detail Map
3. Figure 3 Area of Potential Effect Map
4. Cultural Resources Inventory





County: Butte  
 USGS 7.5' Quad Map: Paradise East  
 TRS: T.22N., R.1E., Sec. 12

**Legend**  
 APE



**Cypress Lane Housing Project**  
 Town of Paradise, Butte County  
 Area of Potential Effect (APE) Location Map

Scale: 1:24,000  
 0 1,000 2,000 ft.  
 North arrow pointing up.

FIGURE  
**1**

SOURCE ESRI USGS Topographic Basemap	JOB NUMBER 621.09.55	DRAWN cvaz	DATE 9/7/2022	REVISED 10/21/2022	APPROVED mlai
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Document Path: P:\Active Projects\Mercy Housing - 621.09.55 Mercy Housing Paradise\GIS\AGP\cvaz\Project - cvaz.aprx

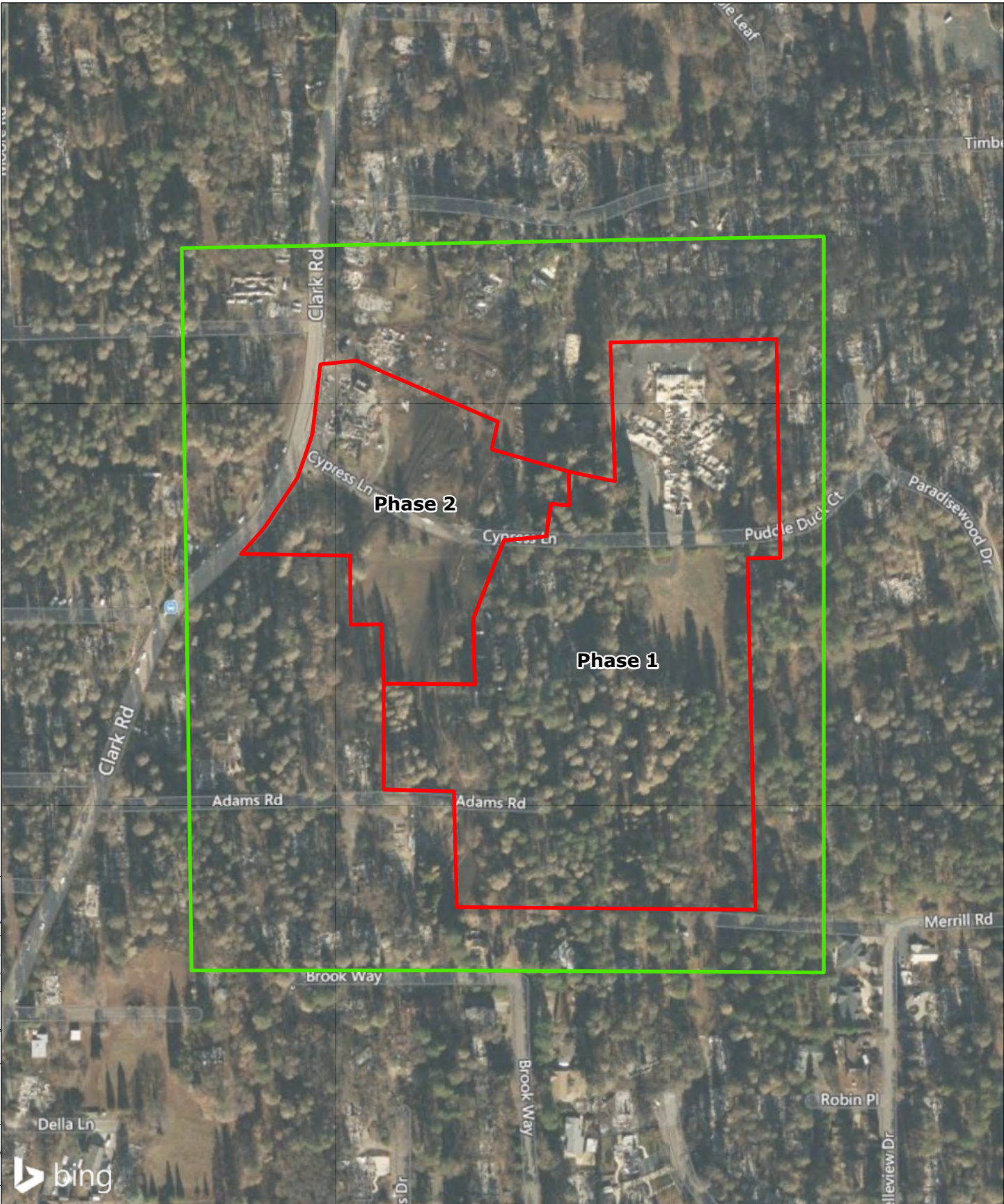




<p><b>Legend</b></p> <p><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> APE</p>		<p>Cypress Lane Housing Project Town of Paradise, Butte County</p> <p>APE Detail Map</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">1 in. = 300 ft.</p> <p style="text-align: center;">0 100 200 300 ft.</p>	<p>FIGURE</p> <p style="font-size: 2em;">2</p>	
SOURCE Bing Aerial Basemap	JOB NUMBER 621.09.55	DRAWN cvaz	DATE 8/29/2022	REVISED 10/21/2022	APPROVED mlai

Document Path: P:\Active Projects\Mercy Housing Paradise\GIS\AGP\cvaz\Project - cvaz.aprx





**Legend**  
█ APE  
█ Indirect APE



**Cypress Lane Housing Project**  
**Town of Paradise, Butte County**  
**Area of Potential Effect Map**

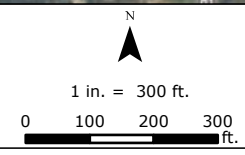


FIGURE  
**3**

SOURCE Bing Aerial Basemap	JOB NUMBER 621.09.55	DRAWN cvaz	DATE 12/22/22	REVISED -	APPROVED
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Document Path: P:\Active Projects\Mercy Housing Paradise\GIS\AGP\cvaz\Project - cvaz.aprx

October 21, 2022

Susan Hartman  
Community Development Director  
Town of Paradise  
6295 Skyway  
Paradise, CA 95969

Re: Cultural Resources Inventory for the Cypress Family and Senior Housing Project, Town of Paradise, Butte County, California.

Ms. Hartman:

This letter report documents the results of the cultural resources inventory for the Cypress Family and Senior Housing Project (project) located in the Town of Paradise, Butte County, California. The inventory was carried out pursuant to the National Environmental Policy Act (NEPA), the California Environmental Quality Act (CEQA) (Public Resource Code [PRC] Section 21083.2 and 21084.1), and Section 106 of the National Historic Preservation Act (NHPA).

**Attachment 1** of this report contains figures depicting the project area, or Area of Potential Effect (APE), that encompasses Phase 1 and Phase 2 of the project. **Figure 1** is a location map of the project area at a 1:24,000 scale with a USGS 7.5' quadrangle background (Paradise East). **Figure 2** is a detailed map with aerial imagery. Native American consultation-related material, including the correspondence log and example tribe letters, is provided in **Attachment 2**. The records search results from Northeast Information Center (NEIC) (#D22-338 and #D22-338B) are provided in **Attachment 3**. Photos taken of the APE during the pedestrian survey are provided in **Attachment 4**.

## BACKGROUND

Mercy Housing Corporation in coordination with the Town of Paradise (Town) propose to construct the project, located at 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road in Paradise, California (see **Attachment 1**). The APE includes Assessor Parcel numbers 050-140-050, 050-140-151, 050-140-153, 050-140-155, 050-140-160, 050-140-161, and 050-140-162.

The Town of Paradise lies on a ridge on the western slope of the Sierra Nevada at an elevation of about 1,800 feet. Most structures in this part of Paradise were destroyed in a massive wildfire on November 8, 2018, known as the Camp Fire. The entire community was almost destroyed in the fire, with 86 deaths and more than 13,900 homes burned (St. John *et al.* 2018). The fire was driven by high winds from the east and embers flew far in advance of the flame front, causing the fire to spread at a very rapid rate. High winds through the Jarbo Gap impeded the ability to fight the fire. This project is part of the effort to rebuild the Town. The project also helps meet state requirements for affordable housing in Butte County.

Richmond, CA  
501 Canal Blvd, Suite I  
Richmond, CA 94804  
(510) 215-3620



The site formerly housed a church, the approximately 130 bed Cypress Acres Convalescent Hospital and Nursing Home, and the California Vocations (CV) site, which were destroyed in the Camp Fire. The CVs site formerly housed the CVs offices and accommodation for over 20 of its developmentally disabled clients. These prior uses were quite intensive (CVs has over 200 employees). Town officials noted that in prior years there was significant traffic turning on and off of Cypress Lane.

## UNDERTAKING

The nearly 24-acre APE consists of seven parcels that were largely cleared after the 2018 Camp Fire, although remnants remain, such as asphalt, septic tanks and leach fields, gazebos, concrete, and driveways. Some parts of the proposed APE previously contained a vocational rehabilitation facility, nursing home, and church. The project has no access to sewer and will require septic and leach fields to serve the development. Municipal water is available. The Town will be, and the Lead Agency under CEQA. The project will receive partial funding from the Community Development Block Grant-Disaster Relief Program administered by the Department of Housing and Community Development. NEPA documentation is being prepared under separate cover for that funding, and the Town is the Responsible Entity under NEPA. Additionally, the project requires compliance with Section 106 of the NHPA.

NCE has been retained to complete the environmental assessments in compliance with NEPA, CEQA (Assembly Bill 52 [AB-52]), and Section 106 of the NHPA. This inventory letter report assesses the potential for the project to impact cultural resources through Native American consultations, archival review, and an intensive pedestrian survey.

Cypress Family Housing (Phase 1) is located to the east of Dry Creek and will include 70 units of family rental housing with a mix of one-, two-, and three-bedroom units. The resident population will be households with incomes and affordable rents from 30 percent to 60 percent of the Area Median Income (AMI). Twenty-five project-based Section 8 vouchers are assumed to be available to further subsidize affordability. Amenities for Phase 1 would include 86 surface parking spaces, a 2,000 square foot (sf) community center, two playgrounds, and open space, including a central green in the middle of the buildings located on the former hospital site. The Family Housing project will utilize the existing large disposal field located on APN 050-140-155. This field served the Cypress Acres Convalescent Hospital (CACH) and has a historical capacity of 10,800 gpd per Operating Permit.

Cypress Senior Housing (Phase 2) is located between Clark Road and Dry Creek. This second phase will include 70 one-bedroom units for senior rental. The Phase 2 population will be households with incomes and affordable rents from 30 percent to 50 percent of the AMI; 25 of the units are assumed to have project-based Section 8 vouchers to further subsidize affordability. Amenities for Phase 2 would include 84 surface parking spaces, a 2,000-sf community center, a community garden, and open space. Phase 2 would utilize new disposal fields located primarily on APN 050-140-162. It may also utilize existing disposal fields that served California Vocations (CV). The existing fields have a historical capacity of 2,415 gpd per Operating Permits.

## NATIVE AMERICAN CORRESPONDENCE

Native Americans speaking more than 100 different languages and occupying a variety of ecological settings inhabited the region prior to the arrival of the Euro-Americans. The APE is located within the traditional aboriginal territory of the KonKow or Northwestern Maidu (Kroeber 1925). This tribe occupied areas along the Sacramento River and east of the foothills of the Sierra Nevada near present day Willows, Chico, and Oroville. The KonKow language is part of the Maidu Language Family of Penutian Stock and their population was divided into recognized autonomous political units creating distinct village communities. Subsistence practices included fishing, hunting, and collecting different plant resources such as acorns, a staple food source. The KonKow were known to make a variety of wood, stone, and bone tools, and basketry (PMC 2008, 2010).

Native American correspondence was initiated by NCE with a letter and attached maps to the Native American Heritage Commission (NAHC) on August 29, 2022. The letter requested a record search of their Sacred Lands File (SLF) and a contact list for regional tribes that may know of cultural or tribal resources within or immediately adjacent to the APE. Due to the extended processing times of the NAHC, inquiry letters were mailed to the tribes identified by NAHC for the nearby Housing Element project in Paradise, California. Inquiry letters were mailed to the tribes identified by NAHC on October 7, 2022, on the Town's letterhead. On October 27, 2022, a negative SLF response was received from the NAHC for the project. Two additional tribes were listed by the NAHC that had not previously been sent a letter for the project. These two tribes were sent letters on October 28, 2022, on the Town's letterhead.

Follow-up phone calls were conducted on October 20, 2022 (see **Attachment 2**). Two tribes, the KonKow Valley Band of Maidu and Mooretown Rancheria of Maidu Indians, responded. The KonKow Valley Band of Maidu indicated the project has not yet been reviewed by their tribe. However, the project will be forwarded to the tribe's cultural resources director for review. The Mooretown Rancheria of Maidu Indians indicated their tribe has no issues with the project proceeding. The tribe requested inadvertent discovery mitigation be used and that their tribe be notified of any inadvertent discoveries during construction. No other tribes have responded to date.

## ARCHIVAL REVIEW

Archival data were reviewed to determine the location and nature of prehistoric and/or historic resources recorded previously within and adjacent to the APE. Archaeological inventory and site records maintained by the NEIC were requested using a 100-meter search buffer around the APE. Emphasis was placed on determining which portions of the archival study area have been inventoried previously and the location of previously recorded archaeological sites within or adjacent to the APE (see **Attachment 3**).

As a result of the records search, no cultural resources have been formally recorded in the APE or within 100 meters of the APE. Historic General Land Office (GLO) plat maps (dated 1866 and 1867), U.S. Geological Survey (USGS) topographic maps (dated 1891, 1893, and 1895 Chico, 1:125,000; 1953 Paradise 1:62,500; and 1980 Paradise East 1:24,000), and Nationwide Environmental Title Research, LLC's historic aerial imagery (dated 1951, 1973, and 1984) were reviewed. The earliest available depiction of Clark Road and Cypress Lane is

on the 1953 USGS map. Earlier maps either depict a large area labeled as, “Lot No. 39. Part of Arroyo Chico” or a vacant area surrounded by previous alignments of Skyway to the west of the APE and Pentz Road to the east. The 1953 USGS topographic map also depicts two houses within the Phase 1 portion of the APE. Historic aerial imagery from 1951 indicates the Phase 1 area was expansive farmland for either orchards or tree nurseries. The Phase 2 area was an open field surrounded by farmland. Small houses started being built within the entire APE by 1973. By 1984, the APE was the developed urban landscape known before the 2018 Camp Fire swept through the Town.

## METHODS

An intensive pedestrian survey was conducted by Michael Baldrice, NCE Project Archaeologist, on September 29, 2022. Archival research and the letter report were developed by Molly Laitinen, NCE Staff Archaeologist. The report was reviewed by Charles Zeier, NCE Senior Archaeologist. Mr. Baldrice, Ms. Laitinen, and Mr. Zeier all meet the Secretary of Interior’s Standards (SOI) for Archaeology (36 Code of Federal Regulations [CFR] Part 61).

The objective of the field survey was to locate and describe cultural resources present within and adjacent to the APE. Fieldwork was performed following applicable Federal and State standards. Emphasis was placed on the examination of the undisturbed or relatively undisturbed ground.

If cultural resources had been encountered in the APE, field personnel would have more thoroughly examined the immediate area to determine the type and extent of cultural material. Archaeological components, including diagnostic artifacts, artifact concentrations, and features, would have been described in field notebooks, photographed using 10-megapixel or better cameras, and plotted using a sub-meter GPS. At least two overview photographs would have been taken per site to capture the general surroundings with attention paid to capturing the horizon (if possible) to aid in future relocation. If applicable, photos of artifacts would have contained a scale and all photographs would have been GPS-plotted. Upon completion of the inventory, field data would have been converted to GIS shapefiles projected to NAD83 California State Plane 2. Sites would have been recorded on Department of Parks and Recreation (DPR) 523 site forms and plotted on a USGS 7.5-minute map. Isolates would have been mapped and photographed (if diagnostic). No artifacts would have been collected during the field survey.

## RESULTS

As a result of the inventory, no cultural resources have been identified within the APE. Although ground visibility within the APE was clear due to recent bulldozer activity, the fire and subsequent cleanup drastically impacted the soil surface (see **Attachment 4**). Vegetation that survived the fire was predominantly non-native domestic ornamental.

The APE has been thoroughly disturbed both on the surface and subsurface. Subsurface disturbances from previous urban development include the installation of water lines, sewer lines, electrical lines, and building foundations. Recent surface disturbances include hazmat clearing of structures burned in the 2018 Camp Fire and removal of the top three to six inches of soil. The subsurface utilities installed before the 2018 Camp Fire appear to be intact and



one concrete foundation was left within the APE. The remains of all other structures within the APE were removed with a bulldozer. There have been some episodes of post-clearing dumping in the APE that includes an abandoned minivan and modern household trash.

### RECOMMENDATIONS

It is recommended the project is unlikely to impact historical resources meeting the criteria outlined in Section 5024.1 of the California PRC or Section 36 CFR 60.4. No such resources have been recorded previously within the APE or within the surrounding area. The project-related disturbance will be limited to areas highly disturbed during cleanup operations after the 2018 Camp Fire.

It is recommended that a finding of "*no historic properties affected*" applies, as that phrase is viewed within the context of compliance with the Advisory Council on Historic Preservation regulations (36 CFR part 800). If prehistoric or historic period resources are discovered during project implementation that could be adversely affected by project-related activities, all such activities should cease immediately. SHPO representatives should be contacted immediately.

If you have any comments regarding the content of this letter report, please contact Molly Laitinen, NCE Staff Archaeologist.


Sincerely,



Molly Laitinen  
NCE  
Staff Archaeologist  
[mlaitinen@ncenet.com](mailto:mlaitinen@ncenet.com)  
510-215-3620



Michael Baldrice  
NCE  
Project Archaeologist  
[mbaldrice@ncenet.com](mailto:mbaldrice@ncenet.com)  
775-329-4955



Charles Zeier  
NCE  
Senior Archaeologist  
[czeier@ncenet.com](mailto:czeier@ncenet.com)  
775-588-2505

## REFERENCES

Kroeber, A. V.

1925 Handbook of the Indians of California. Bureau of American Ethnology Bulletin 78. Washington, D.C. Reprinted in 1976 by Dover Publications, Inc., New York, New York.

PMC

2008 City of Chico, General Plan Update, Existing Conditions Report. Chico, California.

2010 Chico 2030 General Plan Update, Draft Environmental Impact Report.

St. John, P., J. Serna, and L. Rong-Gong II

2018 "Must Reads: Here's How Paradise Ignored Warnings and Became a Deathtrap." Los Angeles Times, December 20, 2018. <https://www.latimes.com/local/california/la-me-camp-fire-deathtrap-20181230-story.html>

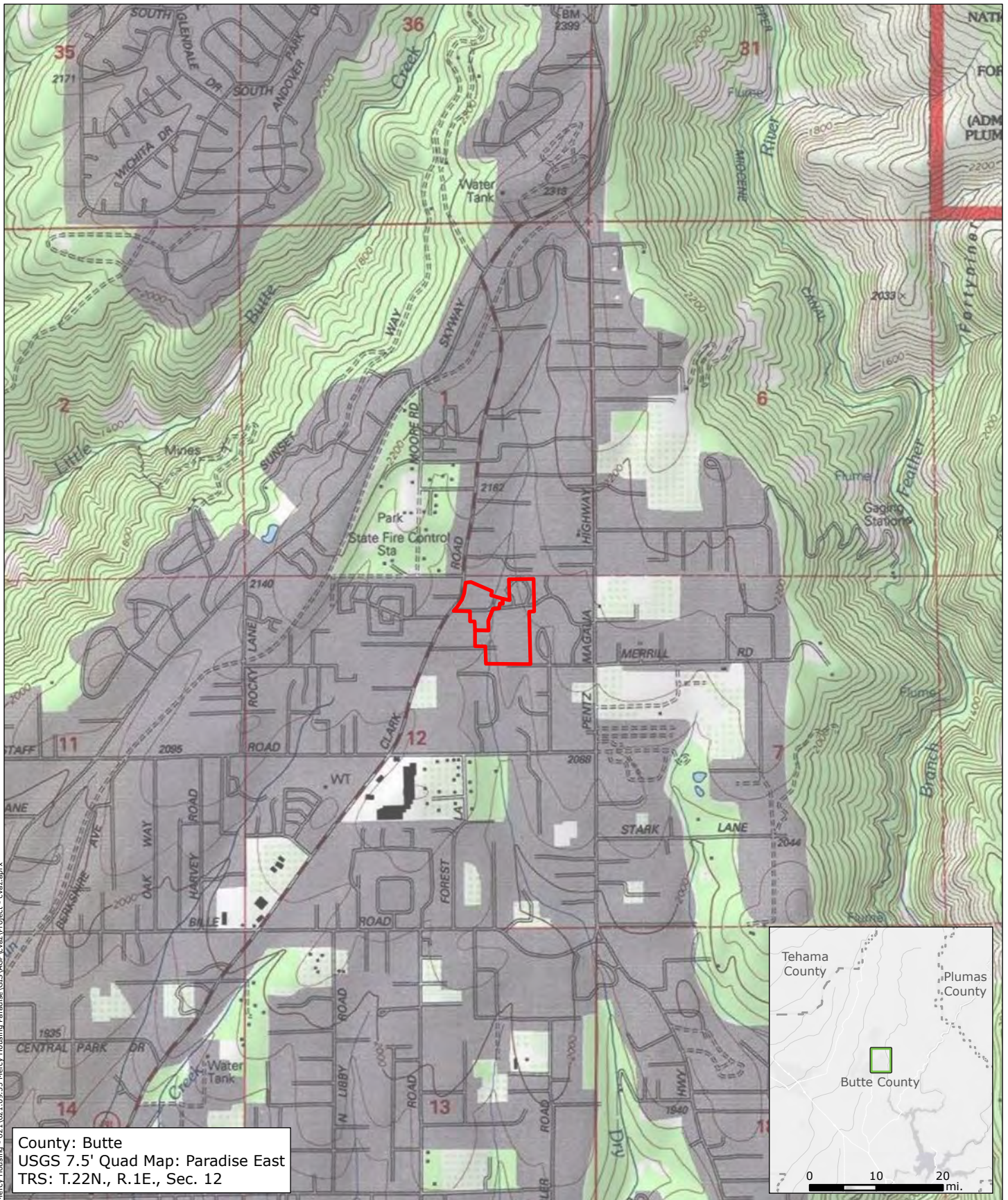
## Attachment 1

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### FIGURES



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County: Butte  
 USGS 7.5' Quad Map: Paradise East  
 TRS: T.22N., R.1E., Sec. 12

**Legend**  
 APE



**Cypress Lane Housing Project**  
 Town of Paradise, Butte County  
 Area of Potential Effect (APE) Location Map

Scale: 1:24,000  
 0 1,000 2,000 ft.  
 North arrow pointing up.

FIGURE  
**1**

SOURCE ESRI USGS Topographic Basemap	JOB NUMBER 621.09.55	DRAWN cvaz	DATE 9/7/2022	REVISED 10/21/2022	APPROVED mlai
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Document Path: P:\Active Projects\Mercy Housing - 621.09.55 Mercy Housing Paradise\GIS\AGP\cvaz\Project - cvaz.aprx





Document Path: P:\Active Projects\Mercy Housing Paradise\GIS\AGP\cvaz\Project - cvaz.aprx

<b>Legend</b> APE	  	<b>Cypress Lane Housing Project</b> <b>Town of Paradise, Butte County</b> <b>APE Detail Map</b>	 1 in. = 300 ft. 	<b>FIGURE</b> <b>2</b>	
SOURCE Bing Aerial Basemap	JOB NUMBER 621.09.55	DRAWN cvaz	DATE 8/29/2022	REVISED 10/21/2022	APPROVED mlai



## **Attachment 2**

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### **NATIVE AMERICAN CORRESPONDENCE**

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## Summary of Tribal Consultation and Correspondence

This summary pertains to Tribal Consultation and Correspondence for the Cypress Family and Senior Housing Project (project) in Paradise, Butte County, California. Native American correspondence was initiated by NCE with a letter and attached maps to the Native American Heritage Commission (NAHC) on August 29, 2022. The letter requested a record search of their Sacred Lands File (SLF) and a contact list for regional tribes that may have knowledge of cultural or tribal resources within or immediately adjacent to the project area. Due to the extended processing times of the NAHC, inquiry letters were mailed to the tribes identified by NAHC for the nearby Housing Element project, Paradise, California. Inquiry letters were mailed to the tribes identified by NAHC on October 7, 2022 on Town of Paradise (Town) letterhead. On October 27, 2022, a negative SLF response was received from the NAHC for the project. Two additional tribes were listed by the NAHC that had not previously been sent a letter for the project. These two tribes were sent letters on October 28, 2022, on the Town's letterhead.

Name	Title	Affiliation
Francis Steele	Chairperson	Berry Creek Rancheria of Maidu Indians
Jed Brown	THPO	Berry Creek Rancheria of Maidu Indians
Glenda Nelson	Chairperson	Estom Yumeka Maidu Tribe of the Enterprise Rancheria
Debie Rasmussen	Environmental Director	Estom Yumeka Maidu Tribe of the Enterprise Rancheria
Kyle Self	Chairperson	Greenville Rancheria of Maidu Indians
Patty Allen	Tribal Administrator	Greenville Rancheria of Maidu Indians
Jessica Lopez	Chairperson	KonKow Valley Band of Maidu
Matthew Wilford Sr.	Vice Chair/Cultural Resources Director	KonKow Valley Band of Maidu
Dennis Ramirez	Chairperson	Mechoopda Indian Tribe
Kyle McHenry	THPO	Mechoopda Indian Tribe
Benjamin Clark	Chairperson	Mooretown Rancheria of Maidu Indians
Matthew Hatcher	THPO	Mooretown Rancheria of Maidu Indians
Guy Taylor	Environmental Protection Office Manager	Mooretown Rancheria of Maidu Indians
Grayson Coney	Cultural Director	Tsi Akim Maidu
Richard Johnson	Chairman	Nevada City Rancheria Nisenan Tribe
Shelly Covert	Tribal Secretary	Nevada City Rancheria Nisenan Tribe
Saxon Thomas	Tribal Council Member	Nevada City Rancheria Nisenan Tribe

Follow-up phone calls were made to all tribes identified by the Town and NAHC on October 20, 2022. The table below provides a summary of correspondence. Consultation-related material, including the NAHC request, NAHC response, and examples of the tribal consultation letters sent, is located on the following page.

Representatives	Affiliation	Letter Result	Phone Call and Email Results
Francis Steele Jed Brown	Berry Creek Rancheria of Maidu Indians	Letter received on 10/11/2022. No written response to date.	On 10/20/2022, call-back contact information was left with the tribe's administrator for Mr. Brown.



Representatives	Affiliation	Letter Result	Phone Call and Email Results
Glenda Nelson Debie Rasmussen	Estom Yumeka Maidu Tribe of the Enterprise Rancheria	Letter received on 10/11/2022. No written response to date.	On 10/20/2022, left voicemail Creig Marcus, Tribal Administrator. No response to date.
Kyle Self Patty Allen	Greenville Rancheria of Maidu Indians	Letter received on 10/14/2022. No written response to date.	On 10/20/2022, left voicemail for Lucretia Fletcher, Tribal Administrator. No response to date.
Jessica Lopez Matthew Wilford Sr.	KonKow Valley Band of Maidu	Letter received on 10/11/2022. No written response to date.	On 10/20/2022, spoke to Ms. Lopez who indicated the project has not been reviewed to date. The project will be forwarded to the tribe's cultural resources director for review against their database. No response to date.
Dennis Ramirez Kyle McHenry	Mechoopda Indian Tribe	Letter received on 10/13/2022. No written response to date.	On 10/20/2022, left voicemail Mr. McHenry. No response to date.
Benjamin Clark Matthew Hatcher Guy Taylor	Mooretown Rancheria of Maidu Indians	Letter received on 10/11/2022. No written response to date.	On 10/20/2022, spoke to Mr. Hatcher who indicated the Tribe has no issues with the project proceeding and requested to be notified of inadvertent discoveries. He indicated a formal letter response would be sent reiterating his recommendation.
Grayson Coney	Tsi Akim Maidu	Letter receipt unknown.	Contact information provided by NAHC is incorrect – no outreach attempted.
Richard Johnson Shelly Covert Saxon Thomas	Nevada City Rancheria Nisenan Tribe	Letter receipt unknown.	On 10/20/2022, left voicemail for Ms. Covert. No response to date.

# Sacred Lands File & Native American Contacts List Request

## Native American Heritage Commission

1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95691  
916-373-3710  
916-373-5471 – Fax  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

*Information Below is Required for a Sacred Lands File Search*

**Project:** Cypress Lane Housing Project

**County:** Butte

**USGS Quadrangle Name:** Paradise East

**Township:** 22N      **Range:** 3E      **Section(s):**12

**Company/Firm/Agency:** NCE on behalf of Butte County

**Street Address:** 501 Canal Blvd. Suite I

**City:** Richmond      **Zip:** 94804

**Phone:** (510) 215-3620

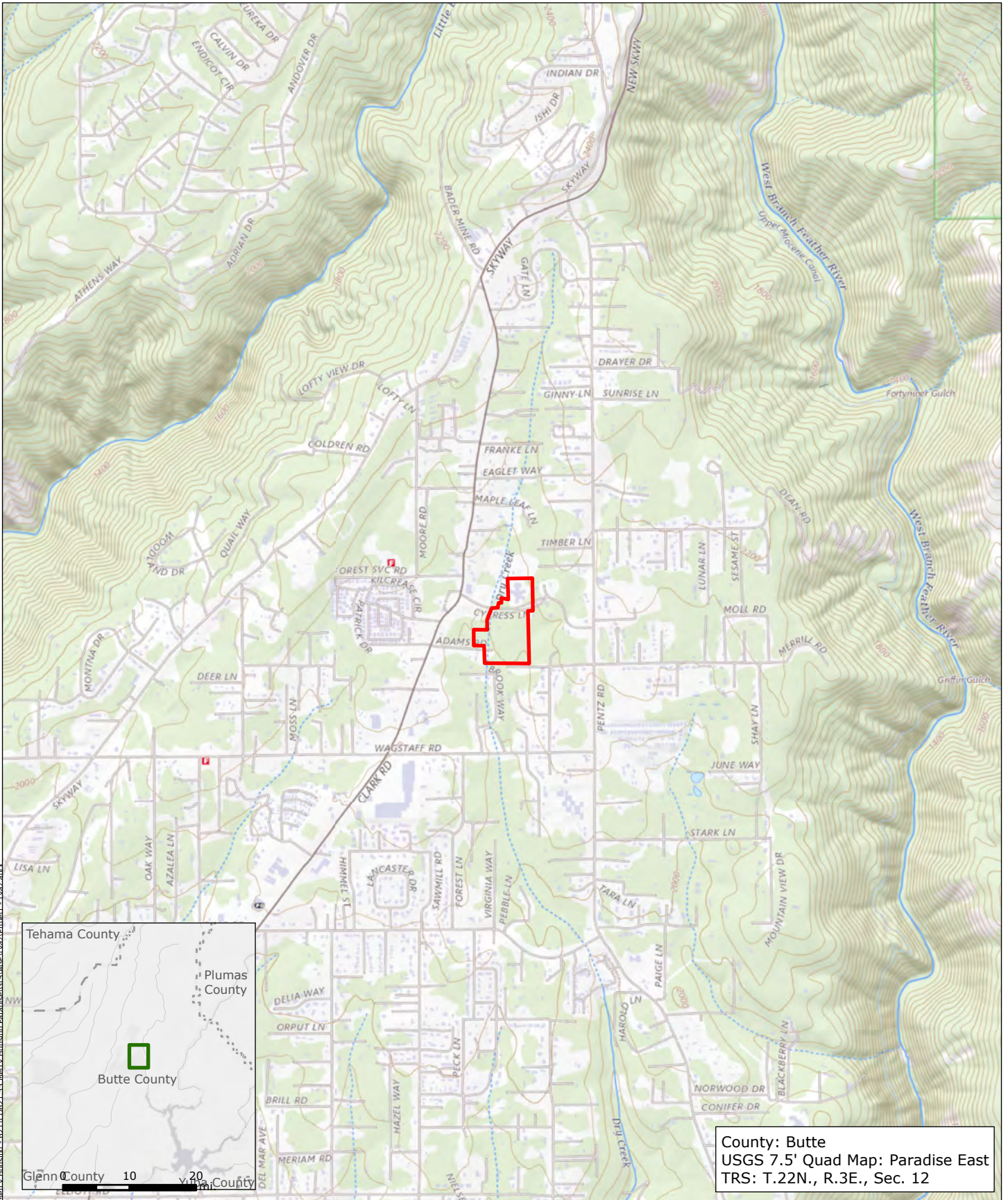
**Fax:** (510) 215-2898

**Email:** mlaitinen@ncenet.com

### Project Description:

Mercy Housing proposes to develop an approximately 17.65 acre area encompassing Assessor's Parcel Numbers 050-140-161, 050-140-053, 050-140-162, 050-140-050, and 050-140-155 . The site formerly housed a church and the Cypress Acres Convalescent Hospital and Nursing Home that was destroyed in the Camp Fire. The project would construct 70 units of large family affordable housing targeted to households earning 30-60% AMI. Cypress Family Housing consists of 70 1-, 2-, and 3-bedroom units in 20, 2-story buildings, each containing 2-4 units. Cypress Family Housing will include 86 surface parking spaces, a 2,000 sf community center, 2 playgrounds, and plentiful open space, including a central green in the middle of the buildings located on the former hospital site. The units would be comprised of 24 one-bedroom units, 28 two-bedroom units, and 18 three-bedroom units. We are requesting the SLF results for the proposed project area and have included two maps for reference.





County: Butte  
 USGS 7.5' Quad Map: Paradise East  
 TRS: T.22N., R.3E., Sec. 12

**Legend**  
 Project Site



**Cypress Lane Housing Project**  
 Town of Paradise, Butte County  
 Project Area Location Map

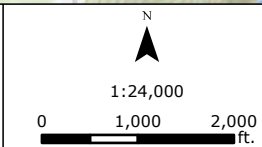


FIGURE  
**1**

SOURCE ESRI USGS Topographic Basemap	JOB NUMBER CD621.55	DRAWN cvaz	DATE 8/29/2022	REVISED -	APPROVED mlai
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**Legend**  
 Project Site



**Cypress Lane Housing Project**  
**Town of Paradise, Butte County**  
 Project Area Detail Map

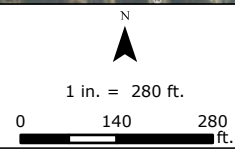


FIGURE  
**2**

SOURCE  
 Bing Aerial Basemap

JOB NUMBER  
 CD621.55

DRAWN  
 cvaz

DATE  
 8/29/2022

REVISED  
 -

APPROVED  
 mlai

## NATIVE AMERICAN HERITAGE COMMISSION

October 27, 2022

Molly Laitinen  
NCEVia Email to: [MLaitinen@ncenet.com](mailto:MLaitinen@ncenet.com)

Re: Cypress Lane Housing Project, Butte County

Dear Ms. Laitinen:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Cameron.vela@nahc.ca.gov](mailto:Cameron.vela@nahc.ca.gov).

Sincerely,

*Cameron Vela*Cameron Vela  
Cultural Resources Analyst

Attachment

CHAIRPERSON  
Laura Miranda  
LuiseñoVICE CHAIRPERSON  
Reginald Pagaling  
ChumashSECRETARY  
Sara Dutschke  
MiwokCOMMISSIONER  
Isaac Bojorquez  
Ohlone-CostanoanCOMMISSIONER  
Buffy McQuillen  
Yokayo Pomo, Yuki,  
NomlakiCOMMISSIONER  
Wayne Nelson  
LuiseñoCOMMISSIONER  
Stanley Rodriguez  
KumeyaayCOMMISSIONER  
[Vacant]COMMISSIONER  
[Vacant]EXECUTIVE SECRETARY  
Raymond C.  
Hitchcock  
Miwok/NisenanNAHC HEADQUARTERS  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)



**Native American Heritage Commission  
Native American Contact List  
Butte County  
10/27/2022**

**Berry Creek Rancheria of Maidu  
Indians**

Francis Steele, Chairperson  
5 Tyme Way Maidu  
Oroville, CA, 95966  
Phone: (530) 534 - 3859  
Fax: (530) 534-1151  
fsteele@berrycreekrancheria.com

**Estom Yumeka Maidu Tribe of  
the Enterprise Rancheria**

Glenda Nelson, Chairperson  
2133 Monte Vista Avenue Maidu  
Oroville, CA, 95966  
Phone: (530) 532 - 9214  
Fax: (530) 532-1768  
info@enterpriserancheria.org

**Greenville Rancheria of Maidu  
Indians**

Kyle Self, Chairperson  
P.O. Box 279 Maidu  
Greenville, CA, 95947  
Phone: (530) 284 - 7990  
Fax: (530) 284-6612  
ksself@greenvillerrancheria.com

**KonKow Valley Band of Maidu**

Matthew Williford, Vice Chair  
2136 Myers Street KonKow  
Oroville, CA, 95966 Maidu  
Phone: (530) 712 - 9021

**KonKow Valley Band of Maidu**

Jessica Lopez, Chairperson  
2136 Myers Street KonKow  
Oroville, CA, 95966 Maidu  
Phone: (530) 777 - 8094  
jessica@konkowmaidu.org

**Mechoopda Indian Tribe**

Dennis Ramirez, Chairperson  
125 Mission Ranch Blvd KonKow  
Chico, CA, 95926 Maidu  
Phone: (530) 899 - 8922  
Fax: (530) 899-8517  
dramirez@mechoopda-nsn.gov

**Mooretown Rancheria of Maidu  
Indians**

Benjamin Clark, Chairperson  
#1 Alverda Drive KonKow  
Oroville, CA, 95966 Maidu  
Phone: (530) 533 - 3625  
Fax: (530) 533-3680  
frontdesk@mooretown.org

**Mooretown Rancheria of Maidu  
Indians**

Guy Taylor,  
#1 Alverda Drive KonKow  
Oroville, CA, 95966 Maidu  
Phone: (530) 533 - 3625

**Tsi Akim Maidu**

Grayson Coney, Cultural Director  
P.O. Box 510 Maidu  
Browns Valley, CA, 95918  
Phone: (530) 383 - 7234  
tsi-akim-maidu@att.net

**Nevada City Rancheria Nisenan  
Tribe**

Shelly Covert, Tribal Secretary  
P.O. Box 2226 Nisenan  
Nevada City, CA, 95959  
Phone: (530) 570 - 0846  
shelly@nevadacityrancheria.org

**Nevada City Rancheria Nisenan  
Tribe**

Richard Johnson, Chairman  
P.O. Box 2624 Nisenan  
Nevada City, CA, 95959  
Phone: (530) 570 - 0846  
shelly@nevadacityrancheria.org

**Nevada City Rancheria Nisenan  
Tribe**

Saxon Thomas, Tribal Council  
Member  
P.O. Box 2226 Nisenan  
Nevada City, CA, 95959  
Phone: (530) 570 - 0846  
shelly@nevadacityrancheria.org

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Cypress Lane Housing Project, Butte County.





**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

---

October 7, 2022

Benjamin Clark, Chairperson  
Guy Taylor, Environmental Protection Office Manager  
Matthew Hatcher, THPO  
Mooretown Rancheria of Maidu Indians  
#1 Alverda Drive  
Oroville, CA 95966

Dear Benjamin Clark, Guy Taylor, and Matthew Hatcher:

Mercy Housing Corporation proposes to construct the Cypress Family & Senior Housing Project, located at 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road in Paradise, Butte County, California. Phase 1 will include 70 units of family rental housing with a mix of one-, two-, and three- bedroom units. The resident population will be households with incomes and affordable rents from 30% to 60% of the Area Median Income (AMI). Seventeen project-based Section 8 vouchers are assumed to be available to further subsidize affordability. Phase 2 will include 70 one-bedroom units for senior rental. The Phase 2 population will be households with incomes and affordable rents from 30% to 50% of the AMI; 34 of the units are assumed to have project-based Section 8 vouchers to further subsidize affordability.

The nearly 24-acre site consists of seven parcels that were largely cleared after the 2018 Camp Fire, although there are remnants remaining such as asphalt, septic tanks and leach fields, gazebos, concrete, and driveways. Some parts of the proposed site previously contained a vocational rehabilitation facility, nursing home, and church. The project has no access to sewer and will require septic and leach fields to serve the development. Municipal water is available. The Town of Paradise will be the Responsible Entity (RE) under the National Environmental Preservation Act (NEPA), and the Lead Agency under the California Environmental Quality Act (CEQA). The project will receive partial funding from the Community Development Block Grant-Disaster Relief Program administered by the Department of Housing and Community Development. Additionally, the project requires compliance with Section 106 of the National Historic Preservation Act (NHPA).

The Project is located within Township 22 North, Range 1 East, Section 12. Two maps are enclosed for your review. Figure 1 is a location map of the project area at a 1:24,000 scale with a USGS 7.5' quadrangle background (Paradise East). Figure 2 is a detail map with aerial imagery.



**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

---

A records search of the Area of Potential Effect (APE) and 100-meter buffer was initiated by the Northeast Information Center. The record search results indicated no cultural resources have been previously recorded within the APE. A search of the Native American Heritage Commission (NAHC) Sacred Lands File was initiated for the APE on August 29, 2022; the search request is still being processed. On September 29, 2022, an archaeological survey was conducted within the APE. As a result of the survey, no cultural resources were identified. The project area has experienced extreme levels of disturbance from the 2018 Camp Fire and excavation cleanup with heavy machinery (e.g., bulldozers) in the fire's aftermath.

Please consider this letter and preliminary project information as the initiation of Section 106 consultation pursuant to the NHPA and AB-52. Please respond within 30 days of receipt of this letter if you would like to consult on this Project and provide a designated lead contact person if you have not provided that information to us already.

NCE has been retained to complete initial environmental compliance for the project. If you have any questions, please feel free to contact Molly Laitinen via email at [mlaitinen@ncenet.com](mailto:mlaitinen@ncenet.com) or by telephone (408-823-4570). We appreciate your assistance and look forward to hearing from you soon.

Sincerely,

Susan Hartman  
Community Development Director  
Town of Paradise

Attachments:

1. Figure 1 – Project Location Map
2. Figure 2 – Project Area Detail Map
3. NEIC Results Letters
4. NAHC Request



**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

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October 28, 2022

Richard Johnson, Saxon Thomas, and Shelly Covert  
Chairman, Tribal Council Member, and Tribal Secretary  
Nevada City Rancheria Nisenan Tribe  
P.O. Box 2226  
Nevada City, CA, 95959

Dear Mr. Richard Johnson, Mr. Saxon Thomas, and Ms. Shelly Covert:

Mercy Housing Corporation proposes to construct the Cypress Family & Senior Housing Project, located at 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road in Paradise, Butte County, California. Phase 1 will include 70 units of family rental housing with a mix of one-, two-, and three- bedroom units. The resident population will be households with incomes and affordable rents from 30% to 60% of the Area Median Income (AMI). Seventeen project-based Section 8 vouchers are assumed to be available to further subsidize affordability. Phase 2 will include 70 one-bedroom units for senior rental. The Phase 2 population will be households with incomes and affordable rents from 30% to 50% of the AMI; 34 of the units are assumed to have project-based Section 8 vouchers to further subsidize affordability.

The nearly 24-acre site consists of seven parcels that were largely cleared after the 2018 Camp Fire, although there are remnants remaining such as asphalt, septic tanks and leach fields, gazebos, concrete, and driveways. Some parts of the proposed site previously contained a vocational rehabilitation facility, nursing home, and church. The project has no access to sewer and will require septic and leach fields to serve the development. Municipal water is available. The Town of Paradise will be the Responsible Entity (RE) under the National Environmental Preservation Act (NEPA), and the Lead Agency under the California Environmental Quality Act (CEQA). The project will receive partial funding from the Community Development Block Grant-Disaster Relief Program administered by the Department of Housing and Community Development. Additionally, the project requires compliance with Section 106 of the National Historic Preservation Act (NHPA).

The Project is located within Township 22 North, Range 1 East, Section 12. Two maps are enclosed for your review. Figure 1 is a location map of the project area at a 1:24,000 scale with a USGS 7.5' quadrangle background (Paradise East). Figure 2 is a detail map with aerial imagery.





**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

---

A records search of the Area of Potential Effect (APE) and 100-meter buffer was initiated by the Northeast Information Center. The record search results indicated no cultural resources have been previously recorded within the APE. A search of the Native American Heritage Commission (NAHC) Sacred Lands File was initiated for the APE on August 29, 2022; the search request came back negative. On September 29, 2022, an archaeological survey was conducted within the APE. As a result of the survey, no cultural resources were identified. The project area has experienced extreme levels of disturbance from the 2018 Camp Fire and excavation cleanup with heavy machinery (e.g., bulldozers) in the fire's aftermath.

Please consider this letter and preliminary project information as the initiation of Section 106 consultation pursuant to the NHPA and AB-52. Please respond within 30 days of receipt of this letter if you would like to consult on this Project and provide a designated lead contact person if you have not provided that information to us already.

NCE has been retained to complete initial environmental compliance for the project. If you have any questions, please feel free to contact Molly Laitinen via email at [mlaitinen@ncenet.com](mailto:mlaitinen@ncenet.com) or by telephone (408-823-4570). We appreciate your assistance and look forward to hearing from you soon.

Sincerely,

Susan Hartman  
Community Development Director  
Town of Paradise

Attachments:

1. Figure 1 – Project Location Map
2. Figure 2 – Project Area Detail Map
3. NEIC Results Letters
4. NAHC Results

7021 0350 0002 1089 4660

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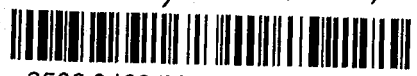
**OFFICIAL USE**

Certified Mail Fee \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To <u>BENJAMIN CLARK</u>	
Street and Apt. No., or PO Box No. <u>#1 Alverda DR.</u>	
City, State, ZIP+4® <u>OROVILLE, CA 95966</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
BENJAMIN CLARK  
(Mercy Housing Paradise)  
#1 Alverda Drive  
OROVILLE, CA 95966



9590 9402 7061 1225 3379 00

2. Article Number (Transfer from service label)  
**7021 0350 0002 1089 4660**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X**  Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Insured Mail                               |
| <input type="checkbox"/> Insured Mail                            | <input type="checkbox"/> Insured Mail Restricted Delivery           |

PS Form 3811, July 2020 PSN 7530-02-000-9053

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Tracking Number:

Remove X

## 70210350000210894660

Copy

Add to Informed Delivery (https://informeddelivery.usps.com/)

### Latest Update

Your item was delivered to an individual at the address at 11:25 am on October 11, 2022 in OROVILLE, CA 95966.

### Delivered

Delivered, Left with Individual  
OROVILLE, CA 95966  
October 11, 2022, 11:25 am

### In Transit to Next Facility

October 10, 2022

### Departed USPS Regional Facility

SACRAMENTO CA  
DISTRIBUTION CENTER  
October 9, 2022, 8:31 pm

### Arrived at USPS Regional Facility

SACRAMENTO CA  
DISTRIBUTION CENTER  
October 8, 2022, 7:04 pm

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark  
Here

Sent To Jessica Lopez  
 Street and Apt. No. or PO Box No. 8998 Fruitridge Rd.  
 City, State, ZIP+4® Sacramento, CA 95803

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Jessica Lopez  
(Mercy Housing Paradise)  
8998 Fruitridge Rd.  
Sacramento, CA 95803

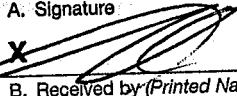


9590 9402 7061 1225 3378 49

? Article Number (Transfer from service label)

7021 0350 0002 1089 4653

COMPLETE THIS SECTION ON DELIVERY

A. Signature   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

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Tracking Number:

Remove X

## 70210350000210894653

Copy

Add to Informed Delivery (https://informedelivery.usps.com/)

### Latest Update

Your item has been delivered to an agent for final delivery in SACRAMENTO, CA 95826 on October 11, 2022 at 1:30 pm.

### Delivered to Agent

Delivered to Agent for Final Delivery

SACRAMENTO, CA 95826  
October 11, 2022, 1:30 pm

Feedback

### In Transit to Next Facility

October 10, 2022

### Departed USPS Regional Facility

SACRAMENTO CA  
DISTRIBUTION CENTER  
October 8, 2022, 10:39 pm

### Arrived at USPS Regional Facility

SACRAMENTO CA  
DISTRIBUTION CENTER  
October 8, 2022, 11:54 am

### Arrived at USPS Regional Facility

RENO NV DISTRIBUTION  
CENTER  
October 7, 2022, 11:20 pm

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark  
Here

Sent To Glenda Nelson  
 Street and Apt. No., or PO Box No. 2133 Monte Vista Ave.  
 City, State, ZIP+4® Oroville CA 95966

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Glenda Nelson  
(Mercy Housing Paradise)  
2133 Monte Vista Ave.  
Oroville, CA 95966



9590 9402 7061 1225 3378 25

2. Article Number (Transfer from service label)

7021 0350 0002 1089 4639

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Kari Rodriguez  Addressee

B. Received by (Printed Name) Kari Rodriguez C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



Tracking Number:

**70210350000210894639**

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### Latest Update

Your item was delivered to the front desk, reception area, or mail room at 11:03 am on October 11, 2022 in OROVILLE, CA 95966.

### Delivered

**Delivered, Front Desk/Reception/Mail Room**

OROVILLE, CA 95966

October 11, 2022, 11:03 am

### Out for Delivery

OROVILLE, CA 95965

October 11, 2022, 6:10 am

### Arrived at Post Office

OROVILLE, CA 95965

October 11, 2022, 5:34 am

### In Transit to Next Facility

October 10, 2022

### Departed USPS Regional Facility

SACRAMENTO CA

DISTRIBUTION CENTER

October 9, 2022, 7:43 pm

### Arrived at USPS Regional Facility

SACRAMENTO CA

DISTRIBUTION CENTER

October 8, 2022, 11:54 am

### Arrived at USPS Regional Facility

RENO NV DISTRIBUTION

CENTER

October 7, 2022, 11:23 pm

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark  
Here

Sent To Dennis Ramirez  
 Street and Apt. No., or PO Box No. 125 Mission Ranch Blvd.  
 City, State, ZIP+4® Chico, CA 95926

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dennis Ramirez  
(Mercy Housing Paradise)  
125 Mission Ranch Blvd.  
Chico, CA 95926



9590 9402 7061 1225 3379 17

2. Article Number (Transfer from service label)

7021 0350 0002 1089 4677

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X My [Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Anthony Tyle

C. Date of Delivery

10/13

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Tracking Number:

**70210350000210894677**

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### Latest Update

Your item was delivered to the front desk, reception area, or mail room at 12:13 pm on October 13, 2022 in CHICO, CA 95928,

### Delivered

Delivered, Front Desk/Reception/Mail Room  
CHICO, CA 95928  
October 13, 2022, 12:13 pm

### Out for Delivery

CHICO, CA 95926  
October 11, 2022, 8:21 am

### Arrived at Post Office

CHICO, CA 95926  
October 11, 2022, 5:15 am

### In Transit to Next Facility

October 10, 2022

### Departed USPS Regional Facility

SACRAMENTO CA  
DISTRIBUTION CENTER  
October 9, 2022, 4:01 pm

### Arrived at USPS Regional Facility

SACRAMENTO CA  
DISTRIBUTION CENTER  
October 9, 2022, 8:14 am

### Departed USPS Regional Facility

RENO NV DISTRIBUTION  
CENTER  
October 8, 2022, 12:45 pm

### Arrived at USPS Regional Facility

RENO NV DISTRIBUTION  
CENTER  
October 7, 2022, 11:22 pm

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark  
Here

Sent To Kyle Self  
 Street and Apt. No. or PO Box No. P.O. Box 279  
 City, State, ZIP+4® Greenville, CT 06547

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

**COMPLETE THIS SECTION ON DELIVERY**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature [Signature]  Agent  Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery

1. Article Addressed to:  
Kyle Self  
(Merck Housing Paradise)  
P.O. Box 279  
Greenville, CT 06547

D. Is delivery address different from Item 1?  Yes  
 If YES, enter delivery address below:  No



9590 9402 7061 1225 3378 32

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

2. Article Number (Transfer from service label)  
 7021 0350 0002 1089 4646

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Tracking Number:

**70210350000210894646**

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**Latest Update**

Your item was picked up at the post office at 5:03 pm on October 14, 2022 in QUINCY, CA 95971.

**Delivered**

**Delivered, Individual Picked Up at Post Offi**

QUINCY, CA 95971  
October 14, 2022, 5:03 pm

**Arrived at Post Office**

GREENVILLE, CA 95947  
October 11, 2022, 10:27 am

**In Transit to Next Facility**

October 10, 2022

**Departed USPS Regional Facility**

SACRAMENTO CA  
DISTRIBUTION CENTER  
October 8, 2022, 3:30 pm

**Arrived at USPS Regional Facility**

SACRAMENTO CA  
DISTRIBUTION CENTER  
October 8, 2022, 12:11 pm

**Arrived at USPS Regional Facility**

RENO NV DISTRIBUTION  
CENTER  
October 7, 2022, 10:45 pm

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To **FRANCIS STEELE JR**

Street and Apt. No., or PO Box No. **5 TYME WAY**

City, State, ZIP+4® **Oroville, CA 95966**

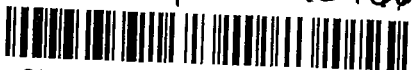
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Francis Steele JR.**  
**(Mercy Housing Paradise)**  
**5 TYME WAY**  
**Oroville, CA 95966**



9590 9402 7061 1225 3378 18

2. Article Number (Transfer from service label)

7021 0350 0002 1089 4622

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]*  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Signature Confirmation™

Collect on Delivery  Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery  Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



Tracking Number:

**70210350000210894622**

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### Latest Update

Your item was delivered to the front desk, reception area, or mail room at 3:00 pm on October 11, 2022 in OROVILLE, CA 95966.

- **Delivered**  
Delivered, Front Desk/Reception/Mail Room  
OROVILLE, CA 95966  
October 11, 2022, 3:00 pm
- **Out for Delivery**  
OROVILLE, CA 95965  
October 11, 2022, 6:10 am
- **Arrived at Post Office**  
OROVILLE, CA 95965  
October 11, 2022, 5:34 am
- **In Transit to Next Facility**  
October 10, 2022
- **Departed USPS Regional Facility**  
SACRAMENTO CA  
DISTRIBUTION CENTER  
October 9, 2022, 7:43 pm
- **Arrived at USPS Regional Facility**  
SACRAMENTO CA  
DISTRIBUTION CENTER  
October 8, 2022, 11:54 am
- **Arrived at USPS Regional Facility**  
RENO NV DISTRIBUTION  
CENTER  
October 7, 2022, 11:22 pm
- **Hide Tracking History**

Feedback

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**Attachment 3**  
**NEIC RECORDS SEARCH**

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# California Historical Resources Information System

BUTTE  
GLENN  
LASSEN  
MODOC  
PLUMAS  
SHASTA

SIERRA  
SISKIYOU  
SUTTER  
TEHAMA  
TRINITY

Northeast Information Center  
1074 East Avenue, Suite F  
Chico, California 95926  
Phone (530) 898-6256  
*neinfocntr@csuchico.edu*

September 2, 2022

NCE  
501 Canal Blvd, Suite I  
Richmond, CA 94804  
Attn: Molly Laitinen

**IC File # D22-338**  
**Priority**  
**Confidential Records Search**

RE: Cypress Lane Housing Project  
T22N, R3E, Section 12 & 1 MDBM  
USGS Paradise East (1980) 7.5' & Paradise (1953) 15' quadrangle maps  
17.33 acres (Butte County)

Dear Ms. Laitinen

In response to your request, a records search for the project cited above was conducted by examining the official maps and records for cultural resources and reports in Butte County. Please note, the search includes the requested 100-meter radius surrounding the project area.

## RESULTS:

Resources within project area:	No resources were located in the project area
Resources within 1/2-mile radius:	No resources were located in the project vicinity
Reports within project area:	NEIC-839, NEIC-7664, NEIC-9244, NEIC-9260, NEIC-14341
Reports within 1/2-mile radius:	No reports were located in the project vicinity

As indicated on your data request form, the locations of resources and reports are provided in the following format:  Custom Maps  GIS Data  N/A

- |   |  |   |  |
|---|--|---|--|
| <b><u>Resource Database Printout (list):</u></b>            | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>Resource Database Printout (details):</u></b>         | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>Resource Digital Database Records:</u></b>            | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>Report Database Printout (list):</u></b>              | <input checked="" type="checkbox"/> enclosed | <input type="checkbox"/> not requested            | <input type="checkbox"/> nothing listed            |
| <b><u>Report Database Printout (details):</u></b>           | <input checked="" type="checkbox"/> enclosed | <input type="checkbox"/> not requested            | <input type="checkbox"/> nothing listed            |
| <b><u>Report Digital Database Records:</u></b>              | <input checked="" type="checkbox"/> enclosed | <input type="checkbox"/> not requested            | <input type="checkbox"/> nothing listed            |
| <b><u>Other Reports: *</u></b>                              | <input checked="" type="checkbox"/> enclosed | <input type="checkbox"/> not requested            | <input type="checkbox"/> nothing listed            |
| <b><u>Resource Record Copies:</u></b>                       | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>Report Copies:</u></b>                                | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Built Environment Resources Directory:</u></b>        | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>Archaeological Determinations of Eligibility:</u></b> | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>CA Inventory of Historic Resources (1976):</u></b>    | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>Caltrans Bridge Survey:</u></b>                       | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Ethnographic Information:</u></b>                     | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>Historical Literature:</u></b>                        | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Historical Maps:</u></b>                              | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Local Inventories:</u></b>                            | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>GLO and/or Rancho Plat Maps:</u></b>                  | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Shipwreck Inventory:</u></b>                          | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |

Notes: \*These are classified as studies that are missing maps or do not have a field work component.  
 Please refer to the NRCS Soil Survey website for current soil survey information:  
<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if it is for public distribution.

The provision of California Historical Resources Information System (CHRIS) Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archaeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation (OHP), or the State Historical Resources Commission.

Due to processing delays and other factors, it is possible that not all of the historical resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that

produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

An invoice will follow from Chico State Enterprises for billing purposes. Thank you for your concern in preserving California's cultural heritage, and please feel free to contact us if you have any questions or need any further information.

Sincerely,

*Ashlyn Weaver*

Ashlyn Weaver, M.A.  
Assistant Coordinator & GIS Specialist  
Northeast Information Center  
(530) 898-6256

# California Historical Resources Information System

BUTTE  
GLENN  
LASSEN  
MODOC  
PLUMAS  
SHASTA

SIERRA  
SISKIYOU  
SUTTER  
TEHAMA  
TRINITY

Northeast Information Center  
1074 East Avenue, Suite F  
Chico, California 95926  
Phone (530) 898-6256  
*neinfocntr@csuchico.edu*

September 19, 2022

NCE  
501 Canal Blvd, Suite I  
Richmond, CA 94804  
Attn: Molly Laitinen

**IC File # D22-338B**  
**Priority**  
**Confidential Records Search**

RE: Cypress Lane Housing Phase 2 Senior Housing Project  
T22N, R3E, Section 1 & 12 MDBM  
USGS Paradise East (1980) 7.5' & Paradise (1953) 15' quadrangle maps  
6.28 acres (Butte County)

Dear Ms. Laitinen

In response to your request, a records search for the project cited above was conducted by examining the official maps and records for cultural resources and reports in Butte County. Please note, the search includes the requested 100-meter radius surrounding the project area.

**RESULTS:**

Resources within project area:	No resources were located in the project area
Resources within 100-meter radius:	No resources were located in the project vicinity
Reports within project area:	NEIC-839, NEIC-7664, NEIC-9276, NEIC-99244, NEIC-14341
Reports within 100-meter radius:	No reports were located in the project vicinity

**Please Note:** NEIC-839, NEIC-7664, NEIC-99244, and NEIC-14341 have been excluded from the overall report at the concurrence of the surveys being located in Record Search D22-338A.



As indicated on your data request form, the locations of resources and reports are provided in the following format:  Custom Maps  GIS Data  N/A

<b><u>Resource Database Printout (list):</u></b>	<input type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input checked="" type="checkbox"/> nothing listed
<b><u>Resource Database Printout (details):</u></b>	<input type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input checked="" type="checkbox"/> nothing listed
<b><u>Resource Digital Database Records:</u></b>	<input type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input checked="" type="checkbox"/> nothing listed
<b><u>Report Database Printout (list):</u></b>	<input checked="" type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Report Database Printout (details):</u></b>	<input checked="" type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Report Digital Database Records:</u></b>	<input checked="" type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Other Reports: *</u></b>	<input type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input checked="" type="checkbox"/> nothing listed
<b><u>Resource Record Copies:</u></b>	<input type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input checked="" type="checkbox"/> nothing listed
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<b><u>Caltrans Bridge Survey:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Ethnographic Information:</u></b>	<input type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input checked="" type="checkbox"/> nothing listed
<b><u>Historical Literature:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Historical Maps:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Local Inventories:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
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An invoice will follow from Chico State Enterprises for billing purposes. Thank you for your concern in preserving California's cultural heritage, and please feel free to contact us if you have any questions or need any further information.

Sincerely,

*Ashlyn Weaver*

Ashlyn Weaver, M.A.  
Assistant Coordinator & GIS Specialist  
Northeast Information Center  
(530) 898-6256

## **Attachment 4**

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**APE PHOTOS**

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**CULTURAL RESOURCES PHOTOGRAPH RECORD**

**Project Name: Cypress Family and Senior Housing Project, Paradise, California**  
**Project Number: 621.09.55**

<b>Date</b>	<b>Frame Number</b>	<b>Site/Iso #</b>	<b>Description</b>	<b>View</b>
9/29/2022	DSC01700	-	Phase 1, northeast corner, view to south across parking lot and building pad where a building was	S
9/29/2022	DSC01701	-	Phase 1, northeast corner, view across parking lot	SW
9/29/2022	DSC01702	-	Phase 1, northwest corner	E
9/29/2022	DSC01703	-	Phase 1, northwest corner	S
9/29/2022	DSC01704	-	Phase 2, northeast corner, cleared area with wood debris	S
9/29/2022	DSC01705	-	Phase 2, northeast corner, cleared area with tree stumps	W
9/29/2022	DSC01706	-	Phase 2, northwest corner. Right side of photo south of handicap spot there was a structure, cleared off now.	S
9/29/2022	DSC01707	-	Phase 2, northeast corner	E
9/29/2022	DSC01708	-	Phase 2, southwest corner	E
9/29/2022	DSC01709	-	Phase 2, southwest corner	S
9/29/2022	DSC01710	-	Phase 1, southwest corner	N
9/29/2022	DSC01711	-	Phase 1, southwest corner	E
9/29/2022	DSC01712	-	Phase 1, southeast corner	N
9/29/2022	DSC01713	-	Phase 1, southeast corner	W
9/29/2022	DSC01714	-	Phase 1, east property boundary	N
9/29/2022	DSC01715	-	Phase 1 east proerty boundary and south side of Cyprus Lane	W
9/29/2022	DSC01716	-	Phase 1 east proerty boundary and south side of Cyprus Lane	S



DSC01700



DSC01701



DSC01702



DSC01703



DSC01704



DSC01705





DSC01706



DSC01707



DSC01708



DSC01709



DSC01710



DSC01711





DSC01712



DSC01713



DSC01714



DSC01715



DSC01716



## MEMORANDUM

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Date: November 10, 2022                      Project No: 621.09.55

To: Jeffrey Riley, Project Developer  
Mercy Housing California  
2512 River Plaza Drive, Suite 200  
Sacramento, CA 95833

From: Cord Hute, Senior Biologist

Subject: Cypress Family and Senior Housing Project Biological Resources  
Technical Memorandum

---

Dear Mr. Riley,

This biological resources technical memorandum (tech memo) presents the results of special status species (SSS) database searches and reconnaissance-level field surveys for SSS that have the potential to occur within the project area boundary of the proposed Cypress Family and Senior Housing Project (project). This tech memo also presents the results of a tree survey that inventories tree species, sizes (diameter breast height), and tree locations on the site. Lastly, this tech memo includes a discussion of avoidance or minimization measures recommended during construction.

Accompanying this tech memo are two tables (**Tables 1 and 2**) that summarize the results of the field survey and five figures (**Figures 1, 2, 3, 4, and 5**) that present the project vicinity, project location, special status species occurrence data, tree locations, and aquatic resources in relation to the project area.

The purpose of the database searches and the reconnaissance-level field surveys are to describe the existing biological resources, special status species, or habitat that may occur within or nearby the project area. A wide variety of taxa native to the state of California have low population numbers, limited distributions, or are otherwise vulnerable to extinction or extirpation within the state and are therefore protected by state and federal laws. These species meet the criteria described in Section 15380 of the California Environmental Quality Act (CEQA) Guidelines. Although they may include ecologically significant units, species, and/or sub-species, these taxa are collectively referred to as SSS.

#### **PROJECT BACKGROUND**

Mercy Housing Corporation proposes to construct the Cypress Family and Senior Housing Project in Paradise (Town), California. The proposed project will be

constructed in two phases of 70 units each. Phase 1 will be multi-family housing of 1, 2 or 3 bedrooms. Phase 2 will be senior housing of 1-bedroom units.

Amenities for Cypress Family Housing (Phase 1) will include 86 surface parking spaces, a 2,000 square foot (sf) community center, 2 playgrounds, and plentiful open space, including a central green in the middle of the buildings located on the former hospital site. Phase 2, Cypress Senior Housing, will include 84 surface parking spaces, a 2,000-sf community center, a community garden, and plentiful open space.

To promote Green Building Sustainability and Energy Efficiency, the California Green Buildings Standards Code (CALGreen) will be adopted. The proposed project will be designed to incorporate principles of sustainability, including water and energy efficiency, resilience, and mitigating the impact of future disasters. The project's architectural character would be one- and two-story buildings broken up by walkways and green space.

For each phase of the project, a separate wastewater collection, treatment, and disposal system will be designed, permitted, and constructed. Each phase will be located on a separate property for ownership and finance purposes. Existing property boundaries will be adjusted and/or combined as necessary to accommodate the final project. Reciprocal easements for wastewater systems, access and utilities will be created as necessary. Typical residential strength wastewater is expected from each system. Each system will be designed to include secondary wastewater treatment (considered Advanced Treatment in the Town Code). The secondary wastewater treatment systems will be designed to include a minimum of two days hydraulic retention time septic tank capacity, per Town Code.

For this Project, several roads will be widened to improve "all at once" evacuation. Both Clark Road, to the west of the Project, and Pentz Road to the east, will have a traffic lane added along with a pedestrian-bike path. If needed, these two roads will provide major evacuation corridors for the Project's future residents. According to the Transportation Management Plan, "A major component of Town's long-term recovery is rebuilding its transportation system to improve daily transportation and emergency evacuation, catalyze redevelopment, augment economic development, and improve Town's walkability and bicycle friendliness."

Construction is scheduled to take several years. The 70-unit multi-family Phase one would be completed first, followed by Phase two. In general terms, construction would involve the following:

### **Demolition**

As part of the Camp Fire cleanup, much of the debris was removed from the project area. Remaining hardscape, including asphalt paving and sidewalks, would be removed as part of the project.

### **Grubbing/Rough Grading**

Overgrown vegetation that would interfere with construction would be removed from the project area. Grading would shape the construction site and small changes in topography.

### **Excavation and Site Work**

Following rough grading, additional excavation would bring the project area to final grade and prepare the soil for underground piping and structural slabs. Site work would involve installing underground utility pipes (some pipes may be 6-inch-diameter or larger), manholes, structural foundations, curbs, gutters, and sidewalks. The underground septic systems will undergo extensive upgrades and improvements. Excavation for concrete foundations and underground drainage pipes would be performed with excavators and/or backhoes.

### **Structural Facilities**

The soil would be compacted and prepared for all structural facilities and piers for foundation systems. Prior to pouring concrete, structural forms, rebar, and conduits would be installed for each building. After the concrete is poured, it would be finished and cured before the forms are removed. Then building construction could commence.

### **Paving, Striping, Landscaping**

Paving would be performed incrementally throughout the site area as large construction and non-rubber tread equipment is removed from the site. All parking areas, roads, and designated locations would be paved and striped. Landscaping may include installation and/or construction of plantings and hardscapes, water features, walls, outdoor lighting, and drainage.

### **Equipment and Labor Force**

Various types of heavy equipment would include excavators, backhoes, bulldozers, cement trucks, cranes, graders, and a wheeled roller. Water trucks with a tank size of 2,000 to 4,000 gallons would be used for dust-control during construction.

A skilled labor force would be required to complete this project, including civil/earthwork personal, excavators, masons, painters, plumbers, landscapers, carpenters, cement finishers, operating engineers, electricians, and craftsmen. The number of workers at the construction site would vary based on the phase and complexity of construction.

Work would generally be completed during daylight hours, typically 8:00 a.m. to 6:00 p.m., or as specified by the Town's Municipal Codes. During the construction period, construction would generally be performed 5 days per week (weekend work

may occur occasionally depending on schedule), year-round, except for standard U.S. holidays. There would be no on-site temporary workforce housing, and parking of employee recreational vehicles or trailers would be prohibited.

## **PROJECT LOCATION**

The project is located within the Town of Paradise, Butte County, California (APNs: 050-140-050, 050-140-151, 050-140-153, 050-140-155, 050-140-160, 050-140-161, and 050-140-162) (**Figure 1**). The Project area is located at 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road, in Paradise, California. The nearly 24-acre site consists of 7 parcels that were largely cleared after the 2018 Camp Fire, although there are remnants remaining such as asphalt, septic tanks and leach fields, gazebos, concrete, and driveways. Some parts of the proposed site previously contained a vocational rehabilitation facility, nursing home, and church. Town officials noted that in prior years there was significant traffic turning on and off Cypress Lane. The site is bordered by formerly residential areas that were destroyed in the 2018 Camp Fire.

## **RELEVANT REGULATIONS**

Local, state, and federal regulations that are relevant to this tech memo are described below.

### ***Federal***

#### **Federal Endangered Species Act**

The Federal Endangered Species Act (ESA) protects plants and wildlife that are listed as endangered or threatened by the United States Fish and Wildlife Service (USFWS). Section 9 of the ESA prohibits the taking of endangered wildlife, where taking is defined as “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct” (50 CFR 17.3). Under Section 7 of the ESA, federal agencies are required to consult with the USFWS or National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NOAA Fisheries) as applicable if their actions, including permit approvals or funding, could adversely affect an endangered species (including plants) or its critical habitat. Section 10 of ESA provides for issuance of incidental take permits to private parties provided a habitat conservation plan is developed.

#### **Migratory Bird Treaty Act**

The Migratory Bird Treaty Act (MBTA) makes it unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, or kill migratory birds. The law applies to the removal of nests (such as swallow nests on bridges) occupied by migratory birds during the breeding season.

On January 7, 2021, U.S. Fish and Wildlife Service (USFWS) published a final rule limiting the scope of the MBTA’s prohibition on the take of migratory birds. The new



rule excludes incidental take, meaning bird mortality that results from an action but is not the purpose of that action is excluded from the final rule.

## **State**

### **California Endangered Species Act**

Pursuant to the California Endangered Species Act (CESA) and Section 2081 of the California Fish and Game Code, an Incidental Take Permit from the California Department of Fish and Wildlife (CDFW) is required for projects that could result in the “take” of a State listed threatened or endangered species. Under the CESA, “take” is defined as an activity that would directly or indirectly kill an individual of a species proposed for listing (called “candidates” by the state). Section 2080 of the California Fish and Game Code prohibits the taking, possession, purchase, sale, and import or export of endangered, threatened, or candidate species, unless otherwise authorized by permit or in the regulations. A Section 2081 permit is issued when a project is consistent with an existing Biological Opinion.

### **Birds of Prey and Nesting Birds**

Nesting birds are protected in California under State Fish and Game Code in Section 3503. Section 3503 states, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” Birds of prey are protected in California under provisions of the State Fish and Game Code, Section 3503.5, which states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “taking” by the CDFW.

### **California Native Plant Protection Act**

The Native Plant Protection Act (NPPA) of 1977 (California Fish and Game Code Sections 1900-1913) was created to “preserve, protect and enhance rare and endangered plants in this State.” The NPPA is administered by CDFW. The Fish and Wildlife Commission has the authority to designate native plants as “endangered” or “rare” and to protect endangered and rare plants from take. CESA provided further protection for rare and endangered plant species, but the NPPA remains part of the CDFG Code. No species protected by the California NPPA have been identified in the project area.

### **Wetlands and Other Jurisdictional Waters**

The U.S. Army Corps of Engineers (USACE), CDFW, and Regional Water Quality Control Board (RWQCB) have jurisdiction over modifications to stream channels, riverbanks, lakes, and other wetland features. Jurisdiction of the Corps is established through the provisions of Section 404 of the Clean Water Act, which prohibits the discharge of dredged or fill material into "waters" of the United States without a permit, including certain wetlands and unvegetated "other waters of the U.S." The Corps also has jurisdiction over navigable waters, including tidally influenced ones below Mean High Water, under Section 10 of the Rivers and Harbors Act. Jurisdictional authority of the CDFW is established under Section 1602 of the Fish and Game Code, which pertains to activities that would disrupt the natural flow or alter the channel, bed, or bank of any lake, river, or stream. The Fish and Game Code states that it is "unlawful to substantially divert or obstruct the natural flow or substantially change the bed, channel or bank of any river, stream or lake" without notifying the Department, incorporating necessary mitigation, and obtaining a Streambed Alteration agreement. The Wetlands Resources Policy of the CDFW states that the Fish and Game Commission will "strongly discourage development in or conversion of wetlands... unless, at a minimum, project mitigation assures there will be no net loss of either wetland habitat values or acreage." Jurisdictional authority of the RWQCB is established pursuant to Section 401 of the Clean Water Act, which typically requires a water quality certification when an individual or nationwide permit is issued by the USACE. The RWQCB also has jurisdiction over "waters of the State" under the Porter-Cologne Water Quality Control Act.

The RWQCBs primary role is to enforce the federal Clean Water Act, and in doing so, assert regulatory authority over development activities affecting the water quality of navigable water and wetlands. Under Section 401(a)(1) of the Clean Water Act:

*"Any applicant for a Federal license or permit to conduct any activity...which may result in any discharge into the navigable waters, shall provide the licensing or permitting agency a certification from the State...that any such discharge will comply with the applicable provisions of Sections 301, 302, 303, 306, and 307 of this Act."*

In turn, California Code of Regulations Section 3831(k) defines the State certification required under Section 401 as:

*"Water Quality Certification' means a certification that there is a reasonable assurance that an activity which may result in a discharge to navigable waters of the United States will not violate water quality standards, where the activity requires a federal license or permit."*

In practice, the regional boards have applied their authority over water quality standards to all waters of the State, including wetlands. Discharge to wetlands and riparian wetlands may violate water quality objectives (e.g., turbidity, temperature, or salinity); impair beneficial uses (e.g., groundwater recharge, recreation, wildlife habitat, fish migration, and shellfish harvesting); and conflict with the anti-degradation policy.

In addition to being responsible for the maintenance and protection of California's fish and wildlife, the CDFW has authorities under California's Public Resources Code, and the federal Fish and Wildlife Coordination Act to regulate or comment on activities in wetland and riparian areas. The CDFW also assumes primary responsibility for implementation of the California State Endangered Species Act, and the Streambed Alteration Agreement (Fish and Game Code Sections 1601–1603). This agreement is one of the State's few direct legal instruments for the protection of streams, rivers, and lakes. The CDFW also comments directly to the USACE concerning fish and wildlife aspects of Section 10 and Section 404 permits. CDFW's official position regarding the protection of wetlands is that development projects should not result in a net loss of either wetland acreage or wetland habitat value.

### **California Department of Fish and Wildlife Lake and Streambed Alteration Agreement**

The CDFW has jurisdiction over the bed and bank of natural drainages according to provisions of Section 1601 and 1602 of the California Fish and Game Code (2008b). Activities that would disturb these drainages are regulated by the CDFW through a Lake and Streambed Alteration Agreement. Such an agreement typically stipulates that certain measures will be implemented which protect the habitat values of the drainage in question.

#### ***Local***

### **Town of Paradise Code of Ordinances**

Title 8, Chapter 12 of the Town Code of Ordinances requires permits for the removal of trees measuring 10 inches or greater in diameter at breast height (DBH). Additionally, a permit for the removal of 9 or more trees from a single legal parcel will require “a written explanation by a tree expert... that the qualifying tree or trees must be felled based on circumstances for felling and/or removal under Section 8.12.090”. In response to the 2018 Camp Fire, the Town has also adopted a Hazard Tree Removal Program outlined in Title 8, Chapter 63, and is in the process of assessing trees for removal in the spring of 2023. Trees located within the project site appear to have been assessed for removal, and eligibility will be approved by the end of the winter months.

### **Town of Paradise General Plan**

The Open Space/Conservation/Energy Element of the General Plan includes the following policies aimed at conserving natural resources:

Policy OCEP-13 – “Existing large trees of historic and/or cultural significance should be protected to the best of the town’s ability. Trees so identified should only be removed as a last resort.”

Policy OCEP-15 – “Existing, significantly important natural habitat areas having high value for birds and other wildlife should be preserved for future generations through careful land use planning and public participation.”

Policy OCEP-26 – “Natural riparian vegetation along creeks should be protected.”

## **METHODS**

NCE conducted background research to evaluate known occurrences of state listed SSS in the project area. Background research was conducted, and the following databases were reviewed:

- California Natural Diversity Database (CNDDDB) 2022. California Department of Fish and Wildlife, Sacramento, CA. Accessed online.
- California Native Plant Society (CNPS), Rare Plant Program. 2022. Inventory of Rare and Endangered Plants of California (online edition, v9-01). Accessed online.
- United States Fish and Wildlife Service (USFWS) 2022. Information for Planning and Consultation System (IPaC). Accessed online.

A one-mile buffer was established around the project area and available CNDDDB records were reviewed for this project (**Figure 3**). The CNPS inventory search consisted of CNPS list 1 and list 2 species known to occur within the nine quadrangles surrounding the project area. The results of the background research and reconnaissance-level field surveys were used to evaluate habitat and assess the potential for SSS to occur within or nearby the project area.

Two NCE biologists conducted a reconnaissance-level field biological field survey of the proposed project site in Paradise, California on September 26, 2022. Two additional field survey were conducted on September 29, 2022 and October 18/19, 2022, to update the results of the earlier survey due to changes in the project area footprint, and to conduct a delineation of aquatic resources on the project site. These surveys were completed to evaluate habitat and identify the presence or absence of SSS within the project area. Weather during the three surveys was clear and sunny with a temperature of 90 degrees, 83 degrees, and 83 degrees respectively. Survey equipment included binoculars and an electronic tablet to collect field data. The entire project area was traversed on foot and every plant species and vegetation community type observed were recorded. Any animals or



evidence of animal activity observed during the survey were also recorded. All live trees with DBH greater than 4 inches were assessed and tree species, size, and location were documented.

## RESULTS

The project area is characterized as highly disturbed suburban land, in large part due to destruction from the 2018 Camp Fire and subsequent cleanup activities. While most infrastructure within the project site has been removed since the fire in 2018, the parking lot in the northeast parcel and a smaller parking lot along the northwest edge remain, in addition to limited sections of cement sidewalks and foundations in the central and northeastern parcels. The vegetation within the project site is characterized by stands of native ponderosa pine (*Pinus ponderosa*) and incense cedar (*Calocedrus decurrens*) in the northeastern and southern portions of the site, with non-native brush dominating the understory. The western portion of the site is characterized by several stream channels with riparian habitat dominated by Himalayan blackberries (*Rubus armeniacus*) and arroyo willows (*Salix lasiolepis*). Additionally, patches of native black oak (*Quercus kelloggii*) woodland occur throughout the site, as well as open fields dominated by non-native brush and weedy herbaceous species.

During the September 26, 2022 survey, one White-tailed kite (*Elanus leucurus*) was observed circling and perching on the ponderosa pine trees in the southwest portion of the site. No other SSS were observed within or adjacent to the project area. Due to the disturbed nature of the habitat within and surrounding the rest of the project area, no other SSS are anticipated to occur within the project area during construction. A complete list of plant and animal species observed during the survey is recorded in Table 1 below.

**Table 1: Species observed during surveys**

Scientific Name	Common Name	Native: Y, N
<b>Plants</b>		
<i>Acacia melanoxylon</i>	Blackwood acacia	N
<i>Acer macrophyllum</i>	Big leaf maple	Y
<i>Albizia julibrissin</i>	Persian silk tree	N
<i>Apocynum cannabinum</i>	Hemp dogbane	Y
<i>Arctostaphylos glauca</i>	Big berry manzanita	Y
<i>Artemisia douglasiana</i>	California mugwort	Y
<i>Brassica nigra</i>	Black mustard	N, Cal-IPC Invasive: Moderate
<i>Calocedrus decurrens</i>	Incense cedar	Y
<i>Ceanothus cuneatus</i>	Buck brush	N

<i>Ceanothus integerrimus</i>	Deer brush	Y
<i>Centaurea solstitialis</i>	Yellow starthistle	N, Cal-IPC Invasive: High
<i>Cirsium vulgare</i>	Bull thistle	N, Cal-IPC Invasive: Moderate
<i>Cynosurus echinatus</i>	Hedgehog dogtail grass	N, Cal-IPC Invasive: Moderate
<i>Dianthus armeria</i>	Deptford pink	N
<i>Diospyros kaki</i>	Japanese persimmon	N
<i>Echium vulgare</i>	Viper's bugloss	Y
<i>Epilobium brachycarpum</i>	Tall annual willow herb	Y
<i>Erigeron canadensis</i>	Horseweed	Y
<i>Eschscholzia californica</i>	California poppy	Y
<i>Frangula californica</i>	California coffeeberry	Y
<i>Genista monspessulana</i>	French broom	N, Cal-IPC Invasive: High
<i>Heteromeles arbutifolia</i>	Toyon	Y
<i>Juglans hindsii</i>	Northern California black walnut	Y
<i>Juncus effusus</i>	Common rush	Y
<i>Lagerstroemia indica</i>	Crepe myrtle	N
<i>Lathyrus latifolius</i>	Perennial sweet pea	N, Cal-IPC Invasive: Watch
<i>Ligustrum lucidum</i>	Glossy privet	N, Cal-IPC Invasive: Limited
<i>Lupinus sp.</i>	Lupine	Y
<i>Mentha canadensis</i>	Mint	Y
<i>Persicaria hydropiper</i>	Smartweed	Y
<i>Phacelia imbricata</i>	Imbricate phacelia	Y
<i>Phytolacca americana</i>	Common pokeweed	N, Cal-IPC Invasive: Limited
<i>Pinus ponderosa</i>	Ponderosa pine	Y
<i>Plantago major</i>	Common plantain	N
<i>Poterium sanguisorba</i>	Small burnet	N
<i>Pteridium aquilinum</i>	Bracken Fern	Y
<i>Quercus agrifolia</i>	Coast live oak	Y
<i>Quercus kelloggii</i>	Black oak	Y
<i>Quercus lobata</i>	Valley oak	Y
<i>Ribes montigenum</i>	Alpine prickly current	Y
<i>Rubus armeniacus</i>	Himalayan blackberry	N, Cal-IPC Invasive: High
<i>Salix lasiolepis</i>	Arroyo willow	Y
<i>Sericocarpus linifolius</i>	Narrowleaf whitetop aster	Y
<i>Solidago missouriensis</i>	Missouri goldenrod	Y
<i>Symphotrichum chilense</i>	Pacific aster	Y

<i>Toxicodendron diversilobum</i>	Poison oak	Y
<i>Typha latifolia</i>	Broad-leaved cattail	Y
<i>Verbascum blattaria</i>	Moth mullein	N
<i>Verbascum thapsus</i>	Common mullein	N, Cal-IPC Invasive: Limited
<i>Vitis californica</i>	California wild grape	Y

<b>Animals</b>		
<i>Aphelocoma californica</i>	California scrub jay	Y
<i>Canis latrans</i>	Coyote	Y
<i>Cathartes aura</i>	Turkey vulture	Y
<i>Corvus corax</i>	Common raven	Y
<i>Elanus leucurus</i>	White-tailed kite	Y
<i>Lepus californicus</i>	Black-tailed jackrabbit	Y
<i>Odocoileus hemionus</i>	Black-tailed mule deer	Y
<i>Oreortyx pictus</i>	Mountain quail	Y
<i>Sialia mexicana</i>	Western bluebird	Y

The tree survey documented 183 trees on the site with a DBH greater than 4 inches. The complete results of the tree survey are included below as **Table 2** and are illustrated in **Figure 4**.

**Table 2: Tree Survey Results**

<b>ID#</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>DBH in inches</b>	<b>Native: Y/N</b>	<b>Notes</b>
<b>1</b>	<i>Pinus ponderosa</i>	Ponderosa pine	15	Y	
<b>2</b>	<i>Pinus ponderosa</i>	Ponderosa pine	16	Y	
<b>3</b>	<i>Pinus ponderosa</i>	Ponderosa pine	7	Y	
<b>4</b>	<i>Pinus ponderosa</i>	Ponderosa pine	13	Y	
<b>5</b>	<i>Pinus ponderosa</i>	Ponderosa pine	13	Y	
<b>6</b>	<i>Pinus ponderosa</i>	Ponderosa pine	24	Y	
<b>7</b>	<i>Pinus ponderosa</i>	Ponderosa pine	8	Y	
<b>8</b>	<i>Pinus ponderosa</i>	Ponderosa pine	7	Y	
<b>9</b>	<i>Pinus ponderosa</i>	Ponderosa pine	15	Y	
<b>10</b>	<i>Pinus ponderosa</i>	Ponderosa pine	14	Y	
<b>11</b>	<i>Pinus ponderosa</i>	Ponderosa pine	8	Y	
<b>12</b>	<i>Pinus ponderosa</i>	Ponderosa pine	8	Y	
<b>13</b>	<i>Pinus ponderosa</i>	Ponderosa pine	11	Y	
<b>14</b>	<i>Pinus ponderosa</i>	Ponderosa pine	12	Y	
<b>15</b>	<i>Pinus ponderosa</i>	Ponderosa pine	16	Y	
<b>16</b>	<i>Pinus ponderosa</i>	Ponderosa pine	16	Y	
<b>17</b>	<i>Pinus ponderosa</i>	Ponderosa pine	12	Y	

<b>18</b>	<i>Pinus ponderosa</i>	Ponderosa pine	10	Y	
<b>19</b>	<i>Pinus ponderosa</i>	Ponderosa pine	12	Y	
<b>20</b>	<i>Pinus ponderosa</i>	Ponderosa pine	13	Y	
<b>21</b>	<i>Pinus ponderosa</i>	Ponderosa pine	10, 12	Y	Multitrunk
<b>22</b>	<i>Pinus ponderosa</i>	Ponderosa pine	18, 13	Y	Multitrunk
<b>23</b>	<i>Pinus ponderosa</i>	Ponderosa pine	8	Y	
<b>24</b>	<i>Pinus ponderosa</i>	Ponderosa pine	10	Y	
<b>25</b>	<i>Pinus ponderosa</i>	Ponderosa pine	11	Y	
<b>26</b>	<i>Pinus ponderosa</i>	Ponderosa pine	14	Y	
<b>27</b>	<i>Calocedrus decurrens</i>	Incense cedar	26	Y	
<b>28</b>	<i>Calocedrus decurrens</i>	Incense cedar	21, 15	Y	Multitrunk
<b>29</b>	<i>Calocedrus decurrens</i>	Incense cedar	16, 18, 8, 12, 9	Y	Multitrunk
<b>30</b>	<i>Calocedrus decurrens</i>	Incense cedar	19, 7, 16, 12	Y	Multitrunk
<b>31</b>	<i>Calocedrus decurrens</i>	Incense cedar	21, 16	Y	Multitrunk
<b>32</b>	<i>Calocedrus decurrens</i>	Incense cedar	15	Y	
<b>33</b>	<i>Calocedrus decurrens</i>	Incense cedar	17, 11	Y	Multitrunk
<b>34</b>	<i>Calocedrus decurrens</i>	Incense cedar	13	Y	
<b>35</b>	<i>Calocedrus decurrens</i>	Incense cedar	27	Y	
<b>36</b>	<i>Pinus ponderosa</i>	Ponderosa pine	7	Y	
<b>37</b>	<i>Calocedrus decurrens</i>	Incense cedar	25	Y	
<b>38</b>	<i>Calocedrus decurrens</i>	Incense cedar	25	Y	
<b>39</b>	<i>Calocedrus decurrens</i>	Incense cedar	20	Y	
<b>40</b>	<i>Calocedrus decurrens</i>	Incense cedar	23	Y	
<b>41</b>	<i>Calocedrus decurrens</i>	Incense cedar	35	Y	
<b>42</b>	<i>Calocedrus decurrens</i>	Incense cedar	24	Y	
<b>43</b>	<i>Calocedrus decurrens</i>	Incense cedar	30	Y	
<b>44</b>	<i>Calocedrus decurrens</i>	Incense cedar	12	Y	
<b>45</b>	<i>Calocedrus decurrens</i>	Incense cedar	16	Y	
<b>46</b>	<i>Calocedrus decurrens</i>	Incense cedar	26	Y	
<b>47</b>	<i>Pinus ponderosa</i>	Ponderosa pine	37	Y	
<b>48</b>	<i>Quercus alba</i>	White oak	24, 25	N	Multitrunk
<b>49</b>	<i>Quercus kelloggii</i>	Black oak	9	Y	
<b>50</b>	<i>Quercus kelloggii</i>	Black oak	16	Y	
<b>51</b>	<i>Quercus kelloggii</i>	Black oak	16	Y	
<b>52</b>	<i>Quercus kelloggii</i>	Black oak	26, 24	Y	Multitrunk
<b>53</b>	<i>Quercus kelloggii</i>	Black oak	10	Y	
<b>54</b>	<i>Pinus ponderosa</i>	Ponderosa pine	19	Y	
<b>55</b>	<i>Pinus ponderosa</i>	Ponderosa pine	15	Y	
<b>56</b>	<i>Pinus ponderosa</i>	Ponderosa pine	27	Y	
<b>57</b>	<i>Robinia pseudoacacia</i>	Black locust	14	N	
<b>58</b>	<i>Calocedrus decurrens</i>	Incense cedar	19	Y	



<b>59</b>	<i>Pyrus communis</i>	Common pear	9, 12	N	Multitrunk
<b>60</b>	<i>Juglans hindsii</i>	Northern California black walnut	2, 14	Y	Multitrunk
<b>61</b>	<i>Quercus kelloggii</i>	Black oak	23	Y	
<b>62</b>	<i>Quercus kelloggii</i>	Black oak	12	Y	
<b>63</b>	<i>Quercus kelloggii</i>	Black oak	6	Y	
<b>64</b>	<i>Juglans hindsii</i>	Northern California black walnut	15	Y	
<b>65</b>	<i>Quercus kelloggii</i>	Black oak	8	Y	
<b>66</b>	<i>Quercus kelloggii</i>	Black oak	6	Y	
<b>67</b>	<i>Pinus ponderosa</i>	Ponderosa pine	34	Y	
<b>68</b>	<i>Pinus ponderosa</i>	Ponderosa pine	26	Y	
<b>69</b>	<i>Pinus ponderosa</i>	Ponderosa pine	31	Y	
<b>70</b>	<i>Pinus ponderosa</i>	Ponderosa pine	19	Y	
<b>71</b>	<i>Pinus ponderosa</i>	Ponderosa pine	34	Y	
<b>72</b>	<i>Pinus ponderosa</i>	Ponderosa pine	13	Y	
<b>73</b>	<i>Pinus ponderosa</i>	Ponderosa pine	35	Y	
<b>74</b>	<i>Pinus ponderosa</i>	Ponderosa pine	13	Y	
<b>75</b>	<i>Pinus ponderosa</i>	Ponderosa pine	9	Y	
<b>76</b>	<i>Pinus ponderosa</i>	Ponderosa pine	8	Y	
<b>77</b>	<i>Pinus ponderosa</i>	Ponderosa pine	17, 6	Y	Multitrunk
<b>78</b>	<i>Pinus ponderosa</i>	Ponderosa pine	18	Y	
<b>79</b>	<i>Pinus ponderosa</i>	Ponderosa pine	28	Y	
<b>80</b>	<i>Pinus ponderosa</i>	Ponderosa pine	26	Y	
<b>81</b>	<i>Pinus ponderosa</i>	Ponderosa pine	23	Y	
<b>82</b>	<i>Pinus ponderosa</i>	Ponderosa pine	15	Y	
<b>83</b>	<i>Pinus ponderosa</i>	Ponderosa pine	15	Y	
<b>84</b>	<i>Pinus ponderosa</i>	Ponderosa pine	7	Y	
<b>85</b>	<i>Pinus ponderosa</i>	Ponderosa pine	27, 14	Y	Multitrunk
<b>86</b>	<i>Pinus ponderosa</i>	Ponderosa pine	24	Y	
<b>87</b>	<i>Pinus ponderosa</i>	Ponderosa pine	20	Y	
<b>88</b>	<i>Pinus ponderosa</i>	Ponderosa pine	16	Y	
<b>89</b>	<i>Pinus ponderosa</i>	Ponderosa pine	10	Y	
<b>90</b>	<i>Pinus ponderosa</i>	Ponderosa pine	12	Y	
<b>91</b>	<i>Pinus ponderosa</i>	Ponderosa pine	19	Y	
<b>92</b>	<i>Pinus ponderosa</i>	Ponderosa pine	10	Y	
<b>93</b>	<i>Quercus douglasii</i>	Blue oak	13	Y	
<b>94</b>	<i>Quercus douglasii</i>	Blue oak	17	Y	
<b>95</b>	<i>Quercus douglasii</i>	Blue oak	18	Y	
<b>96</b>	<i>Pinus ponderosa</i>	Ponderosa pine	26	Y	
<b>97</b>	<i>Pinus ponderosa</i>	Ponderosa pine	28	Y	
<b>98</b>	<i>Pinus ponderosa</i>	Ponderosa pine	10	Y	
<b>99</b>	<i>Pinus ponderosa</i>	Ponderosa pine	23	Y	

<b>100</b>	<i>Pinus ponderosa</i>	Ponderosa pine	23	Y	
<b>101</b>	<i>Quercus kelloggii</i>	Black oak	10, 10	Y	Multitrunk
<b>102</b>	<i>Pinus ponderosa</i>	Ponderosa pine	25	Y	
<b>103</b>	<i>Pinus ponderosa</i>	Ponderosa pine	33	Y	
<b>104</b>	<i>Pinus ponderosa</i>	Ponderosa pine	17	Y	
<b>105</b>	<i>Pinus ponderosa</i>	Ponderosa pine	17	Y	
<b>106</b>	<i>Pinus ponderosa</i>	Ponderosa pine	23	Y	
<b>107</b>	<i>Pinus ponderosa</i>	Ponderosa pine	9	Y	
<b>108</b>	<i>Pinus ponderosa</i>	Ponderosa pine	37	Y	
<b>109</b>	<i>Pinus ponderosa</i>	Ponderosa pine	24	Y	
<b>110</b>	<i>Pinus ponderosa</i>	Ponderosa pine	19	Y	
<b>111</b>	<i>Pinus ponderosa</i>	Ponderosa pine	14	Y	
<b>112</b>	<i>Pinus ponderosa</i>	Ponderosa pine	17	Y	
<b>113</b>	<i>Pinus ponderosa</i>	Ponderosa pine	18	Y	
<b>114</b>	<i>Pinus ponderosa</i>	Ponderosa pine	16	Y	
<b>115</b>	<i>Pinus ponderosa</i>	Ponderosa pine	23	Y	
<b>116</b>	<i>Quercus kelloggii</i>	Black oak	6	Y	
<b>117</b>	<i>Quercus kelloggii</i>	Black oak	5	Y	
<b>118</b>	<i>Pinus ponderosa</i>	Ponderosa pine	26	Y	
<b>119</b>	<i>Pinus ponderosa</i>	Ponderosa pine	26	Y	
<b>120</b>	<i>Pinus ponderosa</i>	Ponderosa pine	35	Y	
<b>121</b>	<i>Pinus ponderosa</i>	Ponderosa pine	30	Y	
<b>122</b>	<i>Quercus kelloggii</i>	Black oak	17, 11, 11, 15	Y	Multitrunk
<b>123</b>	<i>Quercus kelloggii</i>	Black oak	14	Y	
<b>124</b>	<i>Pinus ponderosa</i>	Ponderosa pine	28	Y	
<b>125</b>	<i>Quercus kelloggii</i>	Black oak	22	Y	
<b>126</b>	<i>Pinus ponderosa</i>	Ponderosa pine	14	Y	
<b>127</b>	<i>Pinus ponderosa</i>	Ponderosa pine	31	Y	
<b>128</b>	<i>Pinus ponderosa</i>	Ponderosa pine	30	Y	
<b>129</b>	<i>Quercus kelloggii</i>	Black oak	11	Y	
<b>130</b>	<i>Pinus ponderosa</i>	Ponderosa pine	32	Y	
<b>131</b>	<i>Quercus kelloggii</i>	Black oak	12	Y	
<b>132</b>	<i>Pinus ponderosa</i>	Ponderosa pine	22	Y	
<b>133</b>	<i>Pinus ponderosa</i>	Ponderosa pine	10	Y	
<b>134</b>	<i>Pinus ponderosa</i>	Ponderosa pine	10	Y	
<b>135</b>	<i>Pinus ponderosa</i>	Ponderosa pine	14	Y	
<b>136</b>	<i>Pinus ponderosa</i>	Ponderosa pine	16	Y	
<b>137</b>	<i>Quercus kelloggii</i>	Black oak	12	Y	
<b>138</b>	<i>Quercus kelloggii</i>	Black oak	15	Y	
<b>139</b>	<i>Quercus kelloggii</i>	Black oak	19	Y	
<b>140</b>	<i>Quercus kelloggii</i>	Black oak	15	Y	
<b>141</b>	<i>Quercus kelloggii</i>	Black oak	7	Y	

<b>142</b>	<i>Quercus kelloggii</i>	Black oak	19	Y	
<b>143</b>	<i>Quercus kelloggii</i>	Black oak	14	Y	
<b>144</b>	<i>Pinus ponderosa</i>	Ponderosa pine	20	Y	
<b>145</b>	<i>Quercus kelloggii</i>	Black oak	7	Y	
<b>146</b>	<i>Quercus kelloggii</i>	Black oak	11	Y	
<b>147</b>	<i>Quercus kelloggii</i>	Black oak	11	Y	
<b>148</b>	<i>Quercus kelloggii</i>	Black oak	7	Y	
<b>149</b>	<i>Pinus ponderosa</i>	Ponderosa pine	35	Y	
<b>150</b>	<i>Pinus ponderosa</i>	Ponderosa pine	40	Y	
<b>151</b>	<i>Pinus ponderosa</i>	Ponderosa pine	37	Y	
<b>152</b>	<i>Pinus ponderosa</i>	Ponderosa pine	42	Y	
<b>153</b>	<i>Pinus ponderosa</i>	Ponderosa pine	22	Y	
<b>154</b>	<i>Pinus ponderosa</i>	Ponderosa pine	47	Y	
<b>155</b>	<i>Pinus ponderosa</i>	Ponderosa pine	30	Y	
<b>156</b>	<i>Pinus ponderosa</i>	Ponderosa pine	37	Y	
<b>157</b>	<i>Pinus ponderosa</i>	Ponderosa pine	27	Y	
<b>158</b>	<i>Quercus kelloggii</i>	Black oak	9, 10	Y	Multitrunk
<b>159</b>	<i>Pinus ponderosa</i>	Ponderosa pine	32	Y	
<b>160</b>	<i>Pinus ponderosa</i>	Ponderosa pine	32	Y	
<b>161</b>	<i>Quercus kelloggii</i>	Black oak	12	Y	
<b>162</b>	<i>Quercus kelloggii</i>	Black oak	12	Y	
<b>163</b>	<i>Pinus ponderosa</i>	Ponderosa pine	22	Y	
<b>164</b>	<i>Pinus ponderosa</i>	Ponderosa pine	24	Y	
<b>165</b>	<i>Pinus ponderosa</i>	Ponderosa pine	26	Y	
<b>166</b>	<i>Pinus ponderosa</i>	Ponderosa pine	28	Y	
<b>167</b>	<i>Pinus ponderosa</i>	Ponderosa pine	24	Y	
<b>168</b>	<i>Pinus ponderosa</i>	Ponderosa pine	32	Y	
<b>169</b>	<i>Pinus ponderosa</i>	Ponderosa pine	40	Y	
<b>170</b>	<i>Pinus ponderosa</i>	Ponderosa pine	40	Y	
<b>171</b>	<i>Pinus ponderosa</i>	Ponderosa pine	42	Y	
<b>172</b>	<i>Pinus ponderosa</i>	Ponderosa pine	30	Y	
<b>173</b>	<i>Pinus ponderosa</i>	Ponderosa pine	40	Y	
<b>174</b>	<i>Pinus ponderosa</i>	Ponderosa pine	40	Y	
<b>175</b>	<i>Pinus ponderosa</i>	Ponderosa pine	8	Y	
<b>176</b>	<i>Quercus kelloggii</i>	Black oak	12	Y	
<b>177</b>	<i>Quercus kelloggii</i>	Black oak	5	Y	
<b>178</b>	<i>Quercus kelloggii</i>	Black oak	26	Y	
<b>179</b>	<i>Quercus kelloggii</i>	Black oak	15	Y	
<b>180</b>	<i>Quercus kelloggii</i>	Black oak	20	Y	
<b>181</b>	<i>Sambucus sp.</i>	Elderberry	0	Y	
<b>182</b>	<i>Calocedrus decurrens</i>	Incense cedar	16	Y	
<b>183</b>	<i>Quercus kelloggii</i>	Black oak	14, 20, 14	Y	Three trees

Database research identified a variety of special status plant and animal species known to occur in the region of the project area. The following species have CNDDDB occurrence records within one mile of the proposed project site (see **Figure 3**):

- Butte County fritillary (*Fritillaria eastwoodiae*)
- Butte County morning-glory (*Calystegia atriplicifolia* ssp. *buttensis*)
- Lewis Rose's ragwort (*Packera eurycephala* var. *lewisrosei*)
- Foothill yellow-legged frog (*Rana boylei*)

These and other SSS are unlikely to utilize the project area due to the highly disturbed nature of the project area and its surroundings. Ongoing disturbance from the 2018 Camp Fire, subsequent cleanup activities, and nearby redevelopment make for poor-quality habitat and make potential for other SSS occurrence within the project area unlikely.

During the second and third surveys, NCE delineated several named and unnamed stream channels and three freshwater emergent wetlands, primarily in the western section of the project area and mostly contained within the Phase II project area (see **Figure 5**). There are about 0.46 linear miles of stream channels which start north of Cypress Lane and run south to Adams Road. A single stream channel was identified in the southeast corner of the project site and measured 0.09 linear miles in length. The stream channels are bordered by riparian habitat dominated by Himalayan blackberries and arroyo willows, which covers approximately 34,462 square feet, or 0.79 acres. One of the freshwater emergent wetland covers approximately 7,293 square feet, or 0.17 acres on the western side of the stream channels, north of Cypress Lane. The other freshwater wetlands cover approximately 5,142 square feet, or 0.12 acres, and border either side of the eastern stream just north of Adams Road.

The USFWS IPaC Official Species List identifies California red-legged frog (*Rana draytonii*) as a species that may be of concern for the project area. Although no California red-legged frogs were observed during the September 26, 2022, September 29, 2022, or October 18/19, 2022 surveys, the stream channels and freshwater emergent wetlands in the project area provide suitable habitat for this species.

## **DISCUSSION/RECOMMENDATIONS**

The proposed project has been designed to generally avoid impacts to wetlands and stream channels. However, the improvement and widening of Cypress Way to provide access to the project site during Phase I and II of the project will require installing new culverts and fill within stream channels, leading to impacts to these aquatic features. Prior to constructing the proposed project, Mercy will determine



the exact quantity of aquatic resources to be impacted and will obtain regulatory permits from the USACE (Section 404 permit), CDFW (Streambed Alteration agreement), and RWQCB (Section 401 permit) to comply with federal and state regulations. Mercy will purchase mitigation bank credits or provide onsite mitigation/restoration for impacts to aquatic resources at a ratio agreed to between the Town, USACE, RWQCB, and CDFW.

Aquatic habitat found within the project site (streams and adjacent wetland areas) provides potential breeding habitat for California red-legged and foothill yellow-legged frogs. However, neither frog species was identified during biological surveys at the project site. Foothill yellow-legged frogs have been identified approximately 1,300 feet (0.25 miles) to the northwest of the project site, while California red-legged frogs have not been documented within one mile of the project site. Based on the findings of our surveys, we expect these species to be absent. However, the possibility exists that these species could become established prior to construction of the proposed project.

Implementation of the proposed project has the potential to result in direct impacts to California red-legged frog and foothill yellow-legged frog should they be present in the proposed project site during project activities. Direct impacts to individuals of these species could result from ground disturbance activities within aquatic habitat and adjacent upland refuge habitat when movement across these areas is occurring. Impacts could also occur in refuge habitat if individuals of this species are aestivating in underground refugia or under debris. These species could be directly impacted by crushing by project equipment or vehicles. These impacts could result in direct mortality of individuals or small populations of these species.

In order to avoid or reduce potential impacts to these species to a less than significant level, the following measures will be implemented:

The project proponent shall implement the following standard U.S. Fish and Wildlife Service (USFWS) Mitigation and Avoidance Measures to prevent mortality of individual red-legged frog that may be found breeding, migrating across, or aestivating on the proposed project sites during proposed project activities. These measures will also effectively protect foothill yellow-legged frogs from impacts.

- Preconstruction surveys for California red-legged and foothill yellow-legged frog shall be completed within 48 hours prior to commencement of any earth-moving activity, construction, or vegetation removal within project sites, whichever comes first. The preconstruction survey shall include two nights of nocturnal surveys in areas of suitable habitat.
- If any California red-legged and foothill yellow-legged frog are encountered during the surveys, all work in the work area shall be placed on hold while the findings are reported to the CDFW and USFWS and it is determined what,

if any, further actions must be followed to prevent possible take of this species.

- Where construction will occur in California red-legged and foothill yellow-legged frog habitat where frogs are potentially present, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat areas. A qualified biologist will assist in determining the boundaries of the area to be fenced in consultation with the Town, USFWS, and CDFW. All workers will be advised that equipment and vehicles must remain within the fenced work areas.
- An USFWS authorized biologist will direct the installation of the fence and will conduct biological surveys to move any individuals of these species from within the fenced area to suitable habitat outside of the fence. Exclusion fencing will be at least 24 inches in height. The type of fencing must be approved by the authorized biologist, the USFWS, and CDFW. This fence should be permanent enough to ensure that it remains in good condition throughout the duration of the construction project on the project site. It should be installed prior to any site grading or other construction-related activities are implemented. The fence should remain in place during all site grading or other construction-related activities. The frog exclusion fence could be "silt fence" that is buried along the bottom edge.
- If at any time individuals of these species are found within an area that has been fenced to exclude these species, activities will cease until the authorized biologist moves the individuals.
- If any of these species are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the individuals. The authorized biologist in consultation with USFWS and CDFW will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist.
- Any individuals found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities.
- Clearance surveys shall occur daily in the work area.
- The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed.
- To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force will be followed at all times.
- Project activities shall be limited to daylight hours, except during an emergency, in order to avoid nighttime activities when California red-legged and foothill yellow-legged frog may be present. Because dusk and dawn are often the times when California red-legged and foothill yellow-legged frog are most actively foraging and dispersing, all construction activities should cease

one half hour before sunset and should not begin prior to one half hour before sunrise.

- Traffic speed should be maintained at 10 miles per hour or less in the work area.

Trees and shrubs within and adjacent to the project site may provide suitable nesting habitat for migratory birds including tree-nesting raptors, such as the white-tailed kite observed during the September 26, 2022 survey. White-tailed kite is protected by both the MBTA and as a CDFW Fully Protected species. Although no active nests or nesting bird behavior was observed during the September 26, 2022, September 29, 2022, and October 18/19, 2022 surveys, this does not preclude birds from establishing active nests between the time of these surveys and project construction. Construction activities that adversely affect the nesting success of special-status or non-special status migratory birds, including tree-nesting raptors, or result in mortality of individual birds constitute a violation of the Federal Migratory Bird Treaty Act (16 U.S.C., sec. 703, Supp. I, 1989) which prohibit killing, possessing, or trading in migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. If a migratory bird, regardless of its federal or state status, were to nest in trees on or near the site prior to or during proposed construction activities, such activities could result in the abandonment of active nests or direct mortality to these birds.

Based on observations from the reconnaissance-level field survey, two avoidance and minimization measures are recommended. Specifically, we propose measures to avoid potential impacts to migratory birds and raptors.

The best way to avoid disturbing nesting birds is to schedule activities outside the nesting season. Any tree or brush removal required as part of project activities should be completed during months when birds are not actively nesting (September 2 – December 31). If vegetation removal or ground disturbance near potential migratory bird nesting habitat is proposed during the nesting season (January 1 - September 1), a survey for active bird nests shall be conducted by a qualified biologist no more than two weeks prior to initiation of these activities. If nests are identified, then avoidance and minimization measures must be implemented and coordination with the CDFW is recommended. Below are two construction requirements to ensure that no unanticipated effects on nesting birds will occur during project construction.

**Standard CDFW Requirement #1:** If project work must occur during the nesting season (January 1 – September 1), the Town shall utilize a qualified biologist to survey nesting birds within the project area, no more than 14 days prior to the beginning of tree and vegetation removal or ground disturbing activities. A copy of the survey shall be submitted to the Town prior to the start of construction activities.

**Standard CDFW Requirement #2:** If nesting birds are detected within the project area during the survey, consultation with CDFW and USFWS is recommended to establish acceptable avoidance or minimization measures to avoid impacts to migratory birds and raptors. Avoidance measures could include the establishment of a suitable activity-free buffer around active nests/roosting sites. The size of the buffer, duration of buffer, acceptable activities, and other details will be established through consultation with the CDFW and USFWS. The avoidance or minimization plan shall be submitted to the Town, CDFW, and USFWS for review and approval prior to the start of construction activities. These measures will ensure that no nesting birds are impacted by construction activities.

**General Construction Measures to Protect Wildlife:** NCE also recommends the following general construction measures be implemented by the Town to protect wildlife species and habitats:

- The use or storage of petroleum-powered equipment shall be accomplished in a manner to prevent the potential release of petroleum materials into adjacent habitat areas, including waters of the State and U.S.,
- Areas for fuel storage, refueling and servicing of construction equipment must be located in an upland location outside of sensitive habitat,
- Wash sites must be located in upland locations to ensure wash water does not flow into stream channels or wetlands.
- All construction equipment must be in good working condition, showing no signs of fuel or oil leaks. All questionable motor oil, coolant, transmission fluid, and hydraulic fluid hoses, fittings and seals shall be replaced. The mechanical equipment shall be inspected on a daily basis to ensure no leaks. All leaks shall be repaired in the equipment staging area or other suitable location prior to resumption of construction activity.
- Oil absorbent and spill containment materials shall be located on site when mechanical equipment is in operation within 100 feet of a waterway. If a spill occurs, no additional work shall occur until, 1) the mechanical equipment is inspected by the contractor and the leak has been repaired, 2) the spill has been contained, and 3) CDFW and the Town are contacted and have evaluated the impacts of the spill.
- To avoid debris contamination into drainages and other sensitive wildlife habitats, silt fence or other sediment control devices will be placed around construction sites in these areas to contain spoils from construction excavation activities.
- Surveys for identified special-status species shall be conducted by qualified biologists at the appropriate times before construction starts to determine occupancy at the site. If no special-status species are found, no further action other than the Best Management Practices identified above are required. If individuals are found, including nesting birds, a buffer zone



around the species or nest will be required at a sufficient distance to prevent take of individual species.

- Due to the potential for special-status species to occur, move through, or into the project area, an on-site biological monitor, shall at a minimum, check the ground beneath all equipment and stored materials each morning prior to work activities during disturbing activities to prevent take of individuals. All pipes or tubing Four (4) inches or greater shall be sealed by the relevant contractor with tape at both ends to prevent animals from entering the pipes at night. All trenches and other excavations shall be backfilled the same day they are opened or shall have an exit ramp built into the excavation to allow animals to escape.
- Environmental Awareness Training shall be presented to all personnel working in the field on the proposed project site. Training shall consist of a brief presentation in which biologists knowledgeable of endangered species biology and legislative protection shall explain endangered species concerns. Training shall include a discussion of special-status plants and sensitive wildlife species. Species biology, habitat needs, status under the California and Federal Endangered Species Acts, and measures being incorporated for the protection of these species and their habitats shall also be discussed. Project site boundaries shall be clearly delineated by stakes and /or flagging to minimize inadvertent degradation or loss of adjacent habitat areas during project operations. Staff and/or its contractors shall post signs and/or place fence around the project site to restrict access of vehicles and equipment unrelated to project operations.

Should you have any questions, please don't hesitate to contact Cord Hute via email at [chute@ncenet.com](mailto:chute@ncenet.com), or Annabel Li via email at [ali@ncenet.com](mailto:ali@ncenet.com).

Thank you,



Cord Hute  
Senior Scientist



Annabel Li  
Staff Scientist

**References:**

- California Department of Fish and Wildlife (CDFW) 2022. California Natural Diversity Database (CNDDDB). Wildlife and Habitat Data Analysis Branch. Sacramento, California. <https://www.wildlife.ca.gov/Data/CNDDDB> [accessed August 2022].
- California Invasive Plant Council (CAL-IPC). (2022). "CAL-IPC Inventory" Biogeographic Data Branch, Sacramento, CA. <https://www.cal-ipc.org/plants/inventory/> [accessed September 2022]
- California Native Plant Society (CNPS), Rare Plant Program. 2022. Inventory of Rare and Endangered Plants of California (online edition, v9-01 0.0). <https://www.rareplants.cnps.org> [accessed September 2022].
- Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society, Sacramento, CA. 1300 pp.
- United States Fish and Wildlife Service (USFWS). (2022). Information for Planning and Consultation. <https://ecos.fws.gov/ipac/> [accessed August 30, 2022]

## **Attachments**

Figure 1 – Project Vicinity Map

Figure 2 – Project Location Map

Figure 3 – CNDDDB Occurrences Map

Figure 4 – Tree Survey Map

Figure 5 – Aquatic Resources Delineation Map



November 17, 2022

Mr. Jeffrey Riley  
Mercy Housing California  
2515 River Plaza Drive, Suite 200  
Sacramento, CA 95833

### **Transportation Checklist Letter – Cypress Lane Development**

Dear Mr. Riley,

This letter provides the findings of a Traffic/Transportation Technical review completed to identify potential transportation related environmental impacts using the most up-to-date California Environmental Quality Act (CEQA) transportation checklist criteria, including vehicle miles traveled (VMT), associated with the Cypress Lane residential project in Paradise, California (the "Project"). The Project consists of 70 senior housing units and 70 multifamily units, all of which are to be certified as Affordable Housing in accordance with the State of California rules and regulations.

#### **PROJECT LOCATION & EXISTING CONDITIONS**

The project site is located on both the north and south sides of Cypress Lane immediately east of Clark Road. Cypress Lane is a very low traffic volume, two-lane roadway. There is no existing development along Cypress Lane as the former residences and improvements were removed following the Camp fire.

Cypress Lane intersects Clark Road with a "tee" intersection. The single lane approach on Cypress Lane is controlled with stop sign (the minor approach).

There is currently a gate across Cypress Lane (at the division of Private and Public ownership) approximately 300 feet west of Paradisewood Drive. The eastern segment of Cypress Lane extends to Paradisewood Drive and Paradisewood Drive extends further east to Pentz Road both as Public roadways.

The Town of Paradise recently improved Clark Road in the vicinity of Cypress Lane through the HSIP funded Cypress Curve Realignment safety project.

#### **PROJECT DESCRIPTION / PROJECT CONDITIONS**

The proposed project consists of:

- ▶ 70 Affordable Senior Housing units (all one bedroom)
- ▶ 70 Affordable multi-family units (varying from 1 to 3 bedrooms)
- ▶ 88 senior housing parking spaces, 110 multifamily parking spaces, and 14 spaces at the community center for a total of 212 spaces

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Headway Transportation, LLC  
5482 Longley Lane, Suite B, Reno, Nevada 89511  
775.322.4300  
[www.HeadwayTransportation.com](http://www.HeadwayTransportation.com)



The project will improve Cypress Lane through the project site to include two travel lanes and curb, gutter, and sidewalk on both sides of the roadway.

The project proposes to construct a secondary/emergency access. This access may be completed by:

- ▶ Removal of the existing gate on Cypress Lane and connection to the public portion of Cypress Lane to the east, or
- ▶ Construction of a new connection to Adams Road (a private roadway to the south), securing an easement/legal right for use of Adams Road (if not already in place), and improvement of Adams Road to meet at least minimum Fire Code requirements, or
- ▶ an alternate connection not yet defined.

The preliminary site plan is provided as **Exhibit A**. The site plan will be modified as appropriate for secondary/emergency access.

#### **CEQA THRESHOLDS OF SIGNIFICANCE**

Based on criteria outlined in the CEQA Appendix G Environmental Checklist Form (see **Exhibit B**), the proposed project would create a significant transportation impact if it would:

- ▶ Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities
- ▶ Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b), which addresses Vehicle Miles Traveled (VMT)
- ▶ Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)
- ▶ Result in inadequate emergency access

#### **IMPACT EVALUATION**

##### ***Public Transit Evaluation***

The project would not make any changes to the existing public transit system or conflict with any public transit programs or plans. Therefore, the project would have a less-than-significant impact on public transit.

##### ***Alternative Transportation Mode Evaluation***

The project would not conflict with any multimodal (bicycle or pedestrian) transportation programs or plans and will likely enhance the bicycle and pedestrian circulation network with the additional of sidewalks on Cypress Lane. Therefore, the project would improve alternative transportation modes and have no adverse impact.



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### **Vehicle Circulation Evaluation**

The project has direct access to Clark Road (an arterial roadway) via Cypress Lane. Cypress Lane has more than adequate capacity to accommodate the project traffic and will be improved by the project. The project would not conflict with any vehicle circulation programs or plans. Therefore, the project would have a less-than-significant impact on vehicle circulation.

Intersection and roadway level of service (LOS) is no longer a measure of environmental impact for CEQA review purposes. However, based on qualitative review, the Clark Road/Cypress Lane intersection is anticipated to operate at reasonable levels, consistent with the Town's General Plan policies, with the addition of the project's traffic.

### **Vehicle Miles Traveled (VMT) Evaluation**

Per SB 743 criteria, as of July 1, 2020, the CEQA guidelines require the evaluation of VMT as a key criterion to determine potentially significant transportation impacts.

Based on the Butte County Association of Governments (BCAG) *SB 743 Implementation Study (June 2021)*, residential development in Butte County traffic analysis zones that are 15% below the BCAG average for daily home-based VMT per resident, qualify for a SB 743 (VMT) screening exemption. Per Figure 6A of the *SB 743 Implementation Study*, the Cypress Lane project site is located within such a zone. The BCAG screening figure is provided as **Exhibit C**.

Additionally, the project will be entirely (100%) certified affordable housing per State of California criteria. The *Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018*, published by the Governor's Office of Planning and Research (OPR) provides screening thresholds for land use projects, including a "presumption of less than significant impact for affordable residential development" which states:

*"Adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT. Further '...low-wage workers in particular would be more likely to choose a residential location close to their workplace, if one is available.'<sup>1</sup>"*

*"Evidence supports a presumption of less than significant impact for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations."*

The proposed project consists of 100 percent affordable housing units. Based on the OPR guidance above, the project would have a less-than-significant impact on VMT.

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<sup>1</sup> Karner and Benner (2015) *Low-wage jobs-housing fit: identifying locations of affordable housing shortages*.





Based on the BCAG established screening criteria for traffic analysis zones and the project's designation as affordable housing, the project is exempt from detailed VMT analysis, and it is determined the project would have a less-than-significant impact on Vehicle Miles Travelled.

### ***Design Feature Evaluation***

Evaluation of the proposed access routes to the project does not indicate any incompatible uses or significant safety issues. Since the design of the access routes, roadway improvements, and overall project must be in accordance with applicable Town of Paradise and Fire Code standards, the project would not introduce any features significantly affecting safety. Adequate sight lines/sight triangles at intersections are to be provided in the project design per Town standards. Therefore, the project would have a less-than-significant impact related to safety and design features.

### ***Emergency Access Evaluation***

The project will include a secondary/emergency access route. This access may be completed by:

- ▶ Removal of the existing gate on Cypress Lane and connection to the public portion of Cypress Lane to the east (to Pentz Road via Paradisewood Drive), or
- ▶ Construction of a new connection to Adams Road (a private roadway to the south), securing an easement/legal right for use of Adams Road (if not already in place), and improvement of Adams Road to meet at least minimum Fire Code requirements, or
- ▶ an alternate connection not yet defined.

Provision of primary and secondary connections would result in adequate emergency access. Therefore, the project would have a less-than-significant impact related to emergency access.

## **CONCLUSIONS**

The following is a list of key findings:

- ▶ The project must provide secondary/emergency access.
- ▶ The project will provide adequate sight lines/sight triangles at intersections in the quadrants constructed by the project, as required per Town design standards.
- ▶ The project proposes to construct sidewalks along the project frontage of Cypress Lane.
- ▶ All potential transportation related environmental impacts would be less-than-significant.



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Sincerely,  
Headway Transportation, LLC



Loren E. Chilson, PE  
Principal

- Attachments:
- Exhibit A – Preliminary Site Plan
  - Exhibit B – CEQA Checklist for Transportation
  - Exhibit C – BCAG SB 743 Implementation Study Figure 6A







# Exhibit B

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## XVI. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## XVII. TRANSPORTATION. Would the project:

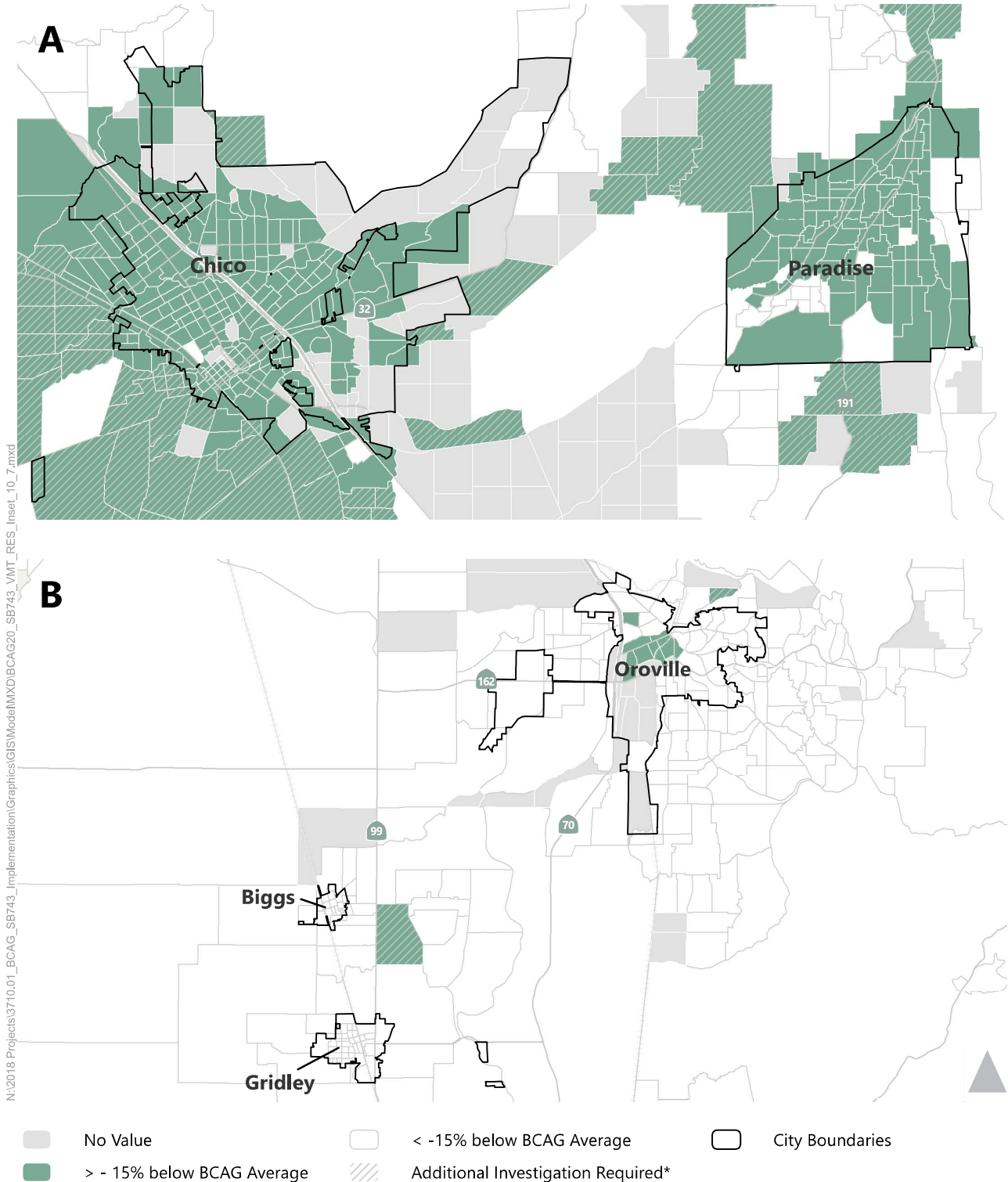
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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N:\2018 Projects\3710.01\_BCAG\_SB743\_Implementation\Graphics\GIS\ModelMXD\BCAG20\_SB743\_VMT\_RES\_Inset\_10\_7.mxd

**FIGURE 6A: DAILY HOME-BASED VMT PER RESIDENT COMPARISON TO REGIONAL AVERAGE**

Source: Modified Version 1.1-3.17.21 of the BCAG RTP/SCS Model

\*Area may not qualify for screening due to land use context.



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## Central Valley Regional Water Quality Control Board

9 February 2023

Interested Parties

**PUBLIC NOTICE, REVIEW FOR NO FURTHER ACTION REQUIRED,  
UNDERGROUND STORAGE TANK CASE #40308, 1620 CYPRESS LANE,  
PARADISE, BUTTE COUNTY**

An underground storage tank (UST) was discovered at the above referenced address (Site, property) during debris removal following the 2018 Camp Fire in the town of Paradise. Prior to the Camp Fire, the Site was occupied by California Vocations, Inc. (Discharger) facilities. Burn debris removal contractors discovered the UST, noting that it was leaking from the bottom and contained residual fuel product. The UST and surrounding soil were excavated and removed from the Site during August 2019. A soil sample was collected at the terminal extent of excavation. Analytical results for petroleum hydrocarbons were elevated above screening levels.

On 27 August 2019, Butte County Environmental Health Department referred the case to the Central Valley Regional Water Quality Control Board (Central Valley Water Board). The Central Valley Water Board then opened an UST Case for the Site and requested Site characterization.

The Site was initially characterized by collecting one soil and one groundwater sample from each of four borings advanced around the former UST location. Soil sample analytical results indicated trace levels of petroleum hydrocarbon contamination. Two groundwater sample analytical results indicated elevated levels of petroleum hydrocarbon contamination.

In June 2022, the Discharger collected soil samples from one vertical boring and two horizontal borings to further characterize the Site. One groundwater sample was collected from the vertical soil boring. Analytical results for soil and groundwater were

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MARK BRADFORD, CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

364 Knollcrest Drive, Suite 205, Redding, CA 96002 | [www.waterboards.ca.gov/centralvalley](http://www.waterboards.ca.gov/centralvalley)



less than the State Water Resources Control Board's Low-Threat UST Case Closure Policy<sup>1</sup> (Low-Threat Closure Policy) criteria.

In July 2022, the Discharger submitted a request for closure to Central Valley Water Board staff. Staff reviewed the case for closure. The closest water body is an unnamed drainage beginning approximately 2,450 feet southwest of the Site. The next closest body of water is Little Butte Creek, approximately 4,880 feet northwest of the Site. The closest water supply well is approximately 778 feet northeast of the Site. Impacted soil has been removed to the extent practicable and disposed of properly. The Site is eligible for closure under the Low-Threat Closure Policy criteria.

Given these conditions, Central Valley Water Board staff recommends that the UST case for the subject property be closed. For UST case details, see: ([https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T10000013352](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000013352)).

If you do not have access to the internet, you can make an appointment to review case files in our office at the footer address. Appointments can be made during regular business hours, which are 8:00 am to 5:00 pm Monday through Friday.

This letter serves as notice of a 60-day public comment period. Please send written comments to me at the footer address. To be timely, we must receive written comments by 5:00 pm, **10 April 2023**.

Please contact me at (530) 224-3218, [Kate.Sjoberg@waterboards.ca.gov](mailto:Kate.Sjoberg@waterboards.ca.gov), or the footer address with questions or comments.

 Digitally signed by Kate Sjoberg  
Date: 2023.02.07 13:37:54 -08:00  
Water Boards

Kate Sjoberg  
Engineering Geologist

KSS: vt

Encl.: Public Notice – Closure of Environmental Case

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<sup>1</sup> Low-Threat Underground Storage Tank Case Closure Policy: ([https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/resolutions/2012/rs2012\\_0016atta.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf))

cc w/ encl.:

Butte County Environmental Health Division, Oroville  
Butte County Department of Water & Resource Conservation, Oroville  
Paradise Building Department, Paradise  
Paradise Irrigation District, Paradise  
Paradise Investment Group LLC, Danville

cc w/ encl.  
electronically:

Aric Morton, Broadbent & Associates, Inc., Chico  
Paul Supple, Broadbent & Associates, Inc., Chico  
Chelsea Meddings, Broadbent & Associates, Inc., Chico  
Tim Babcock, Broadbent & Associates, Inc., Chico  
Tom Parker, Butte County Environmental Health Department, Oroville



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## Central Valley Regional Water Quality Control Board

# PUBLIC NOTICE CLOSURE OF ENVIRONMENTAL CASE

This will serve as notice that the California Regional Water Quality Control Board, Central Valley Region (Central Valley Water Board) is soliciting comments from the public regarding the pending closure of an environmental case for an undeveloped lot at 1620 Cypress Lane, Paradise, California.

### **SUBJECT SITE:**

1620 Cypress Lane, Paradise, Butte County (Site)

### **PUBLIC PARTICIPATION COMMENT PERIOD:**

9 February 2023 through 10 April 2023

### **SUMMARY:**

The Central Valley Water Board currently regulates an environmental case at the subject property regarding the removal of an underground storage tank (UST) from a 3.7-acre lot previously occupied by California Vocations Inc. (Discharger) facilities. The Site is located on Butte County Assessor Parcel Number (APN) 050-140-162 and was occupied by the Discharger until Site infrastructure was destroyed in the 2018 Camp Fire in the town of Paradise. Burn debris removal contractors discovered a 500-gallon UST, noting that it was leaking from the bottom and contained kerosene.

The UST and surrounding soil were excavated and removed from the Site between 5 August 2019 and 8 August 2019. Excavation was terminated when groundwater was encountered. One soil sample was collected from the excavation pit to document remaining contaminant concentrations. Soil laboratory analytical results for total petroleum hydrocarbons as diesel (TPH-d) and the metal nickel exceeded applicable screening levels<sup>1</sup>. Analytical results for TPH as gasoline (TPH-g), volatile organic compounds (VOCs), and metals cadmium, chromium, and zinc were below screening levels.

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<sup>1</sup>Analytical results compared to San Francisco Bay Regional Water Quality Control Board Tier 1 Environmental Screening Levels (ESLs).



On 27 August 2019, Butte County Environmental Health Department referred the case to the Central Valley Water Board. Central Valley Water Board staff then opened an UST case for the Site and requested Site characterization.

Four soil borings (SB-1 through SB-4) were advanced on-site in January 2020 to evaluate the extent of petroleum hydrocarbon impacts. One soil sample and one groundwater sample were collected from each boring. Trace levels of petroleum hydrocarbons were detected in the soil samples from borings SB-2 and SB-4. Tier 1 groundwater ESLs were exceeded for diesel range organics (DRO) in borings SB-1 and SB-4.

To further characterize Site, three additional soil borings were advanced in June 2022. One vertical soil boring (SB-5) was advanced in the assumed downgradient direction and two horizontal borings (HB-1 and HB-2) were advanced radially from within the footprint of the original UST excavation. One soil sample was collected from each of the borings. One groundwater sample was collected from the vertical soil boring, SB-5. Groundwater analytical results showed detections of DRO with silica gel cleanup (w/SG) and toluene at low levels. Soil analytical results showed detections of DRO w/SG and oil range organics (ORO) w/SG below relevant screening levels.

In July 2022, the Discharger submitted a request for closure to Central Valley Water Board staff. Staff reviewed the case for closure. The closest water body is an unnamed drainage beginning approximately 2,450 feet southwest of the Site. The next closest body of water is Little Butte Creek, approximately 4,880 feet northwest of the Site. The closest water supply well is approximately 778 feet northeast of the Site. Impacted soil has been removed to the extent practicable and properly disposed of properly. The Site is eligible for closure under the California State Water Resources Control Board Low-Threat Underground Storage Tank Case Closure Policy<sup>2</sup> (Low-Threat Closure Policy) criteria.

#### **WHERE DO I GET MORE INFORMATION?**

General information regarding the Site can be obtained from the State Water Resources Control Board's [GeoTracker Website](#).

([https://geotracker.waterboards.ca.gov/map/defaultreg.asp?global\\_id=T10000013352&from=screens&site\\_type=LUFT](https://geotracker.waterboards.ca.gov/map/defaultreg.asp?global_id=T10000013352&from=screens&site_type=LUFT)).

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<sup>2</sup> Low-Threat Underground Storage Tank Case Closure Policy:

([https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/resolutions/2012/rs2012\\_0016atta.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf))

All interested agencies, groups and persons wishing to comment on the pending case closure must provide these comments in writing. The comments should be submitted by **10 April 2023** to the Central Valley Water Board's office at 364 Knollcrest Drive, Suite 205, Redding, CA 96002. For information, please call Kate Sjoberg at (530) 224-3218 or contact her by e-mail at: [Kate.Sjoberg@waterboards.ca.gov](mailto:Kate.Sjoberg@waterboards.ca.gov).





## **Final Initial Study/Mitigated Negative Declaration**

**SCH# 2022120195**

## **Cypress Family and Senior Housing Project** Paradise, CA

February 2023



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## **Cypress Family and Senior Housing Project**

**1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road, Paradise, Butte County, California**

### **Final Initial Study/Mitigated Negative Declaration**

**SCH# 2022120195**

**Prepared for:**

**Town of Paradise**

*Contact:*

Susan Hartman  
Community Development Director  
Planning & Wastewater  
Town of Paradise  
(530) 872-6291 x 424

**Prepared by:**



501 Canal Blvd Ste I,  
Richmond, CA 94804

*Contact:*

Gail M. Ervin, Ph.D.  
Consulting Principal  
(510) 215-3620  
gervin@ncenet.com

***If you need this document presented in an alternative format,  
please contact:***

Jeffrey Riley  
Mercy Housing California  
(916) 414-4406  
jriley@mercyhousing.org

**Technical studies associated with this Initial Study  
are available for review at:**

Town of Paradise Building Resiliency Center  
Development Services Department  
6295 Skyway, Paradise, CA 95969

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Site Plan Review Cypress Lane Development

**Attachment B**

Copy of Comments Received

**Attachment C**

Revised Mitigation and Monitoring Plan

**Attachment D**

Public Review Draft Initial Study/Mitigated Negative Declaration

## Section 1 Introduction

### 1.1 CEQA PROCESS

Pursuant to Section 15085 of the California Environmental Quality Act (CEQA) Guidelines (Guidelines), the Town of Paradise (Town; the CEQA Lead Agency) submitted a Notice of Completion for the proposed Cypress Family and Senior Housing Project (project), Mitigated Negative Declaration (MND), to the California State Clearinghouse on December 10, 2022. Also, pursuant to Section 15072 of the Guidelines, the Town posted a Notice of Intent to Adopt (NOI) the proposed MND. In accordance with Section 15105(b) of the Guidelines, the public review and comment period began on December 10, 2022, and ended on January 9, 2023. In response to the publication of the Draft Initial Study/MND (IS/MND) for public review, public comments have been received. These comments are discussed in this document and the original letters and emails are available for public review at the Development Services Department in the Building Resiliency Center at 6295 Skyway, Paradise, CA 95969.

### 1.2 FINAL IS/MND

The Draft IS/MND, Addendum to the Project Description, Response to Comments, and Revised Mitigation Monitoring and Reporting Program (MMRP), comprises the Final IS/MND. The Final IS/MND is intended to inform the decision-makers and the public of environmental effects of the project.

This document incorporates comments from the general public and two agencies - the Department of Toxic Substances Control and California Department of Fish and Wildlife – and contains responses by the Lead Agency to those comments. No new significant environmental impacts were identified, and no new mitigation measures are required for the Draft IS/MND.

The Addendum and Revised MMRP include minor edits to the Draft IS/MND for the project in response to minor changes to the site plan and agency comments. The revisions herein do not contain significant new information that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect.

Additionally, information clarified in the Final IS/MND does not result in a mitigation measure considerably different from those previously analyzed in the Public Review Draft IS/MND.

The information included in this Final IS/MND merely clarifies, amplifies, or makes insignificant modifications in the Public Review Draft IS/MND. New information

added to the Final IS/MND is not “significant,” and recirculation of the Public Review Draft IS/MND is not required (see Guidelines Section 15073.5).

The Town has reviewed the information in this Final IS/MND and has determined that it does not change any of the findings or conclusions of the Draft IS/MND and does not constitute “significant new information” pursuant to CEQA Guidelines Section 15073.5.



## Section 2 Addendum

The Town has prepared this Addendum to update the Draft IS/MND for the project, based on a revised application submitted to the Town on January 19, 2023 and comments received on the Draft IS/MND.

### 2.1 PROJECT DESCRIPTION

Responding to comments on the initial application package, the applicant submitted a final application package with new site plans, included as **Attachment A**.

The only changes identified were an increase in Phase 1 parking from 86 spaces to 148 spaces, and an increase in Phase 2 parking spaces from 84 to 88 spaces. Total parking spaces for the project increased from 170 to 236 spaces. Per the Town of Paradise Municipal Code Section 17.38.1000<sup>1</sup>, apartment buildings are required to have 1.2 spaces for every one bedroom unit and 1.5 spaces for every two and three bedroom units, as well as 1 space per every 400 square feet of community space. This requirement would result in 196 parking spaces for the project. The number of parking spaces provided by the project (236 spaces) exceeds this requirement.

### 2.2 PUBLIC SERVICES

Several commenters noted that the Town does not currently have an operating hospital as noted on page 86 of the Draft IS/MND. The Adventist Health Feather River Health Center was noted as not being a hospital nor does it have emergency care beyond the urgent care department. The commenters are correct. Before closing for repairs in 2018 due to the Camp Fire, Adventist Health Feather River was home to a 101-bed facility. The hospital is not anticipated to be reopened, although multiple health services including urgent care are provided in the community. Most of the services listed are still being provided, but Adventist no longer provides hospital beds.

No other changes to the project as described in the Draft IS/MND have been proposed.

---

<sup>1</sup> Town of Paradise Municipal Code Section 17.38.1000 Off-street parking requirements  
[https://library.municode.com/ca/paradise/codes/code\\_of\\_ordinances?nodeId=TIT17ZO\\_CH17.38OREPALORE\\_17.38.1000OREPARE](https://library.municode.com/ca/paradise/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.38OREPALORE_17.38.1000OREPARE)

### Section 3 Comments on the Draft IS/MND and Responses

This section includes transcriptions of the comment emails received during the public review period on the Draft IS/MND and responses to those comments. The comments and responses plus the Public Review Draft IS/MND comprise the Final IS/MND. Complete comment letters and emails can be reviewed in **Attachment B**. Minor revisions to mitigation measures identified in these responses are reflected in the Revised Mitigation Monitoring Plan included herein as **Attachment C**. The Public Review Draft is provided as **Attachment D**.

#### 3.1 PUBLIC COMMENTS ON THE DRAFT IS/MND

As stated in the Guidelines and defined by California case law, when the lead agency prepares a mitigated negative declaration, CEQA review ends. Nonetheless, all comments are herein forwarded to the Paradise Planning Commission and those comments on the environment are specifically addressed below. Comments not related to impacts on the environment are addressed in Section 3.2, Topical Response to Non-CEQA-Related Comments and Responses.

#### 3.2 TOPICAL RESPONSE TO NON-CEQA-RELATED COMMENTS AND RESPONSES

While the commenters' statements and suggestions related to the proposed project are noted, many do not address the analysis or conclusions of the Draft IS/MND in terms of effects on the environment. Many commenters provided comments and opinions on the proposed project, without evidence supporting their concerns regarding the adequacy of the information or analysis in the Draft IS/MND. These comments included a range of statements about neighborhood impacts and socioeconomic impacts on surrounding properties. Per CEQA Guidelines Section 15381, "[a]n economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant." Common statements concerned incorrect information on the status of the local hospital, and speculation on crime, vandalism, trespassing, and/or property values. These are not effects on the environment to be addressed in a CEQA document.

Several commenters noted that the Town does not currently have an operating hospital. The Adventist Health Feather River Health Center was noted as not being a hospital nor does it have emergency care beyond the urgent care department. The commenters are correct. Before closing for repairs in 2018 due to the Camp Fire, Adventist Health Feather River was home to a 101-bed facility. The hospital is not anticipated to be reopened, although multiple health services including urgent care are provided in the community.

The closest hospital care is now in Chico, approximately 20 minutes away by car. Whereas it is not unusual for residential areas to be located 20 minutes or more from hospital services, this clarification does not materially alter the analysis presented in the IS/MND. The U.S. Department of Health and Human Services estimates that 90 percent of straight-line patient-hospital travel distances are less than 30 miles<sup>2</sup>. From 2005 to 2015, the number of people who lived more than 60 minutes from any hospital increased by more than 80 percent<sup>3</sup>. Paradise remains well-served by medical facilities in this context.

Additional comments were made regarding concerns that the project may result in vandalism and trespassing and may depreciate surrounding property values. Such concerns are speculative and comprise topics that do not result in an environmental impact under CEQA. Therefore, they are not required to be discussed in the IS/MND.

### 3.3 PUBLIC COMMENTS AND AGENCY RESPONSES

All comments on the project were submitted via email. Transcribed comments are shown in italics. Full, technical responses to the comments received are provided below. Full copies of the comment letters and emails are included in **Attachment B**. Comments and responses are in order of receipt.

#### 3.3.1 Comment 1: Commenter Patricia Wood Elkerton, received December 20, 2022

*Dear Mr. Bateman:*

*My family moved to Paradise and purchased our home in 2013. Prior to that, my husband spend summers here as a youth since 1962 and I have joined him since 1980. Our plan has always been to retire in Paradise. The 2018 Camp Fire destroyed our home, but we have rebuilt and are determined to remain here and participate in the rebuilding of our town.*

*I have reviewed the Initial Study/Mitigated Negative Declaration prepared for the Town of Paradise in the above referenced matter. The environmental issues all appear to be in order and I am confident the town will monitor that situation competently. However, Section 4.15 addresses public services as if such services have fully recovered from the fire. Particularly Police and Medical Facilities.*

<sup>2</sup> Weiss AJ, Pickens G, Roemer M. Methods for Calculating Patient Travel Distance to Hospital in HCUP Data. 2021. HCUP Methods Series Report # 2021-02.

[Methods for Calculating Patient Travel Distance to Hospital in HCUP Data \(ahrq.gov\)](https://www.ahrq.gov/methods-for-calculating-patient-travel-distance-to-hospital-in-hcup-data).

<sup>3</sup> Diaz A., A. Schoenbrunner, and T.M. Pawlik. 2021. "Trends in the geospatial distribution of inpatient adult surgical services across the United States." *Annals of Surgery* 273(1): 121–7.

*At page 86 the medical facilities are described as "Adventist Health Feather River Health Center" is a hospital..... It is not a hospital nor does it have emergency care beyond the urgent care department. They are not equipped to deal with a significant emergency, which must actually be transported to Enloe in Chico. To make that statement is patently incorrect and somewhat misleading.*

*As for the Police Department, PPD's assertion that their current model is sufficient for the proposed site is naive. A review of the issues reported by Yuba City alone regarding the same type of facility built by Mercy Construction there indicates that our police department may not have the staffing to cover the activity such a large project will bring into our community. My greatest concern with this entire matter is that this project is going in here because the land is cheap and Mercy is looking for housing for the homeless in other areas. PPD is not ready for that.*

*If it was all senior housing, I would be completely supportive. But it is not and therefore, I am not.*

*Sincerely,*

*PATRICIA WOOD ELKERTON*

### **Response to Comment 1**

The commenter expresses concern over the police and fire demands the project may create. Based on the Town of Paradise department responses, the Police and Fire department were given opportunity to comment, and no comments were received indicating there would be difficulty serving the site. The Town Council is responsible for allocating sufficient funding for police and fire services. The project is consistent with zoning and the General Plan, therefore demand from the project is considered consistent with required service levels anticipated in the General Plan, and the project would not trigger the need to construct new facilities.

The commenter notes that there is no hospital present in Paradise. Please see Section 3.2, Topical Response to Non-CEQA-Related Comments and Responses.

### **3.3.2 Comment 2: Commenter Steve "Woody" Culleton, received December 29, 2022**

*As a property owner that lives across the street from this proposed project I would like my concerns shared with the planning director, the planning commission and other town decision makers with oversight of the approval process as well as the Town Council.*

### **Comment 2(a)**

*First I find it disappointing that the towns cover letter in this report finds that an EIR is not needed ... Environmental Impact Report is not required pursuant to the*



*Environmental Quality Act of 1970 (Sections Negative Declaration reflects the Town's independent judgment and analysis as Lead Agency. An identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated it, has determined that there is no substantial evidence that the project, with mitigation measures as Findings: The Town of Paradise has reviewed the project and, on the basis of the whole record before it.*

### **Response to Comment 2(a)**

The commenter expresses disappointment; however, no information is provided regarding why the Draft IS/MND analysis causes that disappointment. The comment is noted.

### **Comment 2(b)**

*Second ... I disagree with this statement regarding both noise, Public services, and utilities and service systems ( the current PGE underground plans for the designed supply switch is too small) There are no public services in our area. Pre fire there was a smaller density and noise was buffered by the surrounding landscape that is now gone. Less Than Significant Impact on Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire*

### **Response to Comment 2(b)**

The Town has determined that public services are being provided in the community and can be provided to the site. Before the Camp Fire, the project site was surrounded by dense mobile home parks and contained a convalescent hospital; therefore, proposed and anticipated densities on the surrounding single family zoning are anticipated to remain lower than before the fire. While the site may have been visually obscured by trees before the fire, trees provide very little noise attenuation. No evidence was provided that the less than significant determinations are incorrect.

### **Comment 2(c)**

*Third ... Page 2 The site is bordered by formerly residential and developed areas that were destroyed in the Camp Fire. Many of us have rebuilt in the area so this statement is not true*

### **Response to Comment 2(c)**

The statement in the Draft IS/MND remains true because these areas were destroyed even if many have rebuilt. Existing sensitive receptors were identified on page 33 of the IS/MND: "The nearest sensitive receptors for this new housing are

people living in scattered homes near the project site. The Children's Community Charter School is about 1,500 feet east of the project. Other homes may be constructed near the project over the next few years as the community rebuilds." No evidence was provided that the less than significant determinations are incorrect.

**Comment 2(d)**

*Fourth ... Page 25&25 this statement is not true as there are more than one houses now and the former users of the project area were completely blocked from their lighting from all the trees that surrounded their buildings that are no longer there. The project would create new security lighting for the residential development. The nearest sensitive receptor is a residential home approximately 200 feet to the west across Clark Road. . However, up until the Camp Fire, this site contained uses and parking lots that provided security lighting, thus this area has historically experienced night lighting. New exterior lighting is further regulated by the Town's Design Standards for Clark Road (Town of Paradise 2022a): "Site lighting shall have a scale, design, and color that best complements the character and design of the adjacent structure. Lighting should be visible from the exterior of a building and the project's boundaries should be limited to that necessary for security, safety, and identification. It should also be screened from adjacent areas and not be directed in an upward manner or beyond the boundaries of the parcel on which the building is located." The project would comply with all Town codes, plans and regulations. Therefore, the project would have a less than significant effect on day and nighttime views in the area. Glare can create hazards to motorists and nuisances for pedestrians and other viewers. The project would construct two-story residential buildings that could increase glare for vehicles and pedestrians on Clark Road.*

**Response to Comment 2(d)**

As noted above, the IS/MND analyzed potential impacts on the residence closest to the project site, which does not assume there is only one residence in the area. The analysis shows distance as it relates to the potential for light and glare to affect neighbors. The Town recognizes the need to protect neighbors from light intrusion and as repeated above in the comment, specifically regulates such light. As determined in the IS/MND, the project would comply with all Town codes, plans, and regulations. Therefore, the project would have a less than significant effect on day and nighttime views and glare in the area. No evidence was provided that the less than significant determinations are incorrect.

**Comment 2(e)**

*Fifth ... Page 69 It is of great concern that this project is claiming that the Towns TMP and the widening of Clark would be just fine for an evacuation, during the*

*Camp fire it took us more than 2 hours to get from our home on Forest Service Rd to Pearson rd and we had many deaths near Edgewood Rd another street with only one way in and out ... You are proposing to put 140 units and 350 people in a cul-de-sac with one road in and out dumping onto Clark at a curve. And during an emergency like wildfire there is the potential of another 10,000+ people fleeing Magalia using Clark Rd ... Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact The Town of Paradise Emergency Operations Plan Emergency Operations Plan addresses the Town's planned response to extraordinary emergency situations. These emergencies include natural disasters, technological incidents, and national security emergencies (Town of Paradise 2011). As shown in Figure 11, the primary evacuation routes in Paradise are along Skyway, Clark Road, and Pentz Road, as confirmed in the 2022 TMP. Each of these roads runs roughly north-south and secondary evacuation routes run east-west to connect residents to these roads. Specific evacuation routes will vary depending on the emergency's location, direction, and rate of spread. The Housing and Safety Element includes policies and programs to improve the Town's infrastructure, such as improvements to emergency evacuation routes and installation of early warning systems (Town of Paradise 2022b). The TMP recommends infrastructure and operations projects that can be implemented proactively to help traffic evacuation during an emergency; this includes the widening of Clark Road next to the project site, as well as the construction of new secondary evacuation routes. The project is required to improve Cypress Lane and its connection to Clark Road. Therefore, the project would not have an impact on the existing adopted emergency response plan or evacuation plan. g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? Less Than Significant Impact*

### **Response to Comment 2(e)**

The devastating evacuation challenges during the Camp Fire have been thoroughly evaluated by the Town and Butte County and have been addressed in the 2022 Transportation Management Plan (TMP) with the intent to avoid a repeat of events in 2018. The TMP includes a comprehensive analysis of the Town's transportation daily needs and recommends gap closures to strengthen future traffic evacuation demands. The TMP evaluated the Town's transportation network to serve traffic evacuation needs assuming an "all at once" event similar to the Camp Fire evacuation. The recommendations build upon lessons learned from the Camp Fire and recent evacuations to address pinch points, improve the backbone network, identify new connections, facilitate operations during an evacuation, and coordinate with regional partners and public safety responders. Whereas the proposed project is consistent with zoning, project densities were anticipated in this planning

process, and proposed improvements to Cypress Lane are consistent with the TMP requirements. Correcting deficiencies as the Town recovers is a primary objective and is designed to be completed in tandem with the rebuilding process.

The Town notes that the dangerous curve on Clark Road has been corrected. In addition, access will be provided to the east only during an emergency. No evidence was provided that the less than significant determinations are incorrect.

**Comment 2(f)**

*Sixth ... Page 79, this section is also not true or honest, as pre fire this project area was surrounded by trees that protected other homme in the area from noise and light for the pre fire uses, there are no longer any natural protection for the surrounding homes from the noise coming from 350 people in these 140 units Also they claim that there is minimal traffic on Clark Rd, that is simply not true with its use by the Magalia people that use it as well as all the construction traffic that will continue for the next 5-10 years ... 4.13 NOISE 4.13.1 Environmental Setting Noise is defined as a sound or series of sounds that are intrusive, objectional, or disruptive to daily life. Noise levels are measured to determine ambientnoise and, if necessary, take action to protect residents from objectionable noise. Since most of the homes and businesses near the project were destroyed in the Camp Fire, the noise environment is mostly dominated by natural sounds such as wind or bird songs. Currently, there is light traffic on Clark Road, and traffic noise is minimal. Traffic volumes, and commensurate sound levels, will increase as homes and businesses are rebuilt near the project.*

*Ok Nick here are just a few of my concerns to start with, I am also concerned with the number of police calls for service that the management company CHIP has had with the existing Paradise Community Village that they operate in the lower part of town where this size project would be better suited.*

*Steve "Woody" Culleton 530-521-1984*

**Response to Comment 2(f)**

Please see Response to **Comment 2(d)**. As traffic increases on Clark Road as the Town rebuilds, traffic noise will increase, and residential noise typical of a residential community will be further obscured. As noted in the IS/MND, "After residents move into the new project housing, noise would be generated by mechanical equipment, such as heating, ventilation, and air conditioning systems. Sounds from outdoor activities by residents, such as conversation, might be perceptible at the property boundary. The closest sensitive receptors to the site include residences across Clark Road to the west and Adams Road to the south. The project could also generate short-term noise from landscaping equipment such as mowers and leaf blowers." As discussed earlier in the IS/MND, single-point source



noise attenuates about 6 dBA with each doubling of distance. Thus, at 200 feet from the project site, noise could temporarily range from 65 dBA to 73 dBA during construction and would continue to diminish with greater distance. Whereas noise from residential activities is much lower than construction equipment, both indoor and outdoor areas at the closest sensitive receptor would meet residential standards. Trees have no measurable impact on noise attenuation. No evidence was provided that the less than significant determinations are incorrect.

### **3.3.3 Comment 3: California Department of Fish and Wildlife, received January 6, 2023**

*Mr. Bateman,*

*The California Department of Fish and Wildlife (CDFW) received and reviewed the Initial Study/Mitigated Negative Declaration (IS/MND) for the Cypress Family and Senior Housing Project, Town of Paradise, CA (Project) pursuant the California Environmental Quality Act (CEQA) statute and guidelines.*

*Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the project that may affect California fish, wildlife, native plants, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that the CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.*

#### **CDFW ROLE**

*CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Id., § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.*

*CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA)*

*(Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.*

**PROJECT DESCRIPTION SUMMARY**

*The project applicant (Mercy Housing California) is seeking to construct 140 affordable family and senior housing units in two phases. Cypress Family Housing (Phase 1) would include 70 units of family rental housing with a mix of 1-, 2-, and 3- bedroom units, and a 5,730 sq. ft. community center. Phase 2, Cypress Senior Housing, would include 70 one-bedroom units for senior rental.*

**COMMENTS AND RECOMMENDATIONS**

*CDFW offers the comments and recommendations below to assist the Town of Paradise (Town) in adequately identifying and/or mitigating the Project’s significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.*

**Comment 3(a)**

***CDFW recommends language in BIO-1 (Biological Resources) pertaining to foothill yellowlegged frog (FYLF, Rana boylei) is revised to increase the efficacy of the measure.***

*BIO-1 in the IS/MND states, “If any of these [California red-legged frog (Rana draytonii) and FYLF] species are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the individuals. The authorized biologist in consultation with USFWS and CDFW will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist. [...] Any individuals found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities.”*

*Foothill yellow-legged frog is listed as a threatened species under CESA and as such it is afforded full protection under the act. It is unlawful to take a State-listed endangered or threatened species (Fish & G. Code §2050 et seq.). Take is defined as “hunt, pursue, catch, capture or kill or attempt to hunt, pursue, catch, capture or kill” (Fish & G. Code §86). CDFW recommends the Town remove all language in the IS/MND specific to relocation of FYLF “out of harm’s way” to ensure take of the species does not result from the Project. If during Project analysis it is determined that the project may result in take of FYLF, CDFW recommends an ITP be obtained prior to starting construction activities.*

**Response to Comment 3(a)**

CDFW's comment is noted and requests slightly modifying the language in the IS/MND; the proposed changes do not change the determination of significance. BIO-1 has been revised as follows to reflect CDFW's recommendation (changes reflected in **strike-out for language removed** and **underlined for language added**). This change is reflected in the Revised Mitigation Monitoring Plan, included herein as **Attachment C**.

- **Mitigation Measure BIO-1: Protection of California Red-legged and Foothill Yellow-legged Frogs**

The project proponent shall implement the following standard U.S. Fish and Wildlife Service (USFWS) Mitigation and Avoidance Measures to prevent mortality of individual frogs that may be found breeding, migrating across, or aestivating on the project site during proposed project activities.

- Preconstruction surveys for California red-legged and foothill yellow-legged frogs shall be completed within 48 hours prior to commencement of any earth-moving activity, construction, or vegetation removal within the project, whichever comes first. The preconstruction survey shall include two nights of nocturnal surveys in areas of suitable habitat.
- If any California red-legged or foothill yellow-legged frogs are encountered during the surveys, all work in the work area shall be placed on hold while the findings are reported to the CDFW and USFWS and it is determined what, if any, further actions must be followed to prevent possible take of this species.
- **If foothill yellow-legged frog is identified within the project site during preconstruction surveys, the project proponent shall pause project activities, and obtain an Incidental Take Permit prior to project construction resuming. Any actions taken in regards to this species will follow the measures outlined in the Incidental Take Permit.**
- Where construction will occur in California red-legged and foothill yellow-legged frog habitat, or where frogs are potentially present, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat areas. A qualified biologist will assist in determining the boundaries of the area to be fenced in consultation with the Town, USFWS, and CDFW. All workers will be advised that equipment and vehicles must remain within the fenced work areas.

- A USFWS-authorized biologist will direct the installation of the fence, ~~and~~ will conduct biological surveys, ~~and will~~ ~~to~~ move any individuals of these species **California red-legged frog** from within the fenced area to suitable habitat outside of the fence. Exclusion fencing will be at least 24 inches in height. The type of fencing must be approved by the authorized biologist, the USFWS, and CDFW. This fence should be permanent enough to ensure that it remains in good condition throughout the duration of construction on the project site. It should be installed prior to any site grading or other construction-related activities. The fence should remain in place during all site grading or other construction-related activities. The frog exclusion fence could be "silt fence" that is buried along the bottom edge.
- If at any time **California red-legged frog** individuals of these species are found within an area that has been fenced to exclude these ~~is~~ species, activities will cease until the authorized biologist moves the individuals.
- If any **California red-legged frogs** of these species are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the individuals. The authorized biologist in consultation with USFWS and CDFW will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist.
- Any individuals **California red-legged frogs** found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities.
- Clearance surveys shall occur daily in the work area.
- The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed.
- To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force will be followed at all times.
- Project activities shall be limited to daylight hours, except during an emergency, in order to avoid nighttime activities when ~~California red-legged and foothill yellow-legged frogs~~ may be present. Because dusk



and dawn are often the times when ~~California red-legged and foothill yellow-legged frogs~~ are most actively foraging and dispersing, all construction activities should cease one-half hour before sunset and should not begin prior to one-half hour before sunrise.

- o Traffic speed shall be maintained at 10 miles per hour or less in the work area.

In addition to the standard USFWS measures:

- o Prepare and present Environmental Awareness Training to all personnel working in the field on the proposed project site. Training shall consist of a brief presentation in which biologists explain endangered species concerns. Training shall include a discussion of special-status plants and sensitive wildlife species. Species biology, habitat needs, regulatory requirements, and measures being incorporated for the protection of these species and their habitats shall also be discussed. Project site boundaries shall be clearly delineated by stakes and/or flagging to minimize inadvertent degradation or loss of adjacent habitat areas during project operations. Staff and/or its contractors shall post signs and/or place fence around the project site to restrict access of vehicles and equipment unrelated to project operations.
- o An on-site biological monitor, shall at a minimum, check the ground beneath all equipment and stored materials each morning prior to work activities to prevent take of individuals. All pipes or tubing Four (4) inches or greater shall be sealed by the relevant contractor with tape at both ends to prevent animals from entering the pipes at night. All trenches and other excavations shall be backfilled the same day they are opened or shall have an exit ramp built into the excavation to allow animals to escape.
- o Include the following measures in the project SWPPP and/or Spill Prevention Plan:
  - Prevent the potential release of petroleum materials, such as oil and diesel fuel into adjacent habitat areas, including waters of the State and U.S.
  - Locate areas for fuel storage, refueling, and servicing of construction equipment in an upland location outside of sensitive habitat.
  - Establish wash sites in upland locations and ensure wash water does not flow into stream channels or wetlands.

- Ensure that all construction equipment is in good working condition, showing no signs of fuel or oil leaks. All questionable motor oil, coolant, transmission fluid, and hydraulic fluid hoses, fittings, and seals shall be replaced. The mechanical equipment shall be inspected on a daily basis to ensure no leaks. All leaks shall be repaired in the equipment staging area or other suitable location prior to resumption of construction activity.
- Place oil-absorbent and spill containment materials on-site when mechanical equipment is in operation within 100 feet of a waterway. If a spill or leak occurs, no additional work shall occur until 1) the leak has been repaired, 2) the spill has been contained, and 3) CDFW and Butte County Fire Department are contacted and have evaluated the impacts of the spill.
- Install silt fence or other sediment-control devices around construction sites near streams and wetlands to contain spoils from excavation activities.

**Comment 3(b)**

***CDFW recommends the following language be revised in BIO-2 to increase the efficacy of the measure.***

*"If project work must occur during the nesting season (February 1 – September 1), MHC shall utilize a qualified biologist to survey nesting birds within the project area, no more than 14 days prior to the beginning of tree and vegetation removal or ground-disturbing activities."*

**Response to Comment 3(b)**

CDFW's request is noted. This differs from previous CDFW requirements on past projects but is acceptable to the Town. The language in BIO-2 has been revised to below to reflect the request from CDFW. This change is reflected in the Revised Mitigation Monitoring Plan, included herein as **Attachment C**:

- **Mitigation Measure BIO-2: Nesting Bird Protection**
  - If project work must occur during the nesting season (February 1 – September 1), MHC shall utilize a qualified biologist to survey nesting birds within the project area, no more than ~~14~~ **3** days prior to the beginning of tree and vegetation removal or ground-disturbing activities. Results of the survey shall be submitted to the Town prior to the start of construction activities.
  - If nesting birds are detected within the project area during the survey, consultation with CDFW and USFWS is recommended to establish

acceptable avoidance or minimization measures to avoid impacts to migratory birds and raptors. Avoidance measures could include the establishment of a suitable activity-free buffer around active nests/roosting sites. An avoidance or minimization plan shall be submitted to the Town, CDFW, and USFWS for review and approval prior to the start of construction activities. The avoidance or minimization plan shall be submitted to the project proponent for review and approval prior to the start of construction activities. These measures will ensure that no nesting birds are impacted by construction activities.

### **Comment 3(c)**

#### ***CDFW recommends including bird enhancement and mortality reduction strategies in Project design and implementation.***

*The proposed Project will border natural areas and include elements of riparian habitat. Riparian habitat is suitable for nesting birds. Placement of buildings adjacent to suitable nesting bird habitat may adversely affect bird populations by introducing sources of common bird mortalities such as reflective windows that birds may collide with. Given declines in segments of the overall bird population and ecological benefits of healthy bird activity, CDFW recommends consideration of bird enhancement and mortality reduction strategies in Project design and implementation. Incorporation of these strategies can reduce anthropogenic effects on birds and promote sustainable development in California.*

*Collisions with clear and reflective sheet glass and plastic is also a leading cause in human related bird mortalities. Many types of windows, sheet glass, and clear plastics are invisible to birds resulting in casualties or injuries from head trauma after an unexpected collision. Birds may collide with windows as little as one meter away in an attempt to reach habitat seen through, or reflected in, clear and tinted panes, so even taking small measures to increase visibility of windows to birds can make a substantial difference in minimizing long-term impacts of urban development near natural environments.*

*CDFW recommends the applicant incorporate bird and wildlife friendly strategies: Install screens, window patterns, or new types of glass such as acid-etched, fritted, frosted, ultraviolet patterned, or channel. Additional information can be found at <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/collisions/buildings-andglass.php>.*

*Incorporation of bird and wildlife strategies not only promotes environmental stewardship but also facilitates compliance with State and federal protections aimed at preserving bird populations.*

**Response to Comment 3(c)**

The Town notes that CDFW recommends that the applicant incorporate bird- and wildlife-friendly strategies. While this was not a significant adverse effect that requires mitigation, the Town will adopt a condition of approval directing the applicant to install screens, window patterns, or new types of glass such as acid-etched, fritted, frosted, ultraviolet patterned, or channel to minimize the potential for bird collisions with buildings and glass.

**Comment 3(d)**

**ENVIRONMENTAL DATA**

*CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB field survey form can be found at the following link:*

*<https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address: [CNDDDB@wildlife.ca.gov](mailto:CNDDDB@wildlife.ca.gov).*

**Response to Comment 3(d)**

Comment noted. As noted in the IS/MND, no special-status species were identified during the biological surveys. Any special-status species and natural communities detected during preconstruction surveys and/or project construction will be reported to the CNDDDB.

**Comment 3(e)**

**FILING FEES**

*The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)*

**CONCLUSION**

*Pursuant to Public Resources Code § 21092 and § 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed project. Please direct written notifications to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to [R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov).*



*CDFW appreciates the opportunity to comment on the IS/MND to assist in identifying and mitigating project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts. If you have any questions regarding these comments, please contact me at (916) 597-6417 or melissa.stanfield@wildlife.ca.gov.*

*Thank you,*

*Melissa Stanfield*

*Senior Environmental Scientist (Specialist)*

*North Central Region (Region 2)*

*Phone: 916-597-6417*

### **Response to Comment 3(e)**

It is understood that CDFW fees are required to be paid upon filing of the Notice of Determination with the County Clerk Recorder. The Town will provide written notice of the proposed February 21, 2023, hearing to CDFW as requested.

#### **3.3.4 Comment 4: Commenter Michael Perry, received January 8, 2023**

*Dear Mr. Bateman*

*A neighbor just provided me with a copy of the "Notice of Environmental Document" regarding the "Cypress Family and Senior Housing Project" with a letter to Mr. Jeffrey Riley. With regards to this letter I am contacting you in reference to the "Emergency Access Evaluation" section on page 4.*

*I am a survivor of the Camp Fire who's home was destroyed by the fire. Since then I have returned to the property where I have resided for the past 10 years. I moved into the house that was my late mother's residence from its initial construction until her passing in 2010. My brother is the current property owner and I have been his resident Property Manager since I moved here. My brother and I considered the property to be our "family home" since it was our mother's last. I am currently residing on the property pending rebuilding, hopefully beginning sometime this year. The property is located on Paradisewood Drive.*

*Per the letter to Mr. Riley under the section regarding emergency access, it is suggested that access may be completed by "Removal of the existing gate on Cypress Lane and connection to the public portion of Cypress Lane to the east (to Pentz Road via Paradisewood Drive)".*

*The Town of Paradise should be aware that this gate is not property of the Town. The original gate was installed as part of the Paradisewood subdivision, built by the Eggers company and was an incentive to purchasers of those homes, as it created a non-traffic neighborhood. That gate was later replaced with the current gate which was purchased, installed and is maintained by the residents of Puddle Duck Ct and*

*Paradisewood Dr. Note that the letter incorrectly describes Puddle Duck Ct as "the public portion of Cypress Lane". It is not part of Cypress Ln.*

*Please be aware that the Town of Paradise DOES NOT have authority to open this gate. Only residents of Puddle Duck Ct, Paradisewood Dr, or in case of emergency, the Paradise Fire Department, are authorized to open it. It should be noted that on Nov 8 when the Camp Fire was advancing, it was a resident who opened the gate to allow for evacuation, not the Fire Department. Additionally, it is important to recognize the gate actually exists on the private parcel at 1640 Puddle Duck Court which extends to the middle of the street. It is not on the Cypress Acres property. As you are aware, Cypress Lane is a private road, whereas Puddle Duck Ct is a public street. As stated, it is not the "public portion of Cypress Lane". I am told that in order to receive town/emergency services, eg., Fire Department, it was necessary to convert the section of Cypress Ln to a public street from the west side of the gate extending to Paradisewood Dr, and therefore that street was renamed to what is now Puddle Duck Ct around February 2005. The designation of "court" indicates this is not a through street.*

*I am informed the street change was paid for by the residents at the time, not by the Town of Paradise, and that the town never took ownership or responsibility for the gate. The Town should have record of all this. Neither the Town of Paradise nor the developers of the Cypress project have any right to remove the gate or to open it at any time.*

*Prior to the Camp Fire, Paradisewood Dr. was, and currently remains, a quiet neighborhood with no through traffic due to the nature of Puddle Duck being a "dead end" court via the locked security gate. Therefore the proposal to remove the gate will result in excessive traffic by residents of the new housing, and especially by non-residents once it becomes known that Paradisewood Dr via Puddle Duck Ct to Cypress Lane is a "shortcut" between Pentz Rd and Clark Rd. It should also be noted that at the time prior to the Camp Fire during major construction on Clark Rd at the intersection of Clark and Cypress, a request was made to the residents of Puddle Duck Ct and Paradisewood Dr to open the gate during construction in order to avoid disruption to the crew working on Clark Rd. We were told there would likely be only about 20 cars passing through until construction was completed. However, a resident at the time recorded over 140 vehicles on one day alone. This included Cypress Ln residents and traffic to/from the Convalescent facility which was there at the time and subsequently destroyed by the Camp Fire. This is a fair indication of what we can expect if the gate is removed; due to traffic by new residents of Cypress Lane, other traffic cutting through, and certainly by construction vehicles during development.*

*The letter to Mr. Riley indicates as part of this project Cypress Ln as well as Adams Rd will be improved to provide increased access to the new residences. The letter*

*also states this project will result in 212 parking spaces, which implies as many vehicles for the residents and their guests. This supports the anticipation of a significant increase in traffic on Puddle Duck Ct and Paradisewood Dr should the gate be removed. Perhaps an alternative suggestion by the Town is that the Cypress project should include additional access streets to Clark Rd if there is concern for their new residents.*

*The residents of Puddle Duck Ct and Paradisewood Dr request the Town of Paradise reject the proposal to remove the gate, where there is no authority to do so, thus maintaining the sanctity and serenity of the Puddle Duck and Paradisewood neighborhood. The gate has existed for many years since the Paradisewood subdivision was built. With the currently planned improvements to Cypress Lane and Adams Road the new residents will have adequate egress in the event of an emergency. Furthermore, Puddle Duck/Paradisewood residents will open the gate if there is a valid request, or optionally the Paradise Fire Department will be able to open the gate in the event of an emergency.*

*I encourage the Town to do their due diligence as necessary to research the facts regarding this security gate. If helpful to your staff, I can provide copies of email correspondence and an image of a letter from the Town of Paradise dating back to 2005 and 2009 regarding the gate. These were just forwarded to me by a friend who was a resident at the time. Unfortunately any documentation my mother had was destroyed by the Camp Fire.*

*Respectfully,*

*Michael Perry*

*As well as on behalf of Steven Perry (property owner), and the Residents of Puddle Duck Court and Paradisewood Drive*

#### **Response to Comment 4**

Although the Headway Transportation Checklist letter noted that one of the options for access could be removal of the gate, there has never been an intention to remove the gate either by the applicant or the Town. The gate is intended for emergency access only and can only be opened by emergency personnel.

#### **3.3.5 Comment 5: Commenter Ken Smith, received January 8, 2023**

*Town of Paradise*

*I'm writing in opposition to the proposed Cypress Family and Senior Project. issues I feel will impact me as owner of an adjacent property and the TOP.*

#### **Comment 5(a)**

*1. The proposal states there is a hospital in paradise. This is not true.*

**Response to Comment 5(a)**

The commenter notes that there is no hospital present in Paradise. Please see Section 3.2, Topical Response to Non-CEQA-Related Comments and Responses.

**Comment 5(b)**

*2. I do not believe the environmental impact of this project have been adequately addressed. The property in question is populated by wild turkeys, fox, coyotes, quail, rabbits, deer, bear, hawks and many other animals.*

**Response to Comment 5(b)**

The commenter is concerned that wildlife will be negatively affected by the project. Section 4.3, Biological Resources, of the IS/MND determined that there are no established migratory corridors associated with the project area or vicinity. Construction could temporarily interrupt local movement of native resident or migratory wildlife species through the project site, but there will be sufficient open space remaining after construction for local species identified in the comment. The IS/MND discussed that the project area contains habitat that could support red-legged frog and foothill yellow-legged frog and potential nesting habitat for migratory birds or birds of prey. Mitigation Measure BIO-1 and Mitigation Measure BIO-2 have been adopted to ensure that special-status species migrating to the area and migratory bird species utilizing the project area for nesting would be protected. These measures provide sufficient species protection during construction to mitigate potential adverse effects on resident or migratory species to less than significant. See also **Response to Comment 3**, Section 3.3.3.

**Comment 5(c)**

*3. The current septic system for the convalescent home (destroyed) was subject to numerous periods of foul smell. And feel is not adequate for the project.*

**Response to Comment 5(c)**

The older septic system will be replaced. Two septic systems would be designed to include secondary wastewater treatment (considered Advanced Treatment in the Paradise Code). Phase 1 and Phase 2 will each have their own septic system. No odors are anticipated to be associated with Advanced Treatment systems.

**Comment 5(d)**

*4. Wastewater drainage if directed toward my property may cause contamination of the seasonal creek that borders our properties.*



### **Response to Comment 5(d)**

No wastewater will be allowed to migrate off-site and enter creek systems. As discussed on IS/MND page 8, NorthStar Engineering prepared a preliminary septic analysis and design in coordination with Bob Larson, the Town's Onsite Sanitary Official. In large part, the existing leach lines that served the convalescent hospital were determined to be sufficient to serve the proposed family housing. For the senior housing, a slight increase over the grandfathered California Vocations system would be required (approximately 50 senior units can be supported within the grandfathered capacity, and 20 units will require new capacity). The California Vocations leach lines may or may not be reused.

Page 59 further notes that "Percolation tests confirmed that the soils on the site area are adequate to protect public waters and public health using an onsite wastewater system. Two separate wastewater collection, treatment and disposal systems are proposed with leach fields on two separate properties. Both have the capacity and soil composition to dispose of the wastewater of the proposed housing." Because the project is required to comply with existing regulations and permits, it will have a less than significant impact on water quality standards and waste discharge requirements.

### **Comment 5(e)**

*5. There are native american grindstones on the adjacent property. Has the property had an comprehensive survey for native american artifacts?*

### **Response to Comment 5(e)**

As discussed on IS/MND page 99, a cultural resources inventory was conducted to locate, describe, and evaluate tribal cultural resources present within the project site. A records search was conducted at the Northeast Information Center for resources within and adjacent to the site, and an intensive pedestrian survey was conducted within the site on September 29, 2022. The objective of the field survey was to locate and describe cultural resources present within and adjacent to the APE. Fieldwork was performed following applicable Federal and State standards. Emphasis was placed on the examination of the undisturbed or relatively undisturbed ground. No Native American grindstones were identified as present on the project site.

### ***Continued comments from Ken Smith, received January 8, 2023***

*TOP*

*Continuing from previous email.*

*Opposition to the Cypress Project.*

**Comment 5(f)**

*I have an unprotected border with the Cypress Property and have grave concerns about security from vandalism and trespassing . I see nothing in the plans (fences etc.*

*I feel this project is too large for the medical, police and fire that paradise currently has.*

*I believe your proposal states the the Convalescent Home that was on the property employed 500, I find that highly improbable.*

*This type of project will have a very negative impact on the surrounding property values.*

*If this project intends to use Paradisewood as a ingress and egress it would lead to traffic and safety issues for that area, It is currently protected by a private gate that the neighborhood erected.*

*The current owners of the property have historically done a poor job of maintaining the property for fire mitigation, removal of dead trees and trespassers.*

*This project is too big too soon and not in the best interests of the surrounding properties and the TOP.*

*Sincerely*

*Ken Smith  
6801 Belleview  
1650 Paradisewood  
Paradise, ca  
530-520-1463  
Sent from my iPhone*

**Response to Comment 5(f)**

There are various concerns expressed regarding crime, property values, and the adequacy of current Town services. CEQA does not address socioeconomic issues, as discussed in Section 3.2, Topical Response to Non-CEQA-Related Comments and Responses. No evidence is provided to indicate the analysis regarding public services is inadequate – please see **Response to Comment 2(b)**, above.

The IS/MND states there were 200 people employed in the past. As discussed on IS/MND page 5, “The site formerly housed the approximately 130 bed Cypress Acres Convalescent Hospital and Nursing Home, and the California Vocations site, which were destroyed in the Camp Fire. The California Vocations site formerly housed the California Vocations offices and accommodation for over 20 of its developmentally disabled clients. These prior uses were quite intensive (California Vocations had over 200 employees). Town officials noted that in prior years there

was significant traffic turning on and off of Cypress Lane.” Further discussions with the former site owner confirmed that the Convalescent Hospital was licensed for 136 beds and had 120 employees providing 24-hour care. This was in addition to the California Vocations employees.

As noted in **Response to Comment 4**, the Town has no intention to open the gate. Past maintenance of the property is not included within the environmental topics under CEQA, and thus is not required to be discussed in the IS/MND. The proposed community will be actively managed by Mercy Housing California and its partners, thus previous site issues are not anticipated for the proposed project.

### **3.3.6 Comment 6: Commenter Tyler Seger, received January 8, 2023**

*Background:*

*I have lived around 500 yards from the original rear cypress facility my entire life. Im a 33 year old Beekeeper. Rebuilt after fire for new and growing family.*

*Cypress Housing Project Concerns:*

#### **Comment 6(a)**

*1. No hospital in Paradise. The small clinic we do have (Adventist Health) is overcrowded and overworked.*

#### **Response to Comment 6(a)**

The commenter notes that there is no hospital present in Paradise. Please see Section 3.2, Topical Response to Non-CEQA-Related Comments and Responses.

#### **Comment 6(b)**

*2. It is a wildlife corridor with vast wildlife as well as Indian grinding stones. Rich with history.*

#### **Response to Comment 6(b)**

Please see responses to **Comments 5(b) and 5(e)**, above.

#### **Comment 6(c)**

*3. The septic system. It has been said the same septic system will be used, which I have seen multiple issues with over the last 20 years.*

#### **Response to Comment 6(c)**

Please see responses to **Comments 5(c) and 5(d)**, above.

**Comment 6(d)**

*4. We just rebuilt at the end of Paradise Wood. This will bring unwanted, questionable, and too much traffic through our new home and old neighborhood. This will also lower my property value.*

**Response to Comment 6(d)**

CEQA does not discuss property values as an impact on the environment. As discussed in IS/MND Section 4.17, Transportation, CEQA requires an analysis of the potential for a project to exceed regional screening criteria for vehicle miles traveled. The project will be entirely (100%) certified affordable housing per State of California criteria. The Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018, published by the Governor's Office of Planning and Research (OPR) provides screening thresholds for land use projects, including a "presumption of less than significant impact for affordable residential development." Based on the BCAG established screening criteria for traffic analysis zones and the project's designation as affordable housing, the project is exempt from detailed VMT analysis, and it was determined the project would have a less-than-significant impact on VMT. While the commenter expresses a concern, no evidence has been presented to contradict the IS/MND analysis.

**Comment 6(e)**

*5. The gate being open is a huge concern for my families safety.*

**Response to Comment 6(e)**

The Town has no intention to open the gate. Please see **Response to Comment 4.**

**3.3.7 Comment 7: Commenter Marcia E. Germann, received January 9, 2023**

*Dear Mr. Bateman and Town of Paradise Planning Commission:*

*My name is Marci Germann and I am the homeowner at 1640 Puddle Duck Court in Paradise. I recently moved to paradise, purchasing my home in 2022.*

**Comment 7(a)**

*One of the most attractive features in deciding to purchase this home at 1640 Puddle Duck COURT, or CUL-DE-SAC, which ultimately meant that there would be no cut-thru traffic passing in front of my home. Your office is aware and familiar of the fact that there is a PRIVATE FIRE/EMERGENCY GATE accessible at the end of Puddle Duck Court which is directly in front of my house. Puddle Duck Court is on my side of the fire-gate and the other side of the fire gate is Cypress Lane. This private locked Fire-Gate provides and allows for Emergency entrance for fire emergency services. This locked gated entrance is and has been serving as a*



*secondary emergency access route for farthest end of Cypress Lane. The gate is privately owned and has been in place for 20 years. My property line at 1640 Puddle Cuck Court actually, extends into the middle of the road on Puddle Duck Court or at the dead center of the fire gate itself. Paradise Fire Department has their own key to access and gain entrance if and whenever needed. The current arrangement has been in place for many years without incident and appears to have worked well for the former Cypress Lane residents. (Pre-Camp Fire)*

*On November 17th 2022 HEADWAY TRANSPORTATION prepared a Transportation Checklist Letter on behalf of Mercy Housing for the Cypress Lane Project. Their report fails to make any mention at all of my address on Puddle Duck Court. Nor that my property line lies in the middle of the road at the fire gate, or that the gate is privately owned. The homeowner's association in my neighborhood funded and paid for the gate independently. The report makes it sound as though the whole street is Cypress Lane all the way through to Paradisewood Drive and it's not. Cypress lane ends at the fire gate and Puddle Duck Court is on the opposite side of the gate. There is no public portion of Cypress Lane to the east of the fire gate going towards Pentz Road. Their report very is misleading in itself.*

*Granted the project site must have a secondary/emergency access entrance, however the reports **Emergency Access Evaluation** first recommendation is to remove the fire gate. I do not consent to this as a resolution to be considered. Doing so would severely invade my personal privacy and end any further quiet enjoyment on my property altogether, if it were no longer a dead-end street. By removing the private fire gate my dead-end court would no longer provide the irreplaceable attributes and reasons for choosing this house. If the street were opened up it would allow both drive-through and cut-thru traffic to pass by my house 24/7. I want to preserve my privacy at all costs. My life would severely and sorely be impeded and affected if this were allowed to happen. My property value would fall, and future resale would not be as desirable if the home were no longer on a court or cul-de-sac setting. Homes located in cul-de-sacs can garner 20% higher-asking prices compared to homes not in cul-de-sacs. Other options need to be explored and opted for by the developer. Other residents from my neighborhood will be writing to the planning commission objecting to removal of the fire gate as well.*

*One potential option for the developer to consider and explore could be to replace the fixed fire gate and install a new electronic gate with a keypad entrance that all emergency first responders could enter through, not just fire as it is now but police services to have access through a key pad entrance when needed.. It is my understanding that Clark Road is to be widened in the near future adding more lanes to accommodate planned future growth in the coming years. Doing this will also accommodate egress to and from the Cypress site as well.*

### **Response to Comment 7(a)**

The Town has no intention to open the gate. Please see **Response to Comment 4**.

### **Comment 7(b)**

*If nothing changes, and the existing Fire Gate remains in place untouched, new signage may need to be erected and places to prevent people from the Cypress Family site coming over and parking on Puddle Duck Court or Paradisewood Drive if there were no available parking spots open in the complex. My street would be their first easiest, really the only option because no one parks on Clark road. Prior to the fire, when the nursing home was in operation sometimes employees would park on Puddle Duck and walk the short jaunt to the facility. I would not want residents who cannot find a parking spot or their guests who cant get one because they are all full. I already for see parking being very limited and think the number of spaces should be increased it does not seem like there will be enough for Guest Parking. Either way I would not want persons having the ability to park in front of my residence or on my neighborhood streets when they come up short on parking spaces and none are available in their own complex.*

### **Response to Comment 7(b)**

CEQA does not address parking per se as an impact on the environment. A court case in 2021, Save Our Access – San Gabriel Mountains vs. Watershed Conservation Authority, confirmed that CEQA generally does not consider the adequacy of a project’s parking or its “impacts on parking” unless it will result in significant secondary effects on the physical environment.

That said, the revised project plans indicate that Phase 1 parking has been increased from the previous 86 spaces to 148 spaces. Please see Project Description Addendum, Section 2.1. Total parking spaces for the project increased from 170 to 236 spaces. Per the Town of Paradise Municipal Code Section 17.38.1000<sup>4</sup>, apartment buildings are required to have 1.2 spaces for every one bedroom unit and 1.5 spaces for every two and three bedroom, as well as 1 space per every 400 s.f. for community space units. This requirement would result in 196 parking spaces for the project. The number of parking spaces provided by the project (236 spaces) exceeds this requirement; therefore, overflow parking is not anticipated.

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<sup>4</sup> Town of Paradise Municipal Code Section 17.38.1000 Off-street parking requirements  
[https://library.municode.com/ca/paradise/codes/code\\_of\\_ordinances?nodeId=TIT17ZO\\_CH17.38OREPALORE\\_17.38.1000REPARE](https://library.municode.com/ca/paradise/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.38OREPALORE_17.38.1000REPARE)

**Comment 7(c)**

*It would be nice if the new project proposal would consider adding to their plans some kind of perimeter boundary or separation by adding a wall, or erecting a fence or planting of trees to to map out where the complex starts and stops .so there is some kind of division between the housing complex and the single family homes located on Puddle Duck Court and Paradisewood Drive. All of these properties, except for mine are part of a home owners association. I don't know how many persons will be allowed to live in a 3 bedroom unit once completed, but I imagine there will be many school age teenager's. I would not like for the meadow next to my residence which is still going to remain a leach field according to their submitted plans, that this open space or meadow could potentially become a hang out for the teenagers from around the complex to become their own private Idaho or personal backfield in the back forty so to speak. A place for them to hang out and party out of sight from all eyes but still onsite .I would hate for this meadow to become loud and trampled over with people just cause they can. Thank you for consideration of my concerns going forward.*

*Sincerely Yours,*

*Marci Germann*

**Response to Comment 7(c)**

Comments requesting project features are duly forwarded to the Town decision-makers. Concerns about teen use of open space on the site is purely speculative and a nuisance issue that is not addressed in CEQA.

**3.3.8 Comment 8: Department of Toxic Substance Control, received  
January 9, 2023**

*The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Cypress Family & Senior Housing Project (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, presence or former presence of site buildings that may require demolition or modifications, and/or importation of backfill soil. Additionally, this Project is located in the former burn footprint of the 2018 Camp Fire.*

*The MND references the listing compiled in accordance with California Government Code Section 65962.5, commonly known as the Cortese List. Not all sites impacted by hazardous waste or hazardous materials will be found on the Cortese List. DTSC recommends that the Hazards and Hazardous Materials section of the MND address actions to be taken for any sites impacted by hazardous waste or hazardous materials within the Project area, not just those found on the Cortese List. DTSC recommends consulting with other agencies that may provide oversight to*

*hazardous waste facilities and sites in order to determine a comprehensive listing of all sites impacted by hazardous waste or hazardous materials within the Project area. DTSC hazardous waste facilities and sites with known or suspected contamination issues can be found on DTSC's EnviroStor data management system. The EnviroStor Map feature can be used to locate hazardous waste facilities and sites for a county, city, or a specific address.*

*DTSC recommends that the following issues be evaluated in the Hazards and Hazardous Materials section of the MND:*

**Comment 8(a)**

- 1. A State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of Health and Safety Code section 101480 should provide regulatory concurrence that the Project site is safe for construction and the proposed use.*

**Response to Comment 8(a)**

Hazardous materials, impacted near-surface soils, and general debris removal including hazardous trees, was performed between 2019 and 2022 under the direction of CalRecycle and their contractors. The work was conducted following the protocols, procedures, and cleanup objectives set forth in the *Debris Removal Operations Plan for the Camp Fire Debris Removal Incident*, dated January 9, 2019<sup>5</sup>. This document that was prepared to guide the debris removal and cleanup activities is a joint document prepared by and including input from the agencies listed below:

- CalRecycle
- DTSC and the Office of Environmental Health Hazard Assessment (OHHEA)
- Butte County
- Town of Paradise
- Cal Office of Emergency Services (CalOES)
- US Army Corps of Engineers
- Federal Emergency Management Authority (FEMA)

The Debris Removal Operations Plan established clean up goals and objectives for near surface chemicals of concern (COCs) that would meet residential standards.

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<sup>5</sup> Thalhamer, Todd. 2019. *Debris Removal Operations Plan for the Camp Fire Debris Removal Incident Butte County, California, Town of Paradise, California*. CalOES/CalRecycle Incident Management Team. January 9. Version 2.0.



Details regarding those COCs, associated cleanup goals, and confirmation sampling rationale were established and detailed in the Debris Removal Operations Plan. Information related to parcel specific actions related to removal of debris and impacted soils can be found at the links below:

[eTRAKiT \(buttecounty.net\)](https://permits.buttecounty.net)

<https://permits.buttecounty.net/eTRAKiT/Search/case.aspx>

### **Comment 8(b)**

2. *The MND should acknowledge the potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.*

### **Response to Comment 8(b)**

In May 2022, Broadbent & Associates, Inc. (Broadbent) conducted an All Appropriate Inquiry Phase I Environmental Site Assessment (ESA)<sup>6</sup> consistent with the ASTM International Standard E1527-13: Standard Practice for Environmental Site Assessments – Phase I Environmental Site Assessment Process, and the United States Environmental Protection Agency (EPA) final rule contained within Code of Federal Regulations (CFR) Volume 40 Part 312 – Standards and Practices for All Appropriate Inquiries (AAI). The purpose of the due diligence investigation was to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), and/or de minimis conditions. The Phase I ESA did not identify any on-site or off-site REC's with the exception of the following:

- A single underground storage tank (UST) is identified in association with 1620 Cypress Lane on the Subject Property in the environmental records search. The 500-gallon UST contained kerosene before being located and removed during Camp Fire debris cleanup efforts. Subsequent soil and groundwater investigation results indicate hydrocarbon impacts in the subsurface. The California State Water Resources Control Board is overseeing

<sup>6</sup> Broadbent & Associates. 2022. *Phase I Environmental Site Assessment, Cypress Family & Senior Apartments, 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road, Paradise, Butte County, California.*

an ongoing investigation to determine the extent of hydrocarbon impacts, which are yet to be determined.

**Comment 8(c)**

*3. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil, DTSC recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the Project described in the MND.*

**Response to Comment 8(c)**

See **Response to Comment 8(a)**, above, related to near-surface soil removal and confirmation sampling performed by CalRecycle and their contractors. Potential ADL impacts to near-surface soils would presumably have been mitigated by the removal actions, resulting in residual levels at 80 milligrams per kilogram (mg/kg) or lower left in place, consistent with the cleanup goals set forth in the Debris Removal Operations Plan.

**Comment 8(d)**

*4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers.*

**Response to Comment 8(d)**

No structures exist, as they were all burned and/or razed as a result of the Camp Fire and subsequent cleanup and debris removal efforts.

**Comment 8(e)**

5. *If any projects initiated as part of the proposed Project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 Information Advisory Clean Imported Fill Material.*

*DTSC appreciates the opportunity to comment on the MND. Should you choose DTSC to provide oversight for any environmental investigations, please visit DTSC's Site Mitigation and Restoration Program page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at DTSC's Brownfield website.*

**Response to Comment 8(e)**

Imported soil will be subjected to the sampling and analysis procedures outlined in the DTSC's 2001 Information Advisory For Clean Imported Fill Materials. **Mitigation Measure HAZ-1: Soil Management Plan** is hereby amended as outlined below. This change is reflected in the Revised Mitigation Monitoring Plan, included herein as **Attachment C**:

A soil management plan (SMP) shall be prepared to protect construction workers and address the disposition of any soils that are encountered that may be contaminated. It shall specify required special handling requirements for soil contaminated by petroleum hydrocarbons, **and that imported soil shall be subjected to the sampling and analysis procedures outlined in the DTSC's 2001 Information Advisory For Clean Imported Fill Materials.** The SMP shall be provided by the contractor, shall be monitored onsite by a qualified person onsite who is trained to identify these situations and direct SMP protocols accordingly, and shall adequately address:

- Worker exposure monitoring and training requirements
- Health and safety
- Soil handling BMPs
- Soil stockpiling, transportation, dewatering, and disposal
- Waste management and disposal

**3.3.9 Comment 9: Commenter Lanelle Smith, received January 11, 2023**

*In response to the newly proposed development on Clark Road known as the Cypress Project. The following points are the concerns I have:*

### Comment 9(a)

1. **Wildlife Corridor.** *This area is a well-known wildlife corridor with both a year long creek and a seasonal creek. It is inhabited by many species of wildlife including deer, coyotes, foxes, raccoons, skunks, rabbits, quail and many species of brush-nesting birds year-round. Due to the creeks it is also frequent host to bear and occasional mountain lion. These are all easily documented. Fish and Wildlife monitored this property relentlessly during logging after the Camp Fire devastation to the point of not allowing dead and dangerous trees to be dropped in the watershed areas. For the developers to state "No Impact" on wildlife is absolutely false.*

### Response to Comment 9(a)

Please see response to **Comment 5(b)** above.

### Comment 9(b)

2. **Historical Significance.** *This area was historically part of an area where Native Americans did inhabit seasonally. There are grinding rocks still visible in very close proximity. During the debris clean-up from the fire this area was monitored closely for artifacts and the grinding rocks were documented. Did the nearby tribes really have a chance to respond or was this simply declared "No Impact" by the developers?*

### Response to Comment 9(b)

Please see Response to **Comment 5(e)** above. Native American correspondence was initiated with a letter and attached maps to the Native American Heritage Commission (NAHC) on August 29, 2022. The letter requested a record search of their Sacred Lands File (SLF) and a contact list for regional tribes that may know of cultural or tribal resources within or immediately adjacent to the APE. Due to the extended processing times of the NAHC, the list of tribes identified by NAHC for the Town's Housing Element environmental review was used. Inquiry letters were mailed to the tribes identified by NAHC on October 7, 2022, on the Town's letterhead. On October 27, 2022, a negative SLF response was received from the NAHC for the project. Two additional tribes were listed by the NAHC that had not previously been sent a letter for the project. These two tribes were sent letters on October 28, 2022, on the Town's letterhead.

Follow-up phone calls were conducted on October 20, 2022. Two tribes, the KonKow Valley Band of Maidu and Mooretown Rancheria of Maidu Indians, responded. The KonKow Valley Band of Maidu indicated the project has not yet been reviewed by their tribe. However, the project will be forwarded to the tribe's cultural resources director for review, and no response has been received to date. The Mooretown Rancheria of Maidu Indians indicated their tribe has no issues with



the project proceeding. The tribe requested inadvertent discovery mitigation be used and that their tribe be notified of any inadvertent discoveries during construction. No other tribes have responded to date.

### Comment 9(c)

3. **Traffic Mitigation.** *Once again they pronounce "No Impact". Anyone who drives Clark Road can see this is absolutely false. The reality of 140 units at even 1 driver each, entering and exiting from a section of road that historically is known for accidents will definitely have an Impact. Most units will have at least 2 drivers making this potential even more concerning.*

### Response to Comment 9(c)

Please see response to **Comment 6(d)** above.

### Comment 9(d)

4. **Septic Issues.** *As one who has lived in close proximity to the original Cypress Acres development since its very beginning I can say with confidence there has always been the appearance of a septic issue. The smell was ever-present and the sippy ground in their leach field was evidence enough. How will a development many times larger affect these leach fields?? And what of all the added water due to run-off from asphalt and roofs after a rain? This will increase the volume of water tremendously. Is this allowed to enter the creeks? How can they claim "No Impact" when the original ground was unable to handle a much smaller convalescent home?*

### Response to Comment 9(d)

Please see Responses to **Comments 5(c) and 5(d)**, above.

### Comment 9(e)

5. **Neighborhood Impact.** *The area surrounding this development consists of single-family homes. Due to the extremely large density of this proposed facility it is absolutely false that this will have "No Impact" on surrounding properties and the families living nearby. Aside from the dense population the fact that these are multi-unit apartments accompanied by parking facilities and lighting will definitely affect the neighboring properties. The negative affect on property values as well is obvious.*

### Response to Comment 9(e)

Please see Response to **Comments 7(b)** for parking and **2(d)** on lighting. CEQA does not discuss property values as an impact on the environment.

**Comment 9(f)**

6. ***False Statements in their Draft Report.*** *The developers claim we have a hospital here in our town. We all know this is false and not even the potential is there for one in the near future. How many other falsehoods are they spewing to fit their agenda?*

*The Town of Paradise has been struggling to “find itself” ever since our devastating loss to the community we all knew so well. Is a project of this magnitude and type in the best interest of our town or does it only serve a few who stand to profit enormously at the expense of those trying to make a life here again? I would like to ask for research to be done as to the actual types of facilities this organization is known for building. They supposedly have them in many areas. What are the living conditions like both within and surrounding their developments? How have the surrounding neighbors fared? What are the crime statistics? Will our police department here be able to deal with the same? Real-time pictures and documentation would be helpful as opposed to the fluff they present through their website.*

*The Draft presented from the Town of Paradise makes it appear that our leaders have already given this project their blessing. I only hope there is someone willing to research further and present a solution that can keep Paradise a town we can all enjoy living and working in again.*

*Sincerely, Lanelle Smith*

**Response to Comment 9(f)**

The commenter notes that there is no hospital present in Paradise. Please see Section 3.2, Topical Response to Non-CEQA-Related Comments and Responses.

## **Attachment A**

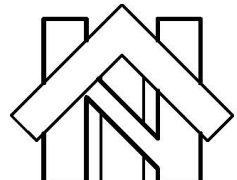
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### **SITE PLAN REVIEW CYPRESS LANE DEVELOPMENT**

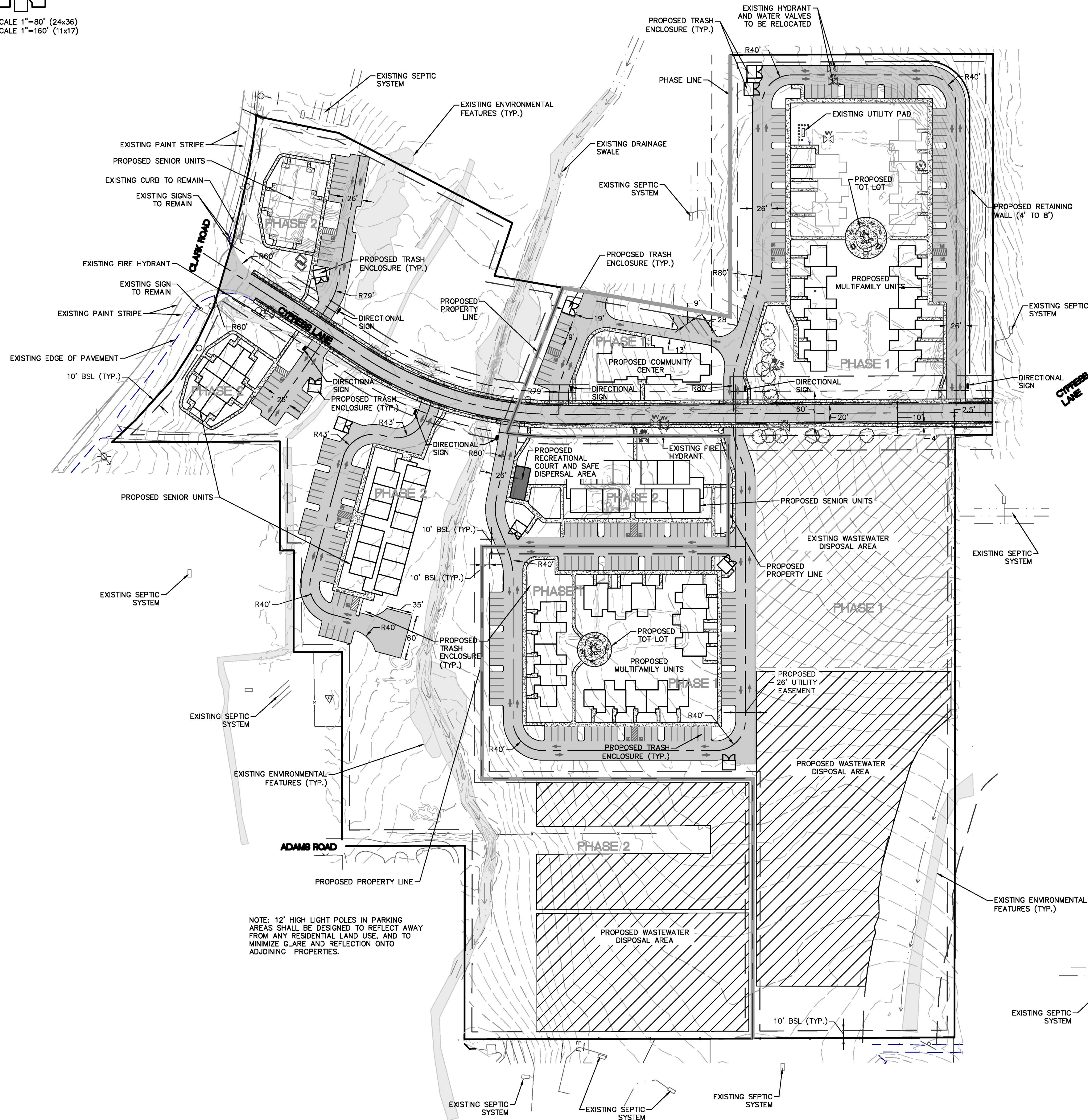
Site Plan Review  
Cypress Family and Senior Housing Project  
Paradise, CA

February 2023





SCALE 1"=80' (24x36)  
SCALE 1"=160' (11x17)



NOTE: 12' HIGH LIGHT POLES IN PARKING AREAS SHALL BE DESIGNED TO REFLECT AWAY FROM ANY RESIDENTIAL LAND USE, AND TO MINIMIZE GLARE AND REFLECTION ONTO ADJOINING PROPERTIES.

**NOTES**

1. ZONING: CS
2. GENERAL PLAN: CS
3. LAND USE: EXISTING - VACANT  
PROPOSED - RESIDENTIAL
4. SEWAGE: COMMUNITY SEPTIC SYSTEM
5. STORM DRAINAGE: ON-SITE QUALITY MITIGATION
6. WATER: PARADISE IRRIGATION DISTRICT
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. STANDARD EROSION CONTROL MEASURES (BMP'S) WILL BE USED IN COMPLIANCE WITH THE TOWN OF PARADISE AND THE WATER QUALITY CONTROL BOARD
11. OWNER: CALIFORNIA VACATIONS INC AND PARADISE INVESTMENT GROUP, LLC
12. DEVELOPER: MERCY HOUSING 2512 RIVER PLAZA DRIVE, SUITE 200 SACRAMENTO, CA 95833
13. PROJECT SURVEYOR: MICHAEL MAYS PLS6967

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- ⊠ EXISTING WATER METER
- ⊕ EXISTING POWER POLE WITH ANCHOR
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SIGN
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ #XX EXISTING TREE (REFER TO TABLE ON SHT 2 FOR SIZE)
- ⊕ #XX EXISTING TREE TO BE REMOVED
- ▨ EXISTING WASTEWATER DISPOSAL
- ▨ EXISTING ENVIRONMENTAL FEATURES
- ▨ EXISTING CONCRETE
- ▨ EXISTING EDGE OF PAVEMENT
- ▨ EXISTING FENCE
- ▨ EXISTING UNDERGROUND STORM DRAIN
- EX-W EXISTING UNDERGROUND WATER LINE
- EX-G EXISTING UNDERGROUND GAS LINE
- EX-T EXISTING UNDERGROUND TELECOMMUNICATION LINE
- EX-E EXISTING UNDERGROUND ELECTRIC LINE
- E-OH EXISTING OVERHEAD UTILITY
- ▨ EXISTING TOP OF BANK
- ▨ EXISTING TOE OF BANK
- ▨ EXISTING GRADE BREAK
- ▨ EXISTING FLOWLINE
- ▨ EXISTING PAINT STRIPE
- ▨ EXISTING MAJOR CONTOUR AT 5' INTERVALS
- ▨ EXISTING MINOR CONTOUR AT 1' INTERVALS
- ▨ PROPERTY BOUNDARY
- ▨ OUTSIDE PROPERTY LINE
- ▨ CENTERLINE OF ROAD WAY
- ▨ EXISTING EASEMENT
- 050-140-050 ASSESSORS PARCEL NUMBER
- ▨ PROPOSED SIDEWALK
- ▨ PROPOSED ASPHALT CONCRETE
- ▨ PROPOSED WASTEWATER DISPOSAL
- ▨ PROPOSED PROPERTY LINE
- ▨ PROPOSED EASEMENT
- ▨ PROPOSED PHASE LINE



**LOCATION MAP**

**SHEET INDEX**

No.	SHEET TITLE
1	PROPOSED SITE PLAN
2	PROPOSED IMPROVEMENT PHASING
3	EXISTING SITE PLAN
4	EASEMENT EXHIBIT
5	ARCHITECTURAL SITE PLAN
6	BUILDING A - EXTERIOR ELEVATIONS
7	BUILDING B - EXTERIOR ELEVATIONS
8	BUILDING C - EXTERIOR ELEVATIONS
9	BUILDING D - EXTERIOR ELEVATIONS
10	BUILDING E - EXTERIOR ELEVATIONS
11	COMMUNITY BUILDING - EXTERIOR ELEVATIONS
12	LANDSCAPE PLAN

**AREAS**

PHASE NUMBER	ROAD (ACRES)	PARKING AND Hardscape (ACRES)	LANDSCAPED (ACRES)	OPEN NATURAL AREA (ACRES)	TOTAL AREA
PHASE 1	0.26	5.21	1.86	5.63	13.16
PHASE 2	0.26	1.25	1.67	7.67	10.85

**PARKING**

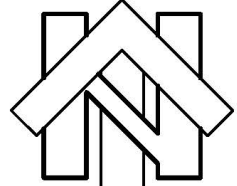
	UNIT TYPE	NUMBER	SPACES	TOTAL NUMBER OF PARKING STALLS	
				PER UNIT	REQUIRED
	SENIOR 1 BEDROOM	70	12	84	
				TOTAL SENIOR SPACES = 84	88
	MULTIFAMILY 1 BEDROOM	24	12	28	
	MULTIFAMILY 2 BEDROOM	28	15	42	
	MULTIFAMILY 3 BEDROOM	18	15	27	
				TOTAL MULTIFAMILY SPACES = 98	124
	COMMUNITY BUILDING	5,700	1 per 400 sf	14	
	COMMUNITY BUILDING			TOTAL COMMUNITY BUILDING SPACES =	14

**SITE PLAN REVIEW**  
**CYPRESS LANE DEVELOPMENT**  
FOR  
MERCY HOUSING  
BEING A PORTION OF THE NORTHWEST QUARTER OF  
THE NORTHEAST  
QUARTER OF SECTION 12,  
TOWNSHIP 22 N RANGE 3 E  
TOWN OF PARADISE  
COUNTY OF BUTTE STATE OF CALIFORNIA



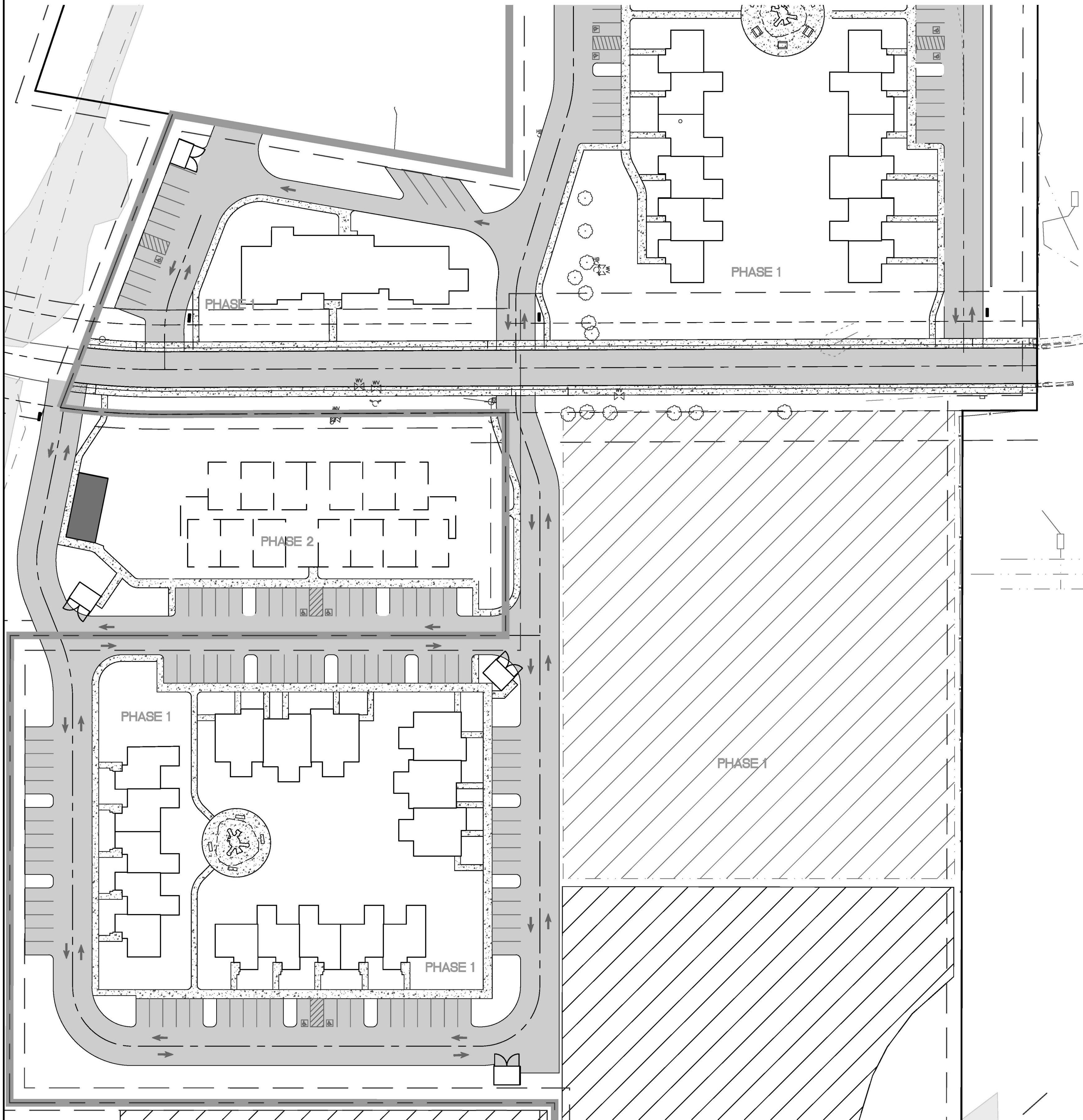
111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
PHONE: (530) 893-1600 www.northstareng.com



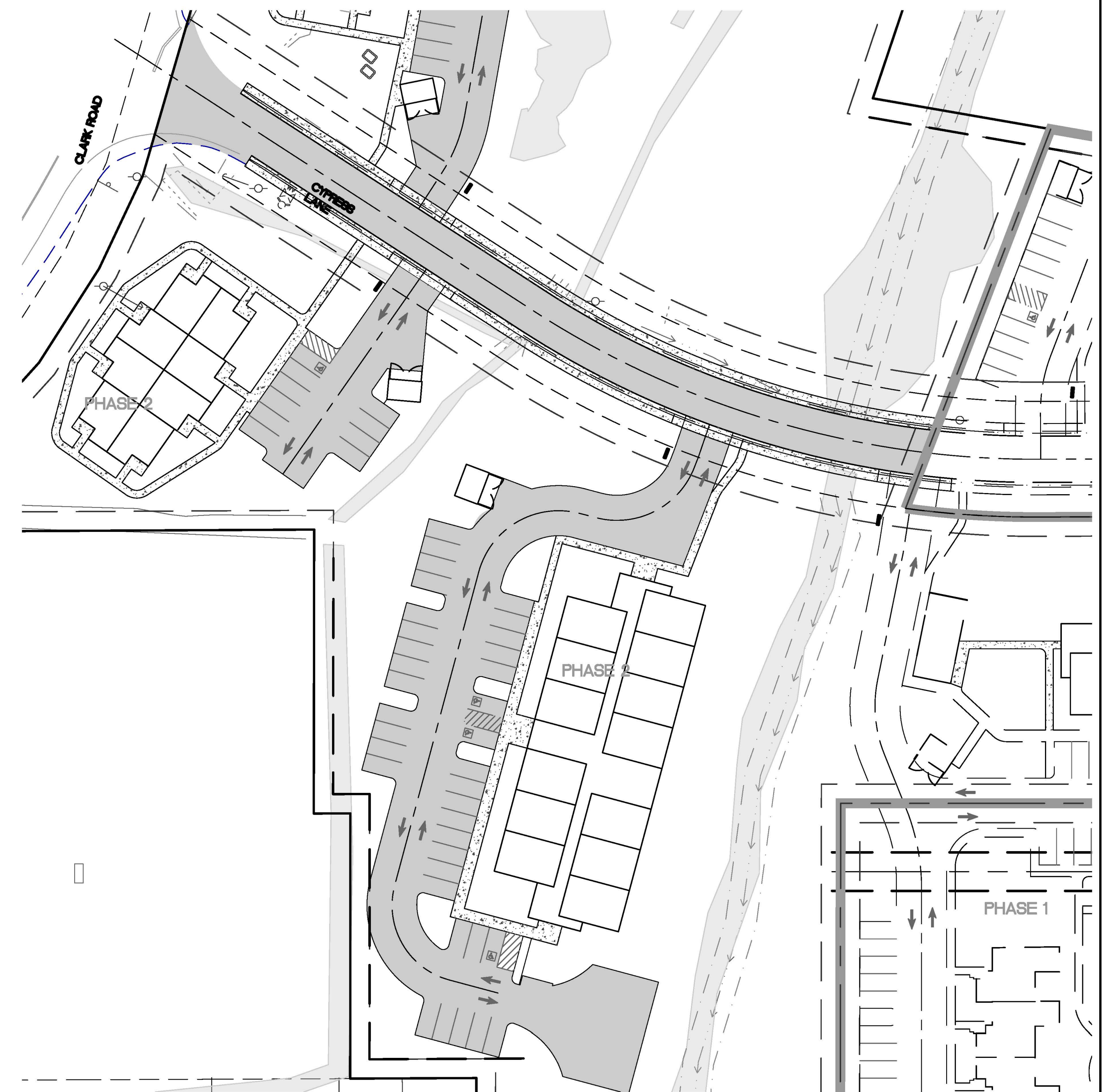


SCALE 1"=40' (24x36)  
SCALE 1"=80' (11x17)

### PHASE 1 - ROAD IMPROVEMENTS



### PHASE 2 - ROAD IMPROVEMENTS



**SITE PLAN REVIEW  
CYPRESS LANE DEVELOPMENT**

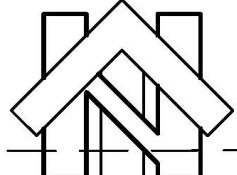
FOR  
MERCY HOUSING  
BEING A PORTION OF THE NORTHWEST QUARTER OF  
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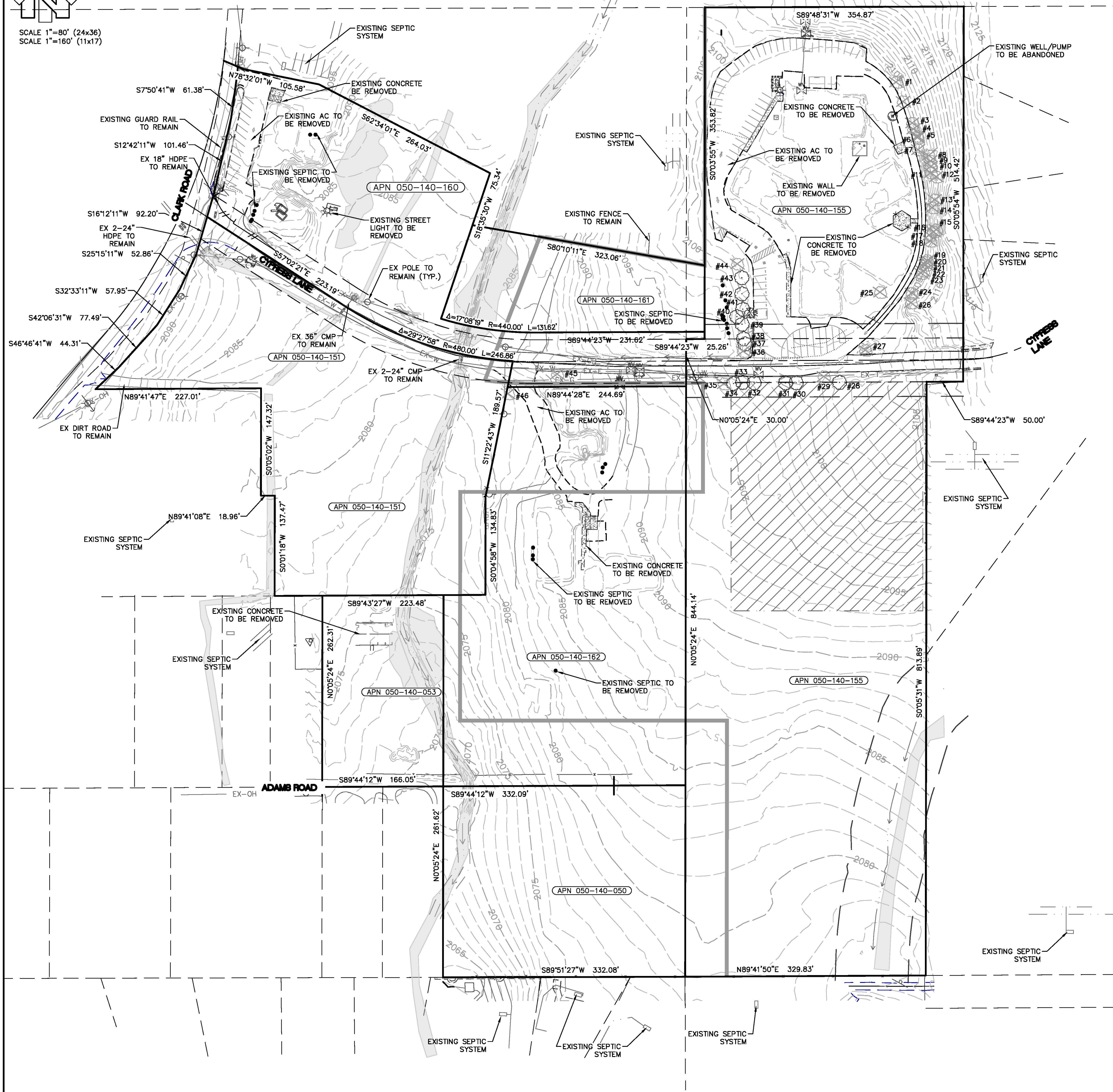
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PHONE: (530) 893-1600 www.northstareng.com

SHT 2 OF 4 AP# 050-140-050, -053, -151, -155, -160, -161, AND -162  
OCTOBER 2022 JOB #22-020





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SCALE 1"=160' (11x17)



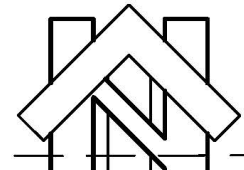
TREE LIST			
NUMBER	SPECIES	SIZE	STATUS
1	UNKNOWN	18"	TO BE REMOVED
2	UNKNOWN	16"	TO BE REMOVED
3	UNKNOWN	6"	TO BE REMOVED
4	UNKNOWN	12"	TO BE REMOVED
5	UNKNOWN	6"	TO BE REMOVED
6	UNKNOWN	14"	TO BE REMOVED
7	UNKNOWN	32"	TO BE REMOVED
8	UNKNOWN	6"	TO BE REMOVED
9	UNKNOWN	6"	TO BE REMOVED
10	UNKNOWN	14"	TO BE REMOVED
11	UNKNOWN	6"	TO BE REMOVED
12	UNKNOWN	6"	TO BE REMOVED
13	UNKNOWN	10"	TO BE REMOVED
14	UNKNOWN	10"	TO BE REMOVED
15	UNKNOWN	5"	TO BE REMOVED
16	UNKNOWN	5"	TO BE REMOVED
17	UNKNOWN	16"	TO BE REMOVED
18	UNKNOWN	16"	TO BE REMOVED
19	UNKNOWN	12"	TO BE REMOVED
20	UNKNOWN	10"	TO BE REMOVED
21	UNKNOWN	12"	TO BE REMOVED
22	UNKNOWN	8"	TO BE REMOVED
23	UNKNOWN	8"	TO BE REMOVED
24	UNKNOWN	14"	TO BE REMOVED
25	UNKNOWN	10"	TO BE REMOVED
26	UNKNOWN	12"	TO BE REMOVED
27	UNKNOWN	24" X 2	TO BE REMOVED
28	UNKNOWN	38"	TO REMAIN
29	UNKNOWN	38"	TO BE REMOVED
30	UNKNOWN	20"	TO REMAIN
31	UNKNOWN	CLUSTER	TO REMAIN
32	UNKNOWN	20" X 2 6"	TO REMAIN
33	UNKNOWN	20" X 2	TO REMAIN
34	UNKNOWN	20"	TO REMAIN
35	UNKNOWN	18"	TO BE REMOVED
36	UNKNOWN	36"	TO BE REMOVED
37	UNKNOWN	6"	TO REMAIN
38	UNKNOWN	30"	TO REMAIN
39	UNKNOWN	36"	TO REMAIN
40	UNKNOWN	30"	TO REMAIN
41	UNKNOWN	30"	TO REMAIN
42	UNKNOWN	36"	TO REMAIN
43	UNKNOWN	32"	TO REMAIN
44	UNKNOWN	32"	TO BE REMOVED
45	UNKNOWN	40"	TO BE REMOVED
46	OAK	48"	TO BE REMOVED

SITE PLAN REVIEW  
**CYPRESS LANE DEVELOPMENT**  
FOR  
MERCY HOUSING  
BEING A PORTION OF THE NORTHWEST QUARTER OF  
THE NORTHEAST  
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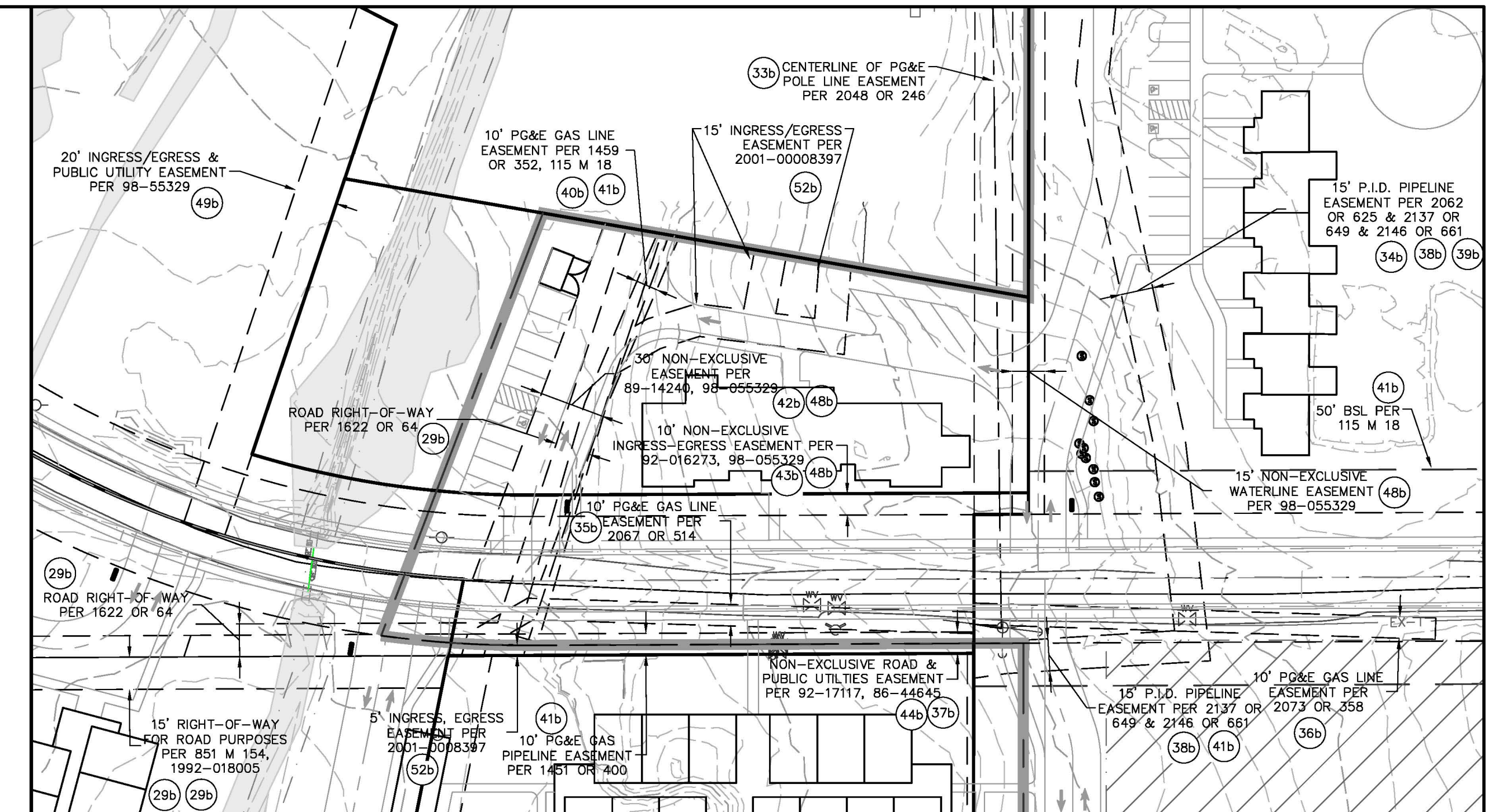
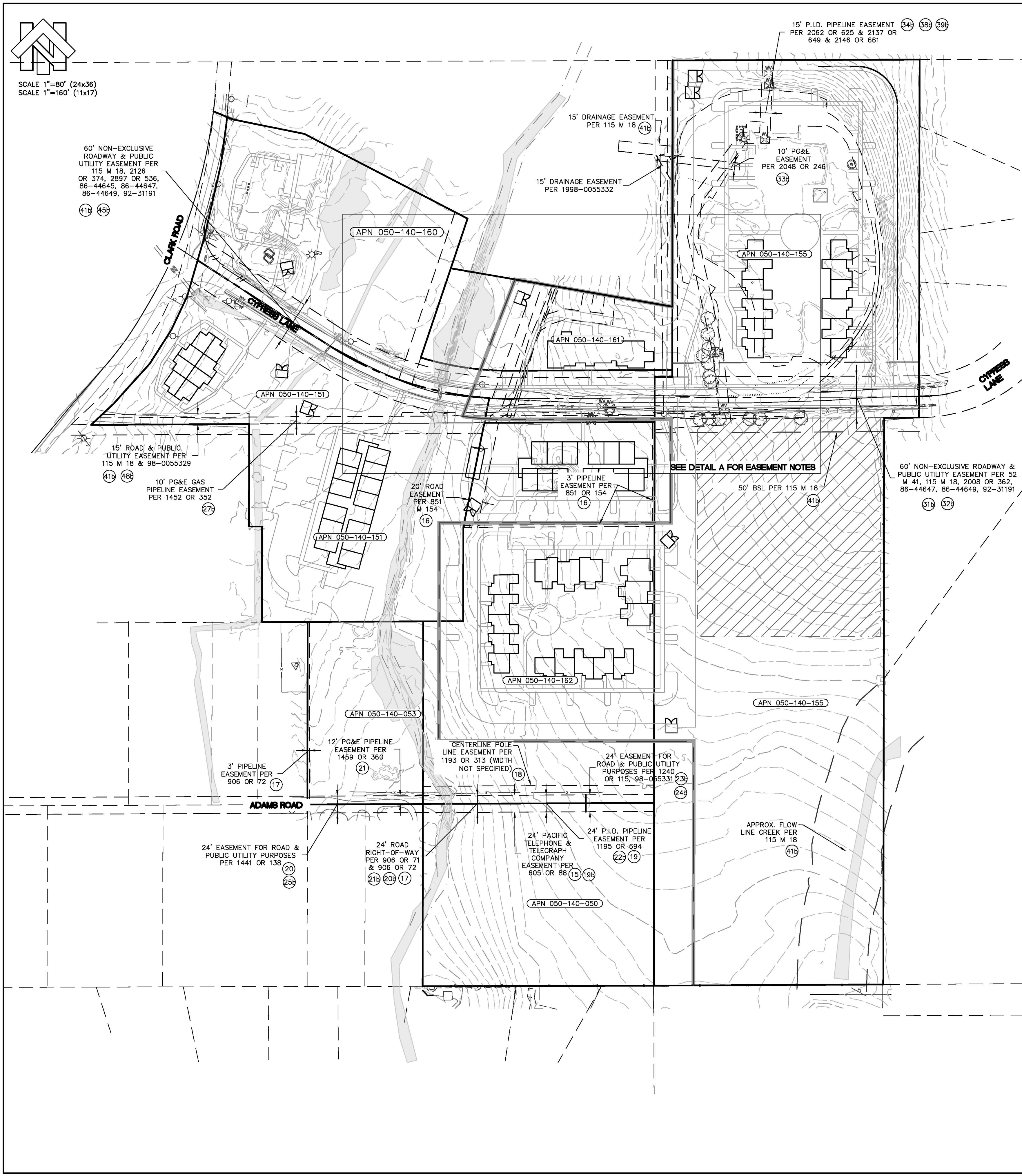


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SCALE 1"=80' (24x36)  
SCALE 1"=160' (11x17)



DETAIL A

SITE PLAN REVIEW  
**CYPRESS LANE DEVELOPMENT**  
FOR  
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BEING A PORTION OF THE NORTHWEST QUARTER OF  
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PHONE: (530) 893-1600 [www.northstareng.com](http://www.northstareng.com)

SHT 4 OF 4 AP# 050-140-050, -053, -151, -155, -160, -161, AND -162  
OCTOBER 2022 JOB #22-020



## **Attachment B**

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### **COPY OF COMMENTS RECEIVED**

Final Initial Study/Mitigated Negative Declaration  
Cypress Family and Senior Housing Project  
Paradise, CA

February 2023



PATRICIA WOOD ELKERTON  
Attorney at Law

P.O. Box 1408  
Paradise, CA 95967-1408

1641 Young Avenue  
Paradise, CA 95969

Telephone 530-519-4065  
Telephone 619-985-0565  
[plelaw@me.com](mailto:plelaw@me.com)

December 20, 2022  
DELIVERED VIA EMAIL ONLY

Town of Paradise  
Community Development Department  
Attn: Nick Bateman  
[nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)

Re: Cypress Family and Senior Housing Project

Dear Mr. Bateman:

My family moved to Paradise and purchased our home in 2013. Prior to that, my husband spend summers here as a youth since 1962 and I have joined him since 1980. Our plan has always been to retire in Paradise. The 2018 Camp Fire destroyed our home, but we have rebuilt and are determined to remain here and participate in the rebuilding of our town.

I have reviewed the Initial Study/Mitigated Negative Declaration prepared for the Town of Paradise in the above referenced matter. The environmental issues all appear to be in order and I am confident the town will monitor that situation competently. However, Section 4.15 addresses public services as if such services have fully recovered from the fire. Particularly Police and Medical Facilities.

At page 86 the medical facilities are described as "Adventist Health Feather River Health Center" is a hospital..... It is not a hospital nor does it have emergency care beyond the urgent care department. They are not equipped to deal with a significant emergency, which must actually be transported to Enloe in Chico. To make that statement is patently incorrect and somewhat misleading.

As for the Police Department, PPD's assertion that their current model is sufficient for the proposed site is naive. A review of the issues reported by Yuba City alone regarding the same type of facility built by Mercy Construction there indicates that our police department may not have the staffing to cover the activity such a large project will bring into our community. My greatest concern with this entire matter is that this project is going in here because the land is cheap and Mercy is looking for housing for the homeless in other areas. PPD is not ready for that.

If it was all senior housing, I would be completely supportive. But it is not and therefore, I am not.

Sincerely,



PATRICIA WOOD ELKERTON

/s

**From:** [moestev@comcast.net](mailto:moestev@comcast.net)  
**To:** [Bateman, Nick](#)  
**Subject:** Cypress Project  
**Date:** Thursday, December 29, 2022 7:29:30 AM

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As a property owner that lives across the street from this proposed project I would like my concerns shared with the planning director, the planning commission and other town decision makers with oversight of the approval process as well as the Town Council.

**First** I find it disappointing that the towns cover letter in this report finds that an EIR is not needed ... **Environmental Impact Report is not required** pursuant to the Environmental Quality Act of 1970 (Sections Negative Declaration reflects the Town's independent judgment and analysis as Lead Agency. An identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated it, has determined that there is no substantial evidence that the project, with mitigation measures as Findings: The Town of Paradise has reviewed the project and, on the basis of the whole record before it.

**Second** ... I disagree with this statement regarding both noise, Public services, and utilities and service systems ( the current PGE underground plans for the designed supply switch is too small) There are no public services in our area. Pre fire there was a smaller density and noise was buffered by the surrounding landscape that is now gone. Less Than Significant Impact on Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, **Noise**, Population and Housing, **Public Services**, Recreation, **Transportation, Utilities and Service Systems**, and Wildfire

**Third** ... **Page 2** The site is bordered by formerly residential and developed areas that were destroyed in the Camp Fire.

Many of us have rebuilt in the area so this statement is not true

**Fourth** ... **Page 25&25** this statement is not true as there are more than one houses now and the former users of the project area were completely blocked from their lighting from all the trees that surrounded their buildings that are no longer there. The project would create new security lighting for the residential development. The nearest sensitive receptor is a residential home approximately 200 feet to the west across Clark Road. . **However, up until the Camp Fire, this site contained uses and parking lots that provided security lighting, thus this area has historically experienced night lighting.** New exterior lighting is further regulated by the Town's Design Standards for Clark Road (Town of Paradise 2022a): "Site lighting shall have a scale, design, and color that best complements the character and design of the adjacent structure. Lighting should be visible from the exterior of a building and the project's boundaries should be limited to that necessary for security, safety, and identification. It should also be screened from adjacent areas and not be directed in an upward manner or beyond the boundaries of the parcel on which the building

is located.” The project would comply with all Town codes, plans and regulations. **Therefore, the project would have a less than significant effect on day and nighttime views in the area.** Glare can create hazards to motorists and nuisances for pedestrians and other viewers. **The project would construct two-story residential buildings that could increase glare for vehicles and pedestrians on Clark Road.**

**Fifth ... Page 69** It is of great concern that this project is claiming that the Towns TMP and the widening of Clark would be just fine for an evacuation, during the Camp fire it took us more than 2 hours to get from our home on Forest Service Rd to Pearson rd and we had many deaths near Edgewood Rd another street with only one way in and out ... You are proposing to put 140 units and 350 people in a cul-de-sac with one road in and out dumping onto Clark at a curve. And during an emergency like wildfire there is the potential of another 10,000+ people fleeing Magalia using Clark Rd ... Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **No Impact** The Town of Paradise Emergency Operations Plan addresses the Town’s planned response to extraordinary emergency situations. These emergencies include natural disasters, technological incidents, and national security emergencies (Town of Paradise 2011). As shown in Figure 11, the primary evacuation routes in Paradise are along Skyway, Clark Road, and Pentz Road, as confirmed in the 2022 TMP. Each of these roads runs roughly north-south and secondary evacuation routes run east-west to connect residents to these roads. Specific evacuation routes will vary depending on the emergency’s location, direction, and rate of spread. The Housing and Safety Element includes policies and programs to improve the Town’s infrastructure, such as improvements to emergency evacuation routes and installation of early warning systems (Town of Paradise 2022b). The TMP recommends infrastructure and operations projects that can be implemented proactively to help traffic evacuation during an emergency; this includes the widening of Clark Road next to the project site, as well as the construction of new secondary evacuation routes. The project is required to improve Cypress Lane and its connection to Clark Road. **Therefore, the project would not have an impact on the existing adopted emergency response plan or evacuation plan.**

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

**Less Than Significant Impact**

**Sixth ... Page 79**, this section is also not true or honest, as pre fire this project area was surrounded by trees that protected other homes in the area from noise and light for the pre fire uses, there are no longer any natural protection for the surrounding homes from the noise coming from 350 people in these 140 units Also they claim that there is minimal traffic on Clark Rd, that is simply not true with its use by the Magalia people that use it as well as all the construction traffic that will continue for the next 5-10 years ... 4.13

NOISE 4.13.1 Environmental Setting Noise is defined as a sound or series of sounds that are intrusive, objectional, or disruptive to daily life. Noise levels are measured to determine ambient

noise and, if necessary, take action to protect residents from objectionable noise. Since most of the homes and businesses near the project were destroyed in the Camp Fire, the noise environment is mostly dominated by natural sounds such as wind or bird songs. Currently, there is light traffic on Clark Road, and traffic noise is minimal. Traffic volumes, and commensurate sound levels, will increase as homes and businesses are rebuilt near the project.

Ok Nick here are just a few of my concerns to start with, I am also concerned with the number of police calls for service that the management company CHIP has had with the existing Paradise Community Village that they operate in the lower part of town where this size project would be better suited.

Steve "Woody" Culleton 530-521-1984



**From:** [Hartman, Susan](#)  
**To:** [Gail Ervin](#)  
**Subject:** Fw: PT 2022-0471 - CDFW's Comments on the IS/MND for the Cypress Family and Senior Housing Project  
**Date:** Sunday, January 8, 2023 3:20:18 PM  
**Attachments:** [Outlook-Logo Desc.png](#)

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Gail,

Before are CDFW's comments for Mercy Housing.

<!--[if !vml]-->



<!--[endif]-->

## Susan Hartman

Community Development Director  
Planning & Wastewater  
Town of Paradise | (530) 872-6291 x 424  
[Website](#) | [Contact Us](#) | [Facebook](#)

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**From:** Stanfield, Melissa@Wildlife <Melissa.Stanfield@Wildlife.ca.gov>  
**Sent:** Friday, January 6, 2023 12:50 PM  
**To:** Bateman, Nick <nbateman@townofparadise.com>  
**Cc:** Hartman, Susan <shartman@townofparadise.com>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Torres, Juan@Wildlife <Juan.Torres@wildlife.ca.gov>; Sheya, Tanya@Wildlife <Tanya.Sheya@wildlife.ca.gov>; Thomas, Kevin@Wildlife <Kevin.Thomas@wildlife.ca.gov>  
**Subject:** PT 2022-0471 - CDFW's Comments on the IS/MND for the Cypress Family and Senior Housing Project

Mr. Bateman,

The California Department of Fish and Wildlife (CDFW) received and reviewed the Initial Study/Mitigated Negative Declaration (IS/MND) for the Cypress Family and Senior Housing Project, Town of Paradise, CA (Project) pursuant the California Environmental Quality Act (CEQA) statute and guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the project that may affect California fish, wildlife, native plants, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that the CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

### CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Id., § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

## **PROJECT DESCRIPTION SUMMARY**

The project applicant (Mercy Housing California) is seeking to construct 140 affordable family and senior housing units in two phases. Cypress Family Housing (Phase 1) would include 70 units of family rental housing with a mix of 1-, 2-, and 3- bedroom units, and a 5,730 sq. ft. community center. Phase 2, Cypress Senior Housing, would include 70 one-bedroom units for senior rental.

## **COMMENTS AND RECOMMENDATIONS**

CDFW offers the comments and recommendations below to assist the Town of Paradise (Town) in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

### **CDFW recommends language in BIO-1 (Biological Resources) pertaining to foothill yellow-legged frog (FYLF, *Rana boylei*) is revised to increase the efficacy of the measure.**

BIO-1 in the IS/MND states, "If any of these [California red-legged frog (*Rana draytonii*) and FYLF] species are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the individuals. The authorized biologist in consultation with USFWS and CDFW will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed

appropriate by the authorized biologist. [...] Any individuals found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities.”

Foothill yellow-legged frog is listed as a threatened species under CESA and as such it is afforded full protection under the act. It is unlawful to take a State-listed endangered or threatened species (Fish & G. Code §2050 et seq.). Take is defined as “hunt, pursue, catch, capture or kill or attempt to hunt, pursue, catch, capture or kill” (Fish & G. Code §86). CDFW recommends the Town remove all language in the IS/MND specific to relocation of FYLF “out of harm’s way” to ensure take of the species does not result from the Project. If during Project analysis it is determined that the project may result in take of FYLF, CDFW recommends an ITP be obtained prior to starting construction activities.

**CDFW recommends the following language be revised in BIO-2 to increase the efficacy of the measure.**

“If project work must occur during the nesting season (February 1 – September 1), MHC shall utilize a qualified biologist to survey nesting birds within the project area, no more than ~~14~~ **3** days prior to the beginning of tree and vegetation removal or ground-disturbing activities.”

**CDFW recommends including bird enhancement and mortality reduction strategies in Project design and implementation.**

The proposed Project will border natural areas and include elements of riparian habitat. Riparian habitat is suitable for nesting birds. Placement of buildings adjacent to suitable nesting bird habitat may adversely affect bird populations by introducing sources of common bird mortalities such as reflective windows that birds may collide with. Given declines in segments of the overall bird population and ecological benefits of healthy bird activity, CDFW recommends consideration of bird enhancement and mortality reduction strategies in Project design and implementation. Incorporation of these strategies can reduce anthropogenic effects on birds and promote sustainable development in California.

Collisions with clear and reflective sheet glass and plastic is also a leading cause in human-related bird mortalities. Many types of windows, sheet glass, and clear plastics are invisible to birds resulting in casualties or injuries from head trauma after an unexpected collision. Birds may collide with windows as little as one meter away in an attempt to reach habitat seen through, or reflected in, clear and tinted panes, so even taking small measures to increase visibility of windows to birds can make a substantial difference in minimizing long-term impacts of urban development near natural environments.

CDFW recommends the applicant incorporate bird and wildlife friendly strategies:

- Install screens, window patterns, or new types of glass such as acid-etched, fritted, frosted, ultraviolet patterned, or channel. Additional information can be found at <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/collisions/buildings-and-glass.php>.

Incorporation of bird and wildlife strategies not only promotes environmental stewardship but also facilitates compliance with State and federal protections aimed at preserving bird populations.

## **ENVIRONMENTAL DATA**

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB field survey form can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address: [CNDDDB@wildlife.ca.gov](mailto:CNDDDB@wildlife.ca.gov).

## **FILING FEES**

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

## **CONCLUSION**

Pursuant to Public Resources Code § 21092 and § 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed project. Please direct written notifications to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to [R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov).

CDFW appreciates the opportunity to comment on the IS/MND to assist in identifying and mitigating project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts. If you have any questions regarding these comments, please contact me at (916) 597-6417 or [melissa.stanfield@wildlife.ca.gov](mailto:melissa.stanfield@wildlife.ca.gov).



Thank you,

Melissa Stanfield  
Senior Environmental Scientist (Specialist)  
North Central Region (Region 2)  
Phone: 916-597-6417

January 08, 2023

Mr. Nick Bateman  
Town of Paradise  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969

RE: Transportation Checklist Letter - Cypress Lane Development (to Mr. Jeffrey Riley)

Dear Mr. Bateman

A neighbor just provided me with a copy of the "Notice of Environmental Document" regarding the "Cypress Family and Senior Housing Project" with a letter to Mr. Jeffrey Riley. With regards to this letter I am contacting you in reference to the "Emergency Access Evaluation" section on page 4.

I am a survivor of the Camp Fire who's home was destroyed by the fire. Since then I have returned to the property where I have resided for the past 10 years. I moved into the house that was my late mother's residence from its initial construction until her passing in 2010. My brother is the current property owner and I have been his resident Property Manager since I moved here. My brother and I considered the property to be our "family home" since it was our mother's last. I am currently residing on the property pending rebuilding, hopefully beginning sometime this year. The property is located on Paradisewood Drive.

Per the letter to Mr. Riley under the section regarding emergency access, it is suggested that access may be completed by "Removal of the existing gate on Cypress Lane and connection to the public portion of Cypress Lane to the east (to Pentz Road via Paradisewood Drive)".

The Town of Paradise should be aware that this gate is not property of the Town. The original gate was installed as part of the Paradisewood subdivision, built by the Eggers company and was an incentive to purchasers of those homes, as it created a non-traffic neighborhood. That gate was later replaced with the current gate which was purchased, installed and is maintained by the residents of Puddle Duck Ct and Paradisewood Dr. Note that the letter incorrectly describes Puddle Duck Ct as "the public portion of Cypress Lane". It is not part of Cypress Ln.

Please be aware that the Town of Paradise DOES NOT have authority to open this gate. Only residents of Puddle Duck Ct, Paradisewood Dr, or in case of emergency, the Paradise Fire Department, are authorized to open it. It should be noted that on Nov 8 when the Camp Fire was advancing, it was a resident who opened the gate to allow for evacuation, not the Fire Department. Additionally, it is important to recognize the gate actually exists on the private parcel at 1640 Puddle Duck Court which extends to the middle of the street. It is not on the Cypress Acres property. As you are aware, Cypress Lane is a private road, whereas Puddle Duck Ct is a public street. As stated, it is not the "public portion of Cypress Lane". I am told that in order to receive town/emergency services, eg., Fire Department, it was necessary to convert the section of Cypress Ln to a public street from the west side of the gate extending to Paradisewood Dr, and therefore that street was renamed to what is now Puddle Duck Ct around February 2005. The designation of "court" indicates this is not a through street.

I am informed the street change was paid for by the residents at the time, not by the Town of Paradise, and that the town never took ownership or responsibility for the gate. The Town should have record of all this. Neither the Town of Paradise nor

the developers of the Cypress project have any right to remove the gate or to open it at any time.

Prior to the Camp Fire, Paradisewood Dr. was, and currently remains, a quiet neighborhood with no through traffic due to the nature of Puddle Duck being a "dead end" court via the locked security gate. Therefore the proposal to remove the gate will result in excessive traffic by residents of the new housing, and especially by non-residents once it becomes known that Paradisewood Dr via Puddle Duck Ct to Cypress Lane is a "shortcut" between Pentz Rd and Clark Rd. It should also be noted that at the time prior to the Camp Fire during major construction on Clark Rd at the intersection of Clark and Cypress, a request was made to the residents of Puddle Duck Ct and Paradisewood Dr to open the gate during construction in order to avoid disruption to the crew working on Clark Rd. We were told there would likely be only about 20 cars passing through until construction was completed. However, a resident at the time recorded over 140 vehicles on one day alone. This included Cypress Ln residents and traffic to/from the Convalescent facility which was there at the time and subsequently destroyed by the Camp Fire. This is a fair indication of what we can expect if the gate is removed; due to traffic by new residents of Cypress Lane, other traffic cutting through, and certainly by construction vehicles during development.

The letter to Mr. Riley indicates as part of this project Cypress Ln as well as Adams Rd will be improved to provide increased access to the new residences. The letter also states this project will result in 212 parking spaces, which implies as many vehicles for the residents and their guests. This supports the anticipation of a significant increase in traffic on Puddle Duck Ct and Paradisewood Dr should the gate be removed. Perhaps an alternative suggestion by the Town is that the Cypress project should include additional access streets to Clark Rd if there is concern for their new residents.

The residents of Puddle Duck Ct and Paradisewood Dr request the Town of Paradise reject the proposal to remove the gate, where there is no authority to do so, thus maintaining the sanctity and serenity of the Puddle Duck and Paradisewood neighborhood. The gate has existed for many years since the Paradisewood subdivision was built. With the currently planned improvements to Cypress Lane and Adams Road the new residents will have adequate egress in the event of an emergency. Furthermore, Puddle Duck/Paradisewood residents will open the gate if there is a valid request, or optionally the Paradise Fire Department will be able to open the gate in the event of an emergency.

I encourage the Town to do their due diligence as necessary to research the facts regarding this security gate. If helpful to your staff, I can provide copies of email correspondence and an image of a letter from the Town of Paradise dating back to 2005 and 2009 regarding the gate. These were just forwarded to me by a friend who was a resident at the time. Unfortunately any documentation my mother had was destroyed by the Camp Fire.

Respectfully,  
Michael Perry

As well as on behalf of Steven Perry (property owner), and the Residents of Puddle Duck Court and Paradisewood Drive

Town of Paradise

I'm writing in opposition to the proposed Cypress Family and Senior Project. issues I feel will impact me as owner of an adjacent property and the TOP.

1. The proposal states there is a hospital in paradise. This is not true.
2. I do not believe the environmental impact of this project have been adequately addressed. The property in question is populated by wild turkeys, fox, coyotes, quail, rabbits, deer, bear, hawks and many other animals.
3. The current septic system for the convalescent home (destroyed) was subject to numerous periods of foul smell. And feel is not adequate for the project.
4. Wastewater drainage if directed toward my property may cause contamination of the seasonal creek that borders our properties.
5. There are native american grindstones on the adjacent property. Has the property had an comprehensive survey for native american artifacts?



**From:** [ksbees@sbcglobal.net](mailto:ksbees@sbcglobal.net)  
**To:** [Bateman, Nick](#)  
**Subject:** Cypress Project  
**Date:** Sunday, January 8, 2023 3:50:01 PM

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TOP

Continuing from previous email.

Opposition to the Cypress Project.

I have an unprotected border with the Cypress Property and have grave concerns about security form vandalism and trespassing . I see nothing in the plans (fences etc.

I feel this project is too large for the medical, police and fire that paradise currently has.

I believe your proposal states the the Convalescent Home that was on the property employed 500, I find that highly improbable.

This type of project will have a very negative impact on the surrounding property values.

If this project intends to use Paradisewood as a ingress and egress it would lead to traffic and safety issues for that area, It is currently protected by a private gate that the neighborhood erected.

The current owners of the property have historically done a poor job of maintaining the property for fire mitigation, removal of dead trees and trespassers.

This project is too big too soon and not in the best interests of the surrounding properties and the TOP.

Sincerely

Ken Smith

6801 Belleview

1650 Paradisewood

Paradise, ca

530-520-1463

Sent from my iPhone

**From:** [Tyler Seger](#)  
**To:** [Bateman, Nick](#)  
**Subject:** Response to proposed Cypress Family and Senior Housing Project  
**Date:** Monday, January 9, 2023 4:53:09 PM

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**Background:**

I have lived around 500 yards from the original rear cypress facility my entire life. Im a 33 year old Beekeeper. Rebuilt after fire for new and growing family.

**Cypress Housing Project Concerns:**

1. No hospital in Paradise. The small clinic we do have (Adventist Health) is overcrowded and overworked.
2. It is a wildlife corridor with vast wildlife as well as Indian grinding stones. Rich with history.
3. The septic system. It has been said the same septic system will be used, which I have seen multiple issues with over the last 20 years.
4. We just rebuilt at the end of Paradise Wood. This will bring unwanted, questionable, and too much traffic through our new home and old neighborhood. This will also lower my property value.
5. The gate being open is a huge concern for my families safety.

1640 Puddle Duck Court  
Paradise, California 95969  
(925) 914-0572

Town of Paradise  
Community Development Dept

JAN 09 2023

Dear Mr. Bateman and Town of Paradise Planning Commission,

RECEIVED

My name is Marci Germann and I am the homeowner at 1640 Puddle Duck Court in Paradise. I recently moved to Paradise, purchasing my home in 2022. One of the most attractive features in deciding to purchase this home at 1640 Puddle Duck Court, was the fact that the home was located at the very end of a dead-end COURT or CUL-DE-SAC, which ultimately meant that there would be no cut-thru traffic passing in front of my home. Your office is aware and familiar of the fact that there is a PRIVATE FIRE/EMERGENCY GATE accessible at the end of Puddle Duck Court which is directly in front of my house. Puddle Duck Court is on my side of the fire-gate and the other side of the fire-gate is Cypress Lane. This private locked Fire-Gate provides and allows for Emergency entrance for fire emergency services. This locked gated entrance is and has been serving as a secondary emergency access route for the farthest end of Cypress Lane. The gate is privately owned and has been in place for 20 years. My property line at 1640 Puddle Duck Court actually, extends into the middle of the road on Puddle Duck Court or at the dead center of the fire gate itself. Paradise Fire Department has their own key to access and gain entrance if and whenever needed. The current arrangement has been in place for many years without incident and appears to have worked well for the former Cypress Lane residents. (Pre-Camp Fire)

On November 17th 2022 HEADWAY TRANSPORTATION prepared a Transportation Checklist Letter on behalf of Mercy Housing for the Cypress Lane Project. Their report fails to make any mention at all of my address on Puddle Duck Court. Nor that my property line lies in the middle of the road at the fire gate, or that the gate is privately owned. The homeowner's association in my neighborhood funded and paid for the gate independently. The report makes it sound as though the whole street is Cypress Lane all the way through to Paradisewood Drive and it's not. Cypress lane ends at the fire gate and Puddle Duck Court is on the opposite side of the gate. There is no public portion of Cypress Lane to the east of the fire gate going towards Pentz Road. Their report very is misleading in itself.

Granted the project site must have a secondary/emergency access entrance, however the reports **Emergency Access Evaluation** first recommendation is to remove the fire gate. I do not consent to this as a resolution to be considered. Doing so would severely invade my personal privacy and end any further quiet enjoyment on my property altogether, if it were no longer a dead-end street. By removing the private fire gate my dead-end court would no longer provide the irreplaceable attributes and reasons for choosing this house. If the street were opened up it would allow both drive-through and cut-thru traffic to pass by my house 24/7. I want to preserve my privacy at all costs. My life would severely and sorely be impeded and affected if this were allowed to happen. My property value would fall, and future resale would not be as desirable if the home were no longer on a court or cul-de-sac setting. Homes located in cul-de-sacs can garner 20% higher asking prices compared to homes not in cul-de-sacs. Other options need to be explored and opted for by the developer. Other residents from my neighborhood will be writing to the planning commission objecting to removal of the fire gate as well.

One potential option for the developer to consider and explore could be to replace the fixed fire gate and install a new electronic gate with a keypad entrance that all emergency first responders could enter through, not just fire as it is now but police services to have access through a key pad entrance when needed.. It is my understanding that Clark Road is to be widened in the near future adding more



lanes to accommodate planned future growth in the coming years. Doing this will also t  
accommodate egress to and from the Cypress site as well.

If nothing changes, and the existing Fire Gate remains in place untouched, new signage may need to be erected and places to prevent people from the Cypress Family site coming over and parking on Puddle Duck Court or Paradisewood Drive if there were no available parking spots open in the complex. My street would be their first easiest, really the only option because no one parks on Clark road. Prior to the fire, when the nursing home was in operation sometimes employees would park on Puddle Duck and walk the short jaunt to the facility. I would not want residents who cannot find a parking spot or their guests who cant get one because they are all full. I already for see parking being very limited and think the number of spaces should be increased it does not seem like there will be enough for Guest Parking. Either way I would not want persons having the ability to park in front of my residence or on my neighborhood streets when they come up short on parking spaces and none are available in their own complex. It would be nice if the new project proposal would consider adding to their plans some kind of perimeter boundary or separation by adding a wall, or erecting a fence or planting of trees to to map out where the complex starts and stops .so there is some kind of division between the housing complex and the single family homes located on Puddle Duck Court and Paradisewood Drive. All of these properties, except for mine are part of a home owners association. I don't know how many persons will be allowed to live in a 3 bedroom unit once completed, but I imagine there will be many school age teenager's. I would not like for the meadow next to my residence which is still going to remain a leach field according to their submitted plans, that this open space or meadow could potentially become a hang out for the teenagers from around the complex to become their own private Idaho or personal backfield in the back forty so to speak. A place for them to hang out and party out of sight from all eyes but still onsite .I would hate for this meadow to become loud and trampled over with people just cause they can. Thank you for consideration of my concerns going forward.

Sincerely Yours,

*Marci Germann*

Marci Germann

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Please see ATTACHMENT "A"





## TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931  
TELEPHONE (530) 872-6291 FAX (530) 877-5059  
www.townofparadise.com

Telephone: (530) 872-6291  
February 9, 2005

Subject: Assignment of Address(es) - 1640 PUDDLE DUCK COURT

Please be advised that pursuant to the adopted town-wide addressing system, the following new parcel(s) have been assigned corresponding address(es):

<u>Assessor's Parcel No.</u>	<u>Address</u>
050-140-168	1640 Puddle Duck Court

If you have any questions, please feel free to contact this office at the above number.

Sincerely,

Kari Eurotas

Permit Processing/Information Technician

CC: Mr. & Mrs. Burgess Thorup, 1640 Cypress Lane, Paradise, CA 95969  
U.S. Post Office, 6469 Clark Rd., Paradise, CA 95969  
Butte County Assessor's Office  
Butte County Clerk's Office - Elections Section  
Butte County Development Services - Building Division  
Town of Paradise Fire Department  
Town of Paradise Police Department  
Paradise Irrigation District, P.O. Box 2409, Paradise, CA 95967  
Pacific Gas and Electric Co., Land Rights Office, 460 Rio Lindo Ave., Chico, CA 95926  
SBC Data Base Center / SLIC, 1452 Edinger Ave Room 1200, Tustin, CA 92780-6246  
SBC, Attn: Gail Welch, 518 W. 4<sup>th</sup> St., 3<sup>rd</sup> Floor, Chico, CA 95928  
Comcast, 427 Eaton Rd., Chico, CA 95973  
Butte County 911 Coordinator, C/O Susanne Lightner, #1 County Center Dr., Oroville, CA 95965  
Brian Lasagna, Project Manager, CSUC, Chico CA 95929  
Butte County Public Works - Land Development Division, 7 County Center Dr, Oroville, CA 95965

N:/cdd/planning/letter/address form

ATTACHMENT A



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

January 9, 2023

Mr. Nick Bateman  
Town of Paradise  
6295 Skyway  
Paradise, CA 95969  
[NBateman@townofparadise.com](mailto:NBateman@townofparadise.com)

MITIGATED NEGATIVE DECLARATION FOR CYPRESS FAMILY & SENIOR HOUSING PROJECT – DATED DECEMBER 2022 (STATE CLEARINGHOUSE NUMBER: 2022120195)

Dear Mr. Bateman:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Cypress Family & Senior Housing Project (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, presence or former presence of site buildings that may require demolition or modifications, and/or importation of backfill soil. Additionally, this Project is located in the former burn footprint of the 2018 Camp Fire.

The MND references the listing compiled in accordance with California Government Code Section 65962.5, commonly known as the Cortese List. Not all sites impacted by hazardous waste or hazardous materials will be found on the Cortese List. DTSC recommends that the Hazards and Hazardous Materials section of the MND address actions to be taken for any sites impacted by hazardous waste or hazardous materials within the Project area, not just those found on the Cortese List. DTSC recommends consulting with other agencies that may provide oversight to hazardous waste facilities and sites in order to determine a comprehensive listing of all sites impacted by hazardous waste or hazardous materials within the Project area. DTSC hazardous waste facilities and sites with known or suspected contamination issues can be found on DTSC's [EnviroStor](#) data management system. The [EnviroStor Map](#) feature can be



used to locate hazardous waste facilities and sites for a county, city, or a specific address.

DTSC recommends that the following issues be evaluated in the Hazards and Hazardous Materials section of the MND:

1. A State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of [Health and Safety Code section 101480](#) should provide regulatory concurrence that the Project site is safe for construction and the proposed use.
2. The MND should acknowledge the potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
3. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil, DTSC recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the Project described in the MND.
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers](#).

5. If any projects initiated as part of the proposed Project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 [Information Advisory Clean Imported Fill Material](#).

DTSC appreciates the opportunity to comment on the MND. Should you choose DTSC to provide oversight for any environmental investigations, please visit DTSC's [Site Mitigation and Restoration Program](#) page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at [DTSC's Brownfield website](#).

If you have any questions, please contact me at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov](mailto:Gavin.McCreary@dtsc.ca.gov).

Sincerely,



Gavin McCreary, M.S.  
Project Manager  
Site Evaluation and Remediation Unit  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research  
State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Mr. Dave Kereazis  
Office of Planning & Environmental Analysis  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)



January 6, 2023

To: Nick Bateman

Regarding: Cypress Family and Senior Housing Project

In response to the newly proposed development on Clark Road known as the Cypress Project. The following points are the concerns I have:

1. **Wildlife Corridor.** This area is a well-known wildlife corridor with both a year long creek and a seasonal creek. It is inhabited by many species of wildlife including deer, coyotes, foxes, raccoons, skunks, rabbits, quail and many species of brush-nesting birds year-round. Due to the creeks it is also frequent host to bear and occasional mountain lion. These are all easily documented. Fish and Wildlife monitored this property relentlessly during logging after the Camp Fire devastation to the point of not allowing dead and dangerous trees to be dropped in the watershed areas. For the developers to state “No Impact” on wildlife is absolutely false.
2. **Historical Significance.** This area was historically part of an area where Native Americans did inhabit seasonally. There are grinding rocks still visible in very close proximity. During the debris clean-up from the fire this area was monitored closely for artifacts and the grinding rocks were documented. Did the nearby tribes really have a chance to respond or was this simply declared “No Impact” by the developers?
3. **Traffic Mitigation.** Once again they pronounce “No Impact”. Anyone who drives Clark Road can see this is absolutely false. The reality of 140 units at even 1 driver each, entering and exiting from a section of road that historically is known for accidents will definitely have an Impact. Most units will have at least 2 drivers making this potential even more concerning.
4. **Septic Issues.** As one who has lived in close proximity to the original Cypress Acres development since its very beginning I can say with confidence there has always been the appearance of a septic issue. The smell was ever-present and the sappy ground in their leach field was evidence enough. How will a development many times larger affect these leach fields?? And what of all the added water due to run-off from asphalt and roofs after a rain? This will increase the volume of water tremendously. Is this allowed to enter the creeks? How can they claim “No Impact” when

the original ground was unable to handle a much smaller convalescent home?

5. **Neighborhood Impact.** The area surrounding this development consists of single-family homes. Due to the extremely large density of this proposed facility it is absolutely false that this will have “No Impact” on surrounding properties and the families living nearby. Aside from the dense population the fact that these are multi-unit apartments accompanied by parking facilities and lighting will definitely affect the neighboring properties. The negative affect on property values as well is obvious.
6. **False Statements in their Draft Report.** The developers claim we have a hospital here in our town. We all know this is false and not even the potential is there for one in the near future. How many other falsehoods are they spewing to fit their agenda?

The Town of Paradise has been struggling to “find itself” ever since our devastating loss to the community we all knew so well. Is a project of this magnitude and type in the best interest of our town or does it only serve a few who stand to profit enormously at the expense of those trying to make a life here again? I would like to ask for research to be done as to the actual types of facilities this organization is known for building. They supposedly have them in many areas. What are the living conditions like both within and surrounding their developments? How have the surrounding neighbors fared? What are the crime statistics? Will our police department here be able to deal with the same? Real-time pictures and documentation would be helpful as opposed to the fluff they present through their website.

The Draft presented from the Town of Paradise makes it appear that our leaders have already given this project their blessing. I only hope there is someone willing to research further and present a solution that can keep Paradise a town we can all enjoy living and working in again.

Sincerely,

Lanelle Smith at wyo10@sbcglobal.net

## **Attachment C**

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### **REVISED MITIGATION AND MONITORING PLAN**

Revised Mitigation and Monitoring Plan  
Cypress Family and Senior Housing Project  
Paradise, CA

February 2023

**Table 1. Mitigation and Monitoring Plan**

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
BIO-1	<p>The project proponent shall implement the following standard U.S. Fish and Wildlife Service (USFWS) Mitigation and Avoidance Measures to prevent mortality of individual red-legged frog that may be found breeding, migrating across, or aestivating on the proposed project sites during proposed project activities. These measures will also effectively protect foothill yellow-legged frogs from impacts.</p> <ul style="list-style-type: none"> <li>• Preconstruction surveys for California red-legged and foothill yellow-legged frog shall be completed within 48 hours prior to commencement of any earth-moving activity, construction, or vegetation removal within project sites, whichever comes first. The preconstruction survey shall include two nights of nocturnal surveys in areas of suitable habitat.</li> <li>• If any California red-legged and foothill yellow-legged frog are encountered during the surveys, all work in the work area shall be placed on hold while the findings</li> </ul>	MHC; Contractor	Town of Paradise	Prior to Construction	Verified by: Date:



Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>are reported to the CDFW and USFWS and it is determined what, if any, further actions must be followed to prevent possible take of this species.</p> <ul style="list-style-type: none"> <li>• <b><u>If foothill yellow-legged frog is identified within the project site during preconstruction surveys, the project proponent shall pause project activities, and obtain an Incidental Take Permit prior to project construction resuming. Any actions taken in regards to this species will follow the measures outlined in the Incidental Take Permit.</u></b></li> <li>• Where construction will occur in California red-legged and foothill yellow-legged frog habitat where frogs are potentially present, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat areas. A qualified biologist will assist in determining the boundaries of the area to be fenced in consultation with the Town, USFWS, and CDFW. All</li> </ul>				

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>workers will be advised that equipment and vehicles must remain within the fenced work areas.</p> <ul style="list-style-type: none"> <li>An USFWS authorized biologist will direct the installation of the fence, <del>and</del> will conduct biological surveys, <u>and will</u> <del>to</del> move any individuals of these species <b>California red-legged frog</b> from within the fenced area to suitable habitat outside of the fence. Exclusion fencing will be at least 24 inches in height. The type of fencing must be approved by the authorized biologist, the USFWS, and CDFW. This fence should be permanent enough to ensure that it remains in good condition throughout the duration of the construction project on the project site. It should be installed prior to any site grading or other construction-related activities are implemented. The fence should remain in place during all site grading or other construction-related activities. The frog exclusion fence could be "silt</li> </ul>				

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>fence" that is buried along the bottom edge.</p> <ul style="list-style-type: none"> <li>• If at any time <del>individuals of these species</del> <b>California red-legged frogs</b> are found within an area that has been fenced to exclude <del>these</del> <b>is</b> species, activities will cease until the authorized biologist moves the individuals.</li> <li>• If any <del>of these species</del> <b>California red-legged frogs</b> are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the individuals. The authorized biologist in consultation with USFWS and CDFW will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist.</li> <li>• Any <b>California red-legged frogs</b> <del>individuals</del> found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed</li> </ul>				

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities.</p> <ul style="list-style-type: none"> <li>• Clearance surveys shall occur daily in the work area.</li> <li>• The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed.</li> <li>• To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force will be followed at all times.</li> <li>• Project activities shall be limited to daylight hours, except during an emergency, in order to avoid nighttime activities when <del>California red-legged and foothill yellow-legged frogs</del> may be present. Because dusk and dawn are often the times when</li> </ul>				



Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p><del>California red-legged and foothill yellow-legged frogs</del> are most actively foraging and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour before sunrise.</p> <ul style="list-style-type: none"> <li>Traffic speed should be maintained at 10 miles per hour or less in the work area.</li> </ul>				
BIO-2	<p>The project will implement the following measures to protect nesting birds:</p> <ol style="list-style-type: none"> <li>If any construction activities (e.g., clearing, grubbing, or grading) are scheduled during the bird nesting season (February 1 to September 1), the approved construction contractor shall retain a qualified biologist to conduct a pre-construction survey of the project area, no more than <del>43</del> days prior to the beginning of tree and vegetation removal or ground disturbing activities. A copy of the survey shall be submitted to the Town prior to the start of construction activities.</li> <li>If nesting birds are detected within the project area during the survey,</li> </ol>	MHC, Contractor	Town of Paradise	Prior to Construction	Verified by: Date:

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>consultation with CDFW and USFWS is recommended to establish acceptable avoidance or minimization measures to avoid impacts to migratory birds and raptors. Avoidance measures could include the establishment of a suitable activity-free buffer around active nests/roosting sites. The size of the buffer, duration of buffer, acceptable activities, and other details will be established through consultation with the CDFW and USFWS. The avoidance or minimization plan shall be submitted to the Town, CDFW, and USFWS for review and approval prior to the start of construction activities.</p>				

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
BIO-3	Prior to constructing the project, MHC will determine the exact quantity of aquatic resources to be impacted and will obtain regulatory permits from the USACE (Section 404 permit), CDFW (Streambed Alteration agreement), and RWQCB (Section 401 permit) to comply with federal and state regulations. MHC will purchase mitigation bank credits or provide on-site mitigation/restoration for impacts to aquatic resources at a ratio agreed to between the Town, USACE, RWQCB, and CDFW.	MHC, Contractor	Town of Paradise	Prior to Grading Permit	Verified by: Date:
HAZ-1	A soil management plan (SMP) shall be prepared to protect construction workers and address the disposition of any soils that are encountered that may be contaminated. It shall specify required special handling requirements for soil contaminated by petroleum hydrocarbons, <b><u>and that imported soil shall be subjected to the sampling and analysis procedures outlined in the DTSC's 2001 Information</u></b>	MHC, Contractor	Town of Paradise	Prior to and during Construction	Verified by: Date:

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p><b><u>Advisory For Clean Imported Fill Materials.</u></b> The SMP shall be provided by the contractor, shall be monitored onsite by a qualified person onsite who is trained to identify these situations and direct SMP protocols accordingly, and shall adequately address:</p> <ul style="list-style-type: none"> <li>• Worker exposure monitoring and training requirements</li> <li>• Health and safety</li> <li>• Soil handling BMPs</li> <li>• Soil stockpiling, transportation, dewatering, and disposal</li> <li>• Waste management and disposal</li> </ul>				
HAZ-2	<p>A soil vapor monitoring plan to assess potential soil vapor intrusion is recommended prior to construction. The soil vapor assessment shall adequately address the extent of vapor impacts and degradation of kerosine impacted soil and/or groundwater.</p>	MHC, Contractor	Town of Paradise	Prior to Construction	Verified by: Date:



Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
TCR-1	<p>The following measure is intended to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during a project's ground disturbing activities:</p> <ul style="list-style-type: none"> <li>• If any suspected TCRs, archaeological, or cultural resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A qualified professional archaeologist and a Tribal Representative from the Mooretown Rancheria of Maidu Indians shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative or qualified archaeologist will make recommendations for further evaluation and treatment as necessary.</li> </ul>	MHC, Contractor	Town of Paradise	During construction	Verified by: Date:

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<ul style="list-style-type: none"> <li>• The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.</li> <li>• Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery have been satisfied.</li> </ul>				

## **Attachment D**

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### **PUBLIC REVIEW DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Final Initial Study/Mitigated Negative Declaration  
Cypress Family and Senior Housing Project  
Paradise, CA

February 2023

## **PUBLIC REVIEW DRAFT**



# **Initial Study/Mitigated Negative Declaration**

## **Cypress Family and Senior Housing Project**

### **Town of Paradise**

December 2022





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**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

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**TOWN OF PARADISE**

Date: December 10, 2022

**NOTICE OF ENVIRONMENTAL DOCUMENT AVAILABILITY, INTENT TO ADOPT A MITIGATED  
NEGATIVE DECLARATION, AND PUBLIC HEARING - TOWN OF PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on Tuesday, February 21, 2023 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

- Project title:** Cypress Family and Senior Housing Project
- Project location:** 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road in Paradise, Butte County, California; AP Nos. 050-140-050, 050-140-151, 050-140-053, 050-140-155, 050-140-160, 050-140-161, and 050-140-162
- Description of project:** The project applicant (Mercy Housing California) is seeking to construct 140 affordable family and senior housing units in two phases. The project site is zoned C-S, Community Service.
- Address where document may be viewed:** Town of Paradise Building Resiliency Center  
Development Services Department  
6295 Skyway, Paradise, CA 95969  
<https://www.townofparadise.com/planning/page/environmental-documents>
- Public review period:** ***Begins:*** December 10, 2022  
***Ends:*** January 9, 2023
- Address where comments may be submitted:** Send comments to Nick Bateman at [nbateman@townofparadise.com](mailto:nbateman@townofparadise.com)

The environmental document and project file are available for public inspection at the Town of Paradise website and at the Development Services Department in the Building Resiliency Center. Any person wishing to respond to the proposed environmental document may file written responses no later than **Monday, January 9, 2023 at 5:00 p.m.** with the Paradise Development Services Department to the address above.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Town Planning Director prior to the close of public comments. For additional information, please contact the Development Services Department at (530) 872-6291, extension 423.

Susan Hartman  
Planning Director

**Cypress Family and Senior Housing Project  
Town of Paradise**

**Initial Study/Mitigated Negative Declaration**

**Prepared for:**



Susan Hartman  
Community Development Director  
Planning & Wastewater  
Town of Paradise  
(530) 872-6291 x 424

**Prepared by:**



8795 Folsom Boulevard,  
Sacramento, CA 95826

*Contact:*

Gail Ervin

Consulting Principal  
(510) 215-3620  
gervin@ncenet.com



**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

---

## **MITIGATED NEGATIVE DECLARATION**

The Town of Paradise, California, a municipal corporation, does hereby prepare, declare, and publish this Mitigated Negative Declaration for the following described project:

**Project Name:** Cypress Family and Senior Housing Project

**Project Location:** The project is located at 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road in Paradise, Butte County, California. The nearly 24-acre site consists of 7 parcels that were largely cleared after the 2018 Camp Fire, although there are materials remaining such as asphalt, septic tanks and leach fields, gazebos, concrete, and driveways.

**Project Description:** The project applicant (Mercy Housing California) is seeking to construct 140 affordable family and senior housing units in two phases. Cypress Family Housing (Phase 1) would include 70 units of family rental housing with a mix of 1-, 2-, and 3- bedroom units, and a 5,730 sq.ft. community center. Phase 2, Cypress Senior Housing, would include 70 one-bedroom units for senior rental.

**Findings:** The Town of Paradise has reviewed the project and, on the basis of the whole record before it, has determined that there is no substantial evidence that the project, with mitigation measures as identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated Negative Declaration reflects the Town's independent judgment and analysis as Lead Agency. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California).

Mitigation measures necessary to avoid the potentially significant effects on the environment are included in the attached Initial Study, which is hereby incorporated and fully made part of this Mitigated Negative Declaration. Mercy Housing California has hereby agreed to implement each of the identified mitigation measures, which would be adopted as part of the Mitigation Monitoring and Reporting Plan.

This Mitigated Negative Declaration has been prepared pursuant to Title 14, Section 15070 of the California Code of Regulations; the Local Environmental Regulations adopted by the Town of Paradise, and the Town of Paradise Municipal Code.

Copies are also available for review at the Town of Paradise, Development Services Department in the Building Resiliency Center, 6295 Skyway, Paradise, CA 95969.

Susan Hartman  
Planning Director

---

Dated: December 7, 2022



***If you need this document presented in an alternative format,***

***please contact:***

Jeffrey Riley  
Mercy Housing California  
(916) 414-4406  
jriley@mercyhousing.org

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## Executive Summary

Mercy Housing California (MHC) proposes the Cypress Family and Senior Housing Project to construct 140 affordable housing units in two phases.

### PROJECT DESCRIPTION

MHC proposes to construct the Cypress Family & Senior Housing Project, located at 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road in the Town of Paradise (Town), Butte County, California. The Assessor Parcel numbers are 050-140-050, 050-140-151, 050-140-053, 050-140-155, 050-140-160, 050-140-1161, and 050-140-162. The site has a General Plan and zoning designation of C-S, Community Service. Affordable housing is encouraged in these areas with a site plan review permit by the Town.

The nearly 24-acre site consists of 7 parcels that were largely cleared after the 2018 Camp Fire. There are materials remaining such as asphalt, septic tanks and leach fields, gazebos, concrete, and driveways. Some parts of the proposed site previously contained a vocational rehabilitation facility, and nursing home. The project has no access to sewer and will require septic and leach fields to serve the development. Municipal water is available.

Cypress Family Housing (Phase 1) would include 70 units of family rental housing with a mix of 1-, 2-, and 3- bedroom units. The resident population would be households with incomes and affordable rents from 30% to 60% of the Area Median Income (AMI); 25 project-based Section 8 vouchers are assumed to be available to further subsidize affordability. Amenities for Phase 1 would include 86 surface parking spaces, a shared 5,730 square foot (sf) community center, 2 playgrounds, and open space, including a central green in the middle of the buildings located on and near the former hospital site.

Phase 2, Cypress Senior Housing, would include 70 one-bedroom units for senior rental. The Phase 2 population will be households with incomes and affordable rents from 30% to 50% of the AMI; 25 of the units are assumed to have project-based Section 8 vouchers to further subsidize affordability. Amenities for Phase 2 would include 84 surface parking spaces, a community garden, and open space.

For each phase of the project, the California Green Buildings Standards Code (CALGreen) would be adopted to promote Green Building Sustainability and Energy Efficiency. Each phase would be designed to incorporate principles of sustainability, including water and energy efficiency, resilience, and mitigating the impact of future disasters. The overall project's architectural character would be one- and two-story buildings broken up by walkways and green space.



Each phase would be located on a separate property for ownership and finance purposes. Existing property boundaries would be merged as necessary to accommodate the final project. Reciprocal easements for wastewater systems, access, and utilities would be created as necessary.

A separate wastewater collection, treatment, and disposal system would also be designed, permitted, and constructed for each phase. Typical residential-strength wastewater is expected from each system. Each septic system would be designed to include secondary wastewater treatment (considered Advanced Treatment in the Paradise Code). The secondary wastewater treatment systems would be designed to include a minimum of two days hydraulic retention time septic tank capacity, per Paradise Code.

To support this project and other rebuilding in the area, the Town plans to improve “all at once” evacuation through road widening. Both Clark Road, to the west of the project, and Pentz Road to the east, are planned to have a traffic lane added along with a pedestrian-bike path. If needed, these two roads will provide major evacuation corridors for the project’s future residents. The project will be required to widen Cypress Lane from Clark Road to the eastern edge of the Family Housing property to continue this access before constructing Phase 1.

The Town will be the Lead Agency under CEQA, as well as the Responsible Entity (RE) under the National Environmental Policy Act (NEPA). The project will receive partial funding from the Community Development Block Grant-Disaster Recovery Program administered by the Department of Housing and Community Development. NEPA documentation is being prepared under separate cover.

### POTENTIAL IMPACTS

Based on the environmental evaluation performed for this Initial Study, the project would have:

- **No Impact** on Agriculture and Forestry Resources and Mineral Resources.
- **Less Than Significant Impact** on Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire.
- **Less Than Significant Impact with Mitigation Incorporated** on Biological Resources, Hazards and Hazardous Materials, and Tribal Cultural Resources.

**MITIGATION MEASURES**

MHC has agreed to implement the following mitigation measures to reduce project impacts to a “Less than Significant” level:

- **Mitigation Measure BIO-1:** Red-Legged Frog Protection
- **Mitigation Measure BIO-2:** Nesting Bird Protection
- **Mitigation Measure BIO-3:** Regulatory Permitting
- **Mitigation Measure HAZ-1:** Soil Management Plan
- **Mitigation Measure HAZ-2:** Soil Vapor Monitoring Plan
- **Mitigation Measure TCR-1:** Unanticipated Discovery

## List of Abbreviations

<i>Abbreviation</i>	<i>Definition</i>
AB	Assembly Bill
ADI	area of direct impact
ADL	aerially deposited lead
AII	area of indirect impact
AMI	Area Median Income
APE	Area of Potential Effect
APCD	Air Pollution Control District
AQMD	Air Quality Management District
ARB	Air Resources Board
ASR	Archaeological Survey Report
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act

<i>Abbreviation</i>	<i>Definition</i>
CFR	Code of Federal Regulations
CMP	Corrugated Metal Pipe
CO	carbon monoxide
CO <sub>2</sub> e	carbon dioxide equivalent
CRHR	California Register of Historical Resources
CWA	Clean Water Act
dbh	diameter at breast height
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
GHG	greenhouse gas
HDPE	high-density polyethylene
HREC	Historical Recognized Environmental Conditions
HSC	Health and Safety Code
HVAC	heating, ventilation, and air conditioning
IS	Initial Study
lbs	pounds



<i>Abbreviation</i>	<i>Definition</i>
MBTA	Migratory Bird Treaty Act
MHC	Mercy Housing California
MLD	Most Likely Descendant
MMRP	Mitigation Monitoring and Reporting Plan
MND	Mitigated Negative Declaration
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NDIR	non-dispersive infrared photometry
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NOAA	National Oceanic and Atmospheric Administration
NOx	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
NPPA	Native Plant Protection Act
NRRWF	Neal Road Recycling and Waste Facility
NRWS	Northern Recycling & Waste Services
NSVPA	Northern Sacramento Valley Planning Area
OPR	Governor’s Office of Planning and Research
PG&E	Pacific Gas & Electric Company

<i>Abbreviation</i>	<i>Definition</i>
PID	Paradise Irrigation District
PM	particulate matter
PRC	Public Resource Code
project	Cypress Family and Senior Housing Project
PRPD	Paradise Recreation and Park District
RE	Responsible Entity (under NEPA)
REC	Recognized Environmental Condition
ROG	reactive organic gases
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SMP	Soil Management Plan
SSA	Sewer Service Area
SWPPP	Storm Water Pollution Prevention Plan
TMDL	Total Maximum Daily Load
TMP	Traffic Management Plan
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank

LIST OF ABBREVIATIONS

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<i>Abbreviation</i>	<i>Definition</i>
VHFHSZ	Very High Fire Hazard Severity Zones
VMT	vehicle miles traveled
$\mu\text{g}/\text{m}^3$	micrograms per cubic meter

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**Section 1 Project Information***Type of Information**Project Details*

<b>1. Project title:</b>	Cypress Family and Senior Housing Project
<b>2. Lead agency name and address:</b>	Susan Hartman Community Development Director Planning & Wastewater Town of Paradise 5555 Skyway, Paradise, CA 95969
<b>3. Contact person and phone number:</b>	Gail Ervin, Principal, NCE (510) 215-3620 gervin@ncenet.com
<b>4. Project location:</b>	1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road in Paradise, Butte County, California
<b>5. Project sponsor's name and address:</b>	Mercy Housing California 2512 River Plaza Drive, Suite 200 Sacramento, CA 95833
<b>6. General Plan designations:</b>	Community-Service (C-S)
<b>7. Zoning:</b>	Community-Service (C-S)
<b>8. Description of project:</b>	Phase 1 Cypress Family Housing would include 70 units of family rental housing with a mix of 1-, 2-, and 3- bedroom units for households with incomes and affordable rents from 30% to 60% of the Area Median Income (AMI). Phase 2 Cypress Senior Housing would include 70 one-bedroom units for senior households with incomes and affordable rents from 30% to 50% of the AMI and a 5,730-square-foot Community Center.
<b>9. Surrounding land uses and setting:</b>	The site is bordered by formerly residential and developed areas that were destroyed in the Camp Fire.
<b>10. Other public agencies whose approval is required:</b>	United States Army Corps of Engineers (USACE)



*Type of Information*

*Project Details*

	<p>Central Valley Regional Water Quality Control Board (RWQCB) California Department of Fish and Wildlife (CDFW)</p>
<p><b>11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?</b></p>	<p>Native American correspondence was initiated by NCE with a letter and attached maps to the Native American Heritage Commission (NAHC) on August 29, 2022. The letter requested a record search of their Sacred Lands File and a contact list for regional tribes that may know of cultural or tribal resources within or immediately adjacent to the Area of Potential Effect (APE). Due to the extended processing times of the NAHC, inquiry letters were mailed to the tribes identified by NAHC for the nearby Housing Element project in Paradise, California. Inquiry letters were mailed to the tribes identified by NAHC on October 7, 2022, on Town of Paradise letterhead. Follow-up phone calls were conducted on October 20, 2022. Two tribes, the KonKow Valley Band of Maidu and Mooretown Rancheria of Maidu Indians, responded. The KonKow Valley Band of Maidu indicated the project has not yet been reviewed by their tribe. However, the project will be forwarded to the tribe’s cultural resources director for review. The Mooretown Rancheria of Maidu Indians indicated their tribe has no issues with the project proceeding. The tribe requested inadvertent discovery mitigation be incorporated into the project construction documents and that their tribe be notified of any inadvertent discoveries during construction. No other tribes have responded to date.</p>

## Section 2 Introduction

### 2.1 FOCUS OF THE ENVIRONMENTAL REVIEW

#### 2.1.1 California Environmental Quality Act

Mercy Housing California (MHC) has prepared this Draft Initial Study (IS) pursuant to the California Environmental Quality Act (CEQA) for the Cypress Family and Senior Housing Project (project). This IS is an informational document provided to help the public and decision-makers understand the potential effects the project may have on the environment, and how potential adverse effects may be mitigated. Because this document has identified potentially significant impacts that can be reduced to less than significant with the adoption of mitigation measures, a Mitigated Negative Declaration (MND) has been prepared.

The Notice of Intent to Adopt an MND provides notice to interested agencies and the public that it is the Town's intent to adopt an MND. Pending public review, the Town expects to determine from this IS/MND that the project would not have a significant effect on the environment as mitigated. This Public Review Draft IS/MND is subject to modification based on comments received by interested agencies and the public.

### 2.2 REQUIRED PERMITS AND ADDITIONAL APPROVALS

#### 2.2.1 Permits

The project would obtain or comply with the following permits:

- USACE Nationwide Permit
- CDFW Streambed Alteration Agreement Notification
- RWQCB Water Quality Certification
- Town of Paradise Site Plan Review

#### 2.2.2 Responsible Agencies

- RWQCB

#### 2.2.3 Trustee Agencies

- CDFW



**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

## **MITIGATED NEGATIVE DECLARATION**

The Town of Paradise, California, a municipal corporation, does hereby prepare, declare, and publish this Mitigated Negative Declaration for the following described project:

**Project Name:** Cypress Family and Senior Housing Project

**Project Location:** The project is located at 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road in Paradise, Butte County, California. The nearly 24-acre site consists of 7 parcels that were largely cleared after the 2018 Camp Fire, although there are materials remaining such as asphalt, septic tanks and leach fields, gazebos, concrete, and driveways.

**Project Description:** The project applicant (Mercy Housing California) is seeking to construct 140 affordable family and senior housing units in two phases. Cypress Family Housing (Phase 1) would include 70 units of family rental housing with a mix of 1-, 2-, and 3- bedroom units, and a 5,730 sq.ft. community center. Phase 2, Cypress Senior Housing, would include 70 one-bedroom units for senior rental.

**Findings:** The Town of Paradise has reviewed the project and, on the basis of the whole record before it, has determined that there is no substantial evidence that the project, with mitigation measures as identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated Negative Declaration reflects the Town's independent judgment and analysis as Lead Agency. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California).

Mitigation measures necessary to avoid the potentially significant effects on the environment are included in the attached Initial Study, which is hereby incorporated and fully made part of this Mitigated Negative Declaration. Mercy Housing California has hereby agreed to implement each of the identified mitigation measures, which would be adopted as part of the Mitigation Monitoring and Reporting Plan.

This Mitigated Negative Declaration has been prepared pursuant to Title 14, Section 15070 of the California Code of Regulations; the Local Environmental Regulations adopted by the Town of Paradise, and the Town of Paradise Municipal Code.

Copies are also available for review at the Town of Paradise, Development Services Department in the Building Resiliency Center, 6295 Skyway, Paradise, CA 95969.

Susan Hartman  
Planning Director

Dated: December 7, 2022

## Section 3 Project Description

MHC proposes the Cypress Family and Senior Housing Project to construct 140 affordable housing units in two phases.

### 3.1 PROJECT LOCATION

The project site is located in the northern area of the Town of Paradise, Butte County, California. The 24-acre site consists of 7 parcels at 1620, 1623, and 1633 Cypress Lane, 6900 Clark Road, and 1567 and 1580 Adams Road. The site includes Assessor Parcel numbers 050-140-050, 050-140-151, 050-140-053, 050-140-155, 050-140-160, 050-140-161, and 050-140-162.

The project vicinity is shown in **Figure 1** and the project limits are shown in **Figure 2**.

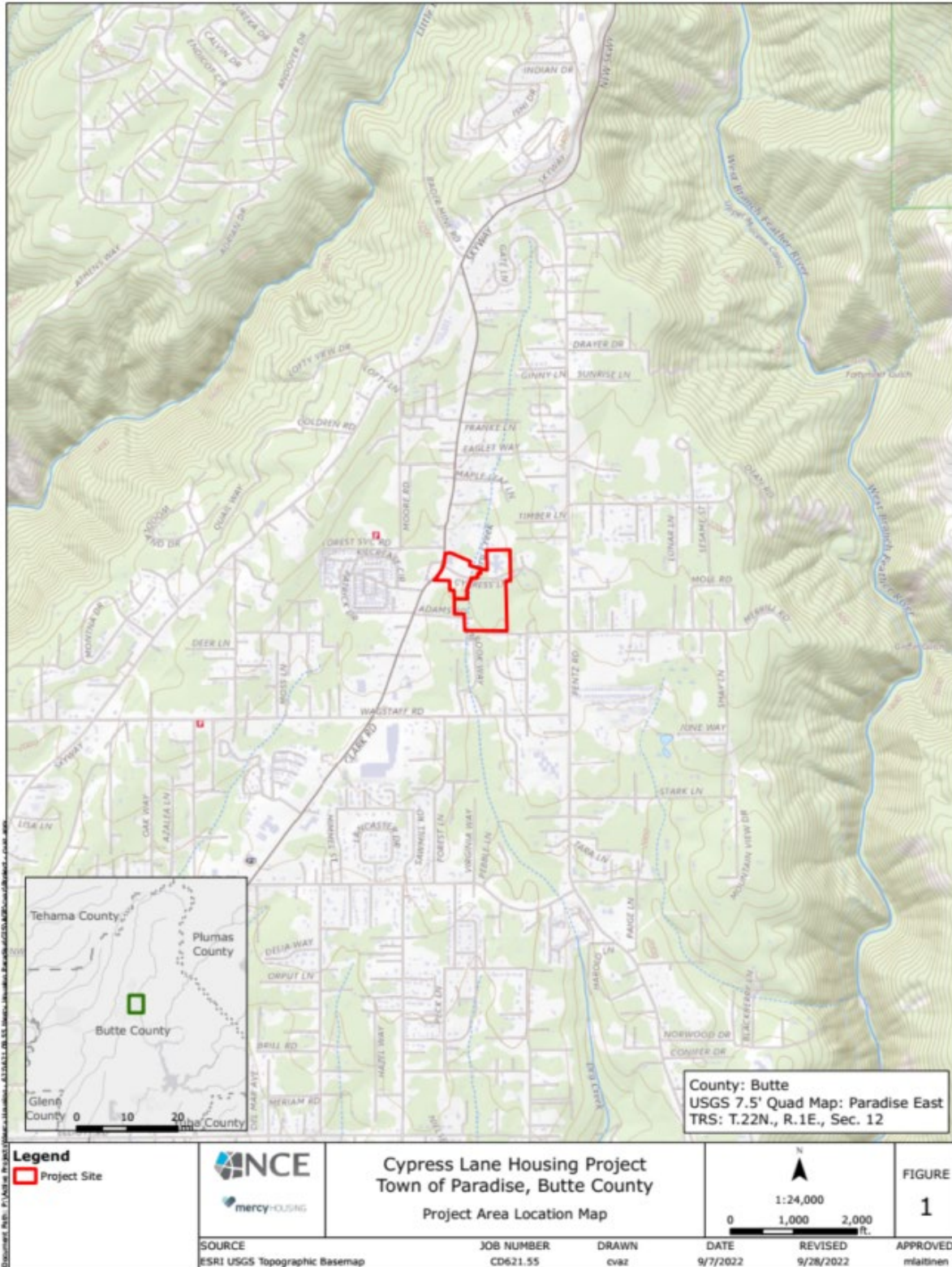
### 3.2 BACKGROUND

Paradise lies on a ridge on the western slope of the Sierra Nevada at an elevation of about 1,800 feet. Most structures in this part of Paradise were destroyed in a massive wildfire on November 8, 2018, known as the Camp Fire. The entire community was almost destroyed in the fire, with 86 deaths and more than 13,900 homes burned (St. John, Serna, and Rong-Gong II 2018). The fire was driven by high winds from the east and embers flew far in advance of the flame front, causing the fire to spread at a very rapid rate. High winds through the Jarbo Gap impeded the ability to fight the fire. This project is part of the effort to rebuild the Town. The project also helps meet state requirements for affordable housing in Butte County.

The site formerly housed the approximately 130 bed Cypress Acres Convalescent Hospital and Nursing Home, and the California Vocations site, which were destroyed in the Camp Fire. The California Vocations site formerly housed the California Vocations offices and accommodation for over 20 of its developmentally disabled clients. These prior uses were quite intensive (California Vocations had over 200 employees). Town officials noted that in prior years there was significant traffic turning on and off of Cypress Lane.

The Town will be the Lead Agency under CEQA. In addition, the project will receive partial funding from the Community Development Block Grant-Disaster Recovery Program administered by the Department of Housing and Community Development. National Environmental Policy Act (NEPA) documentation is being prepared under separate cover for that funding, and the Town is the Responsible Entity under NEPA.





**Figure 1. Project Area Location Map**



**Figure 2. Project Area Detail Map**



### 3.3 PROJECT OBJECTIVES

The project objectives are to:

- Provide multi-family and senior housing affordable for family and senior households with incomes 30-60 percent of the AMI.
- Help meet the Town's General Plan goal to provide affordable housing and different types of housing that encourage a range of residential densities sufficient to meet the needs of residents.

### 3.4 EXISTING CONDITIONS

The nearly 24-acre site consists of 7 parcels that were largely cleared after the 2018 Camp Fire, although there are materials remaining such as asphalt, septic tanks and leach fields, gazebos, concrete, and driveways. Some parts of the proposed site previously contained a vocational rehabilitation facility, nursing home, and church. The project has no access to sewer and will require septic and leach fields to serve the development. Municipal water is available. A few residences still remain in the vicinity now, with more anticipated as the town rebuilds.

NorthStar Engineering has prepared a preliminary septic analysis and design in coordination with Bob Larson, the Town's Onsite Sanitary Official. In large part, the existing leach lines that served the convalescent hospital were determined to be sufficient to serve the proposed family housing. For the senior housing, a slight increase over the grandfathered California Vocations system would be required (approximately 50 senior units can be supported within the grandfathered capacity, and 20 units will require new capacity). The California Vocations leach lines may or may not be reused.

Roads adjacent to the property are still usable. The Town completed a two-year Transportation Management Plan (TMP) in March 2022 that addresses multiple needs, including daily transportation needs, evacuation plans "all at once," active transportation facilities to support walking and bicycling, and local road safety improvements such as removing evacuation barriers. Several roads are planned to be widened to improve "all at once" evacuation. Both Clark Road, to the west of the Project, and Pentz Road to the east, are identified to have a traffic lane added along with a pedestrian-bike path. According to the TMP, "A major component of Town's long-term recovery is rebuilding its transportation system to improve daily transportation and emergency evacuation, catalyze redevelopment, augment economic development, and improve Town's walkability and bicycle friendliness (Mark Thomas 2022)."

### 3.5 PROJECT FEATURES

Cypress Family Housing (Phase 1) would construct 70 units of family rental housing with a mix of 1-, 2-, and 3- bedroom units. The resident population would be households with incomes and affordable rents from 30% to 60% of the Area Median Income (AMI); 25 project-based Section 8 vouchers are assumed to be available to subsidize affordability further. Amenities for Phase 1 would include 86 surface parking spaces, a shared 5,730 square foot (sf) community center, 2 playgrounds, and open space, including a central green in the middle of the buildings located on the former hospital site. The Family Housing project will utilize the existing large wastewater disposal field located on APN 050-140-155. This field served the Cypress Acres Convalescent Hospital (CACH) and has a historical capacity of 10,800 gallons per day per Operating Permit (Northstar 2022).

Phase 2, Cypress Senior Housing, would construct 70 one-bedroom units for senior rental. The Phase 2 population would be households with incomes and affordable rents from 30% to 50% of the AMI; 25 of the units are assumed to have project-based Section 8 vouchers to further subsidize affordability. Amenities for Phase 2 would include 84 surface parking spaces, a community garden, and open space. The Senior Housing project would utilize new disposal fields located primarily on APN 050-140-162. It may also utilize existing disposal fields that served California Vocations (CV). The existing fields have a historical capacity of 2,415 gpd per Operating Permits (Northstar 2022).

For each phase of the project, the California Green Buildings Standards Code (CALGreen) would be adopted to promote Green Building Sustainability and Energy Efficiency. Each phase would be designed to incorporate principles of sustainability, including water and energy efficiency, resilience, and mitigating the impact of future disasters. The overall project's architectural character would be one- and two-story buildings broken up by walkways and green space.

Each phase would be located on a separate property for ownership and finance purposes. Existing property boundaries would be merged as necessary to accommodate the final project. Reciprocal easements for wastewater systems, access and utilities would be created as necessary.

A separate wastewater collection, treatment, and disposal system would also be designed, permitted, and constructed for each phase. Typical residential-strength wastewater is expected from each system. Each septic system would be designed to include secondary wastewater treatment (considered Advanced Treatment in the Paradise Code). The secondary wastewater treatment systems would be designed to include a minimum of two days hydraulic retention time septic tank capacity, per Paradise Code.



The project would be on property currently designated C-S (Town of Paradise 2008). The Paradise Municipal Code gives the following description of this zoning (Paradise Code of Ordinances 17.26.100):

“Community-Service (C-S). This designation provides for private uses which serve a community purpose or benefit the community.

This designation is primarily applied to existing or planned uses of this nature throughout the primary study area. Dependent upon the presence and application of constraints, maximum potential residential densities shall not exceed fifteen dwelling units per gross acre if served by an approved clustered wastewater treatment and disposal system.”

New low- and moderate-income housing is encouraged in this zone with a site plan review permit by the Town.

The site plan for both phases of the project is shown on Figure 3. Site Plan. Family housing is depicted in yellow, senior housing in purple, and the community center in red.

Proposed building elevations are illustrated on Figure 4 through **Figure 9**.

### **3.5.1 Construction Schedule**

Construction of Phase 1 is scheduled to take approximately 16 months, starting in December 2023, and completing in April 2025. The 70-unit senior housing Phase 2 project anticipated to start in Spring 2024 and complete in late summer 2025. In general terms, construction would involve the following for each phase:

#### **Demolition/Grubbing/Rough Grading**

As part of the Camp Fire cleanup, much of the debris was removed from the project area. Remaining hardscape, including asphalt paving and sidewalks, would be removed as part of the project. Overgrown vegetation that would interfere with construction would be removed from the project area. Grading would shape the construction site and small changes in topography. This construction phase is expected to last up to 2 months.

#### **Excavation and Site Work**

Following rough grading, additional excavation would bring the project area to final grade and prepare the soil for underground piping and structural slabs. Site work would involve installing underground utility pipes (some pipes may be 6-inch-diameter or larger), manholes, structural foundations, curbs, gutters, and sidewalks. The underground septic systems will undergo extensive upgrades and improvements. Excavation for concrete foundations and underground drainage pipes would be performed with excavators and/or backhoes. This construction phase is expected to last approximately 10-12 weeks.



Figure 3. Site Plan

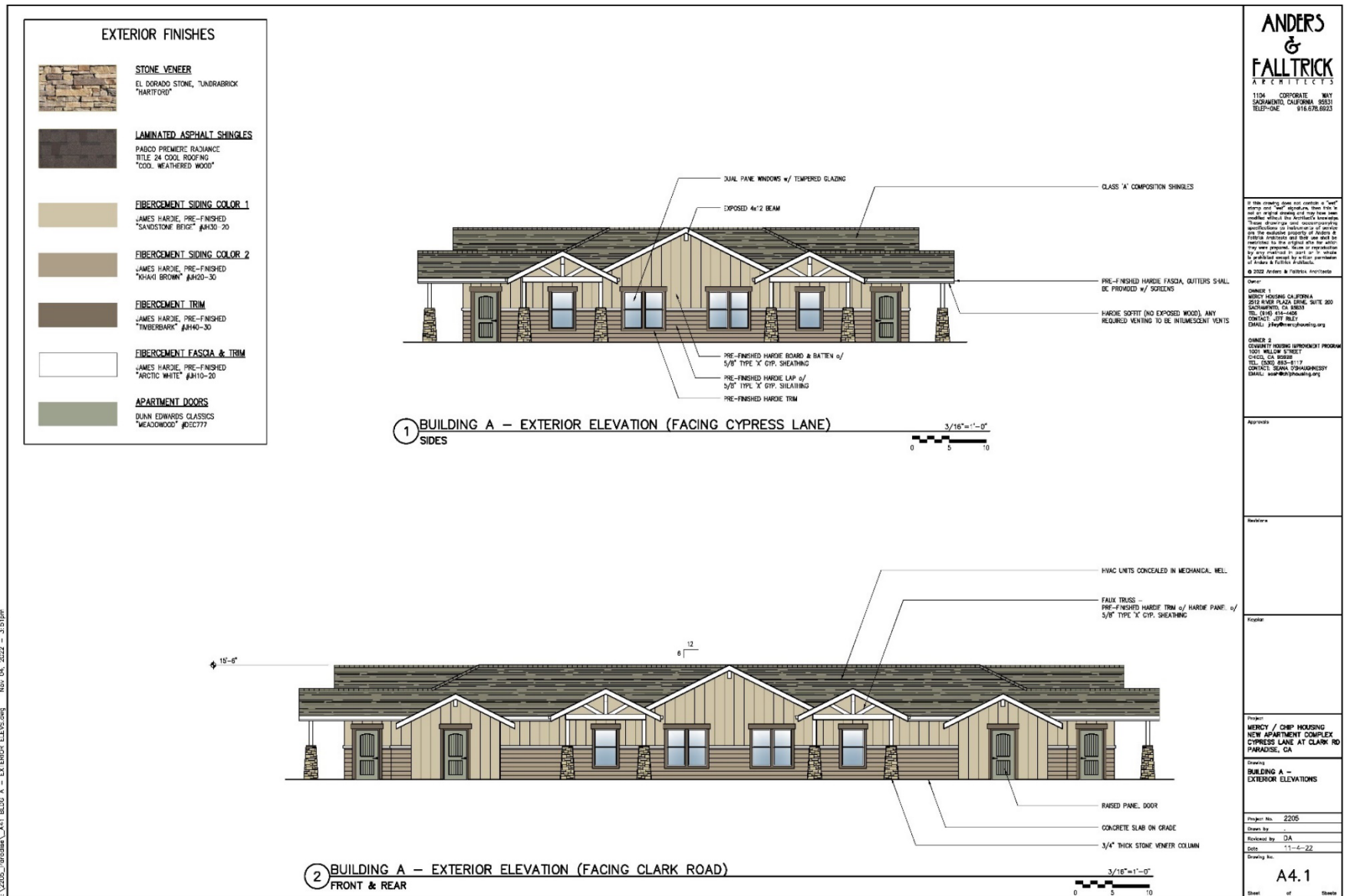
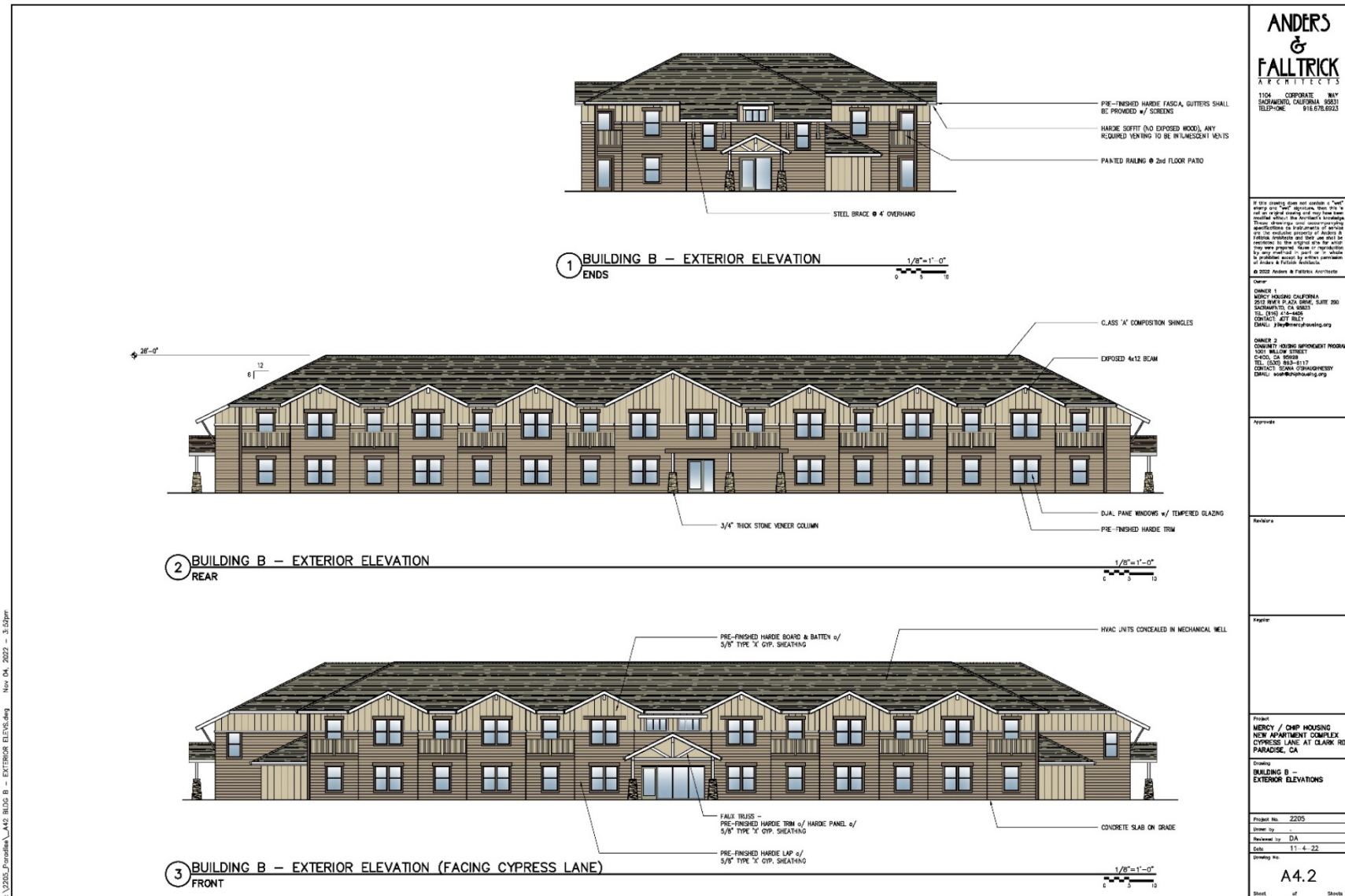


Figure 4. Building A Elevations



**ANDERS & FALLTRICK ARCHITECTS**  
1104 CORPORATE WAY  
SACRAMENTO, CALIFORNIA 95831  
TELEPHONE 916.676.0063

If this drawing does not contain a "Seal" stamp of a Professional Engineer, this drawing is not an official drawing and may have been modified since the Architect's knowledge. These alterations may cause incorrect specifications or statements of which the Engineer is not responsible. It is the Engineer's responsibility to verify all information by any method in print or in whole or in part as needed by their contract.

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**Owner 1**  
MERCY HOUSING CALIFORNIA  
2612 BLAKE AVE SUITE 200  
SACRAMENTO, CA 95821  
TEL: 916.444-6600  
CONTACT: APT BAILEY  
EMAIL: jbailey@mercyhousing.org

**Owner 2**  
COMMUNITY HOUSING IMPROVEMENT PROGRAM  
1001 HOLLOW STREET  
CLACK, CA 95528  
TEL: 530.338-1177  
CONTACT: SCANA STRAUGHNESSY  
EMAIL: scana@chpim.org

**Project**  
MERCY / CHP HOUSING  
NEW APARTMENT COMPLEX  
CYPRESS LANE AT CLARK RD  
PARADISE, CA

**Division**  
BUILDING B -  
EXTERIOR ELEVATIONS

**Project No.** 2205  
**Drawn by** DA  
**Reviewed by** DA  
**Date** 11.4.22  
**Drawing No.** A4.2  
Sheet    of    Sheets

Figure 5. Building B Elevations





Figure 6. Building C Elevations



Figure 7. Building D Elevations



**Figure 8. Building E Elevations**





Figure 9. Community Building Elevations



## **Structural Facilities**

The soil would be compacted and prepared for all structural facilities and piers for foundation systems. Prior to pouring concrete, structural forms, rebar, and conduits would be installed for each building. After the concrete is poured, it would be finished and cured before the forms are removed. Then building construction could commence. This construction phase is expected to last up to 3 months.

## **Paving, Striping, Landscaping**

Paving would be performed incrementally throughout the site area as large construction and non-rubber tread equipment is removed from the site. All parking areas, roads, and designated locations would be paved and striped. Landscaping may include installation and/or construction of plantings and hardscapes, water features, walls, outdoor lighting, and drainage. This construction phase is expected to last up to 2 months.

### **3.5.2 Equipment and Labor Force**

Various types of heavy equipment would include excavators, backhoes, bulldozers, cement trucks, cranes, graders, and a wheeled roller. Water trucks with a tank size of 2,000 to 4,000 gallons would be used for dust-control during construction.

A skilled labor force would be required to complete this project, including civil/earthwork personal, excavators, masons, painters, plumbers, landscapers, carpenters, cement finishers, operating engineers, electricians, and craftsmen. The number of workers at the site would vary based on the phase and complexity of construction.

Work would generally be completed during daylight hours, typically 8:00 a.m. to 6:00 p.m., or as specified by the Town's Municipal Codes. Construction would generally be performed 5 days per week (weekend work may occur occasionally depending on schedule), year-round, except for standard U.S. holidays. There would be no on-site temporary workforce housing, and parking of employee recreational vehicles or trailers would be prohibited.

## **3.6 CONSTRUCTION CONTROLS**

The project is required to comply with local, state, and federal regulations pertaining to the protection of human health and the environment. The following required construction controls from local, state, and federal agencies are incorporated into the project design and are considered a part of the proposed project.

### 3.6.1 Air Quality

Air quality in Butte County is managed by the Butte County Air Quality Management District (AQMD). The AQMD's 2014 CEQA Handbook, Appendix C, includes best management practices (BMPs) for construction projects. Construction activities can generate fugitive dust that can be a nuisance to local residents and businesses near a construction site. Dust complaints could result in a violation of the District's "Nuisance" and "Fugitive Dust" Rules 200 and 205, respectively. Proposed projects must incorporate these BMPs into the project description as commitments by the applicant. The following is a list of measures that may be required throughout the duration of the construction activities:

- Reduce the amount of the disturbed area where possible.
- Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. An adequate water supply source must be identified. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- All dirt stockpile areas should be sprayed daily as needed, covered, or a District approved alternative method will be used.
- Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- Exposed ground areas that will be reworked at dates greater than one month after initial grading should be sown with a fast-germinating non-invasive grass seed and watered until vegetation is established.
- All disturbed soil areas not subject to re-vegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the District.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with local regulations.
- Install wheel washers where vehicles enter and exit unpaved roads onto streets or wash off trucks and equipment leaving the site. Sweep streets at

the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

- Post a sign in a prominent location visible to the public with the telephone numbers of the contractor and District for any questions or concerns about dust from the project.

All fugitive dust mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent the transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the District prior to land use clearance for map recordation and finished grading of the area.

### **3.6.2 Geology and Soils**

The project would prepare a Storm Water Pollution Prevention Plan (SWPPP) to protect soil and water resources during construction. The SWPPP would follow the requirements of the Paradise Code of Ordinances Section 8.56.100 and would designate BMPs to minimize impact from erosion and sedimentation. At a minimum, the following geology and soils controls must be implemented:

- Place temporary erosion-control devices downgradient of dirt piles, excavated areas, or stockpiles.
- Place coverings on all dirt piles during non-working hours.
- Install fencing to protect existing vegetation where feasible.
- Revegetate disturbed areas to stabilize soils.
- Stabilize disturbed areas with mulch until vegetation is reestablished.
- Use tracking controls.
- Park only on paved areas.

Note that many of these requirements are also included in the dust-control measures required by AQMD.

### **3.6.3 Greenhouse Gas Emissions and Green Energy**

California regulations limit idling from both on-road and off-road diesel-powered equipment. The AQMD enforces idling limitations and compliance with diesel fleet regulations. The following practices would be incorporated to control exhaust emissions from diesel-powered fleets working at the construction site:

- Minimize idling time either by shutting equipment off when not in use or limit idling to 5 minutes (required by 33 California Code of Regulations [CCR])

2449(d)(3) and 2485). Provide clear signage that posts this requirement for workers at the entrances to the site.

- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.
- Use a California ARB-approved low-carbon fuel for construction equipment. Typically called Renewable Diesel, this fuel can reduce greenhouse gas (GHG) emissions between 30% and 80%, depending on the supplier.

### **3.6.4 Hydrology and Water Quality**

The project's post-construction water quality obligations would be set by jurisdiction, with the Town's municipal separate storm sewer system permit controlling in the Town's right-of-way.

As discussed above, the project shall develop and implement a project specific SWPPP, including a Temporary Best Management Plan, a Spill Contingency Plan, and a Dewatering Plan if relevant.

These plans must outline measures that will protect hydrology and water quality resources, including groundwater, from negative impacts during construction. The SWPPP is subject to RWQCB review and approval and will include construction best management practices (BMPs) meant to reduce or eliminate erosion and runoff from the site. The approved SWPPP is then copied to the Town Engineer per Paradise Municipal Code Section 15.02.140 (last paragraph).



## Section 4 Environmental Evaluation

The following sections evaluate the potential adverse impacts of the project in compliance with CEQA. Appendix G of the CEQA Guidelines (California Natural Resources Agency 2019) provides a sample checklist with a series of questions designed to enable the lead agency, the Town of Paradise, to identify project impacts with respect to 20 environmental topics; this IS generally follows this checklist.

Except where a specific threshold has been adopted by a public agency and is specified in the sections below, such as an air quality threshold, Appendix G of the CEQA Guidelines are used as thresholds of significance for the CEQA checklist questions.

Potential environmental impacts are described as follows:

- **Potentially Significant Impact:** An environmental impact that could be significant and for which no feasible mitigation is known. If any potentially significant impacts are identified in this Checklist, an EIR must be prepared.
- **Less than Significant Impact with Mitigation Incorporated:** An environmental impact that requires the implementation of mitigation measures to reduce that impact to a less than significant level.
- **Less than Significant Impact:** An environmental impact may occur; however, the impact would not exceed significance thresholds.
- **No Impact:** No environmental impacts would result from implementation of the project.

**4.1 AESTHETICS**

**4.1.1 Environmental Setting**

The project is located at an elevation of about 1,800 feet in the central portion of Butte County in the Sierra Nevada foothills above the northeastern Sacramento Valley. The community was almost completely destroyed in the Camp Fire with 86 deaths and more than 13,900 homes destroyed (St. John, Serna, and Rong-Gong II 2018). Views in the area are dominated by trees, roads, and residential areas.

The project site is situated in formerly residential and commercial areas that were destroyed during the Camp Fire. Roads adjacent to the property are still usable. A few residences exist in the area now, and more are anticipated as the town rebuilds.

**4.1.2 CEQA Checklist Summary**

Except as provided in Public Resources Code Section 21099, would the project:

CEQA Question	Impact Determination
a) Have a substantial adverse effect on a scenic vista?	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	No Impact
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	No Impact
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Less Than Significant Impact

**4.1.3 Answers to CEQA Checklist Questions**

Except as provided in Public Resources Code Section 21099:

**a) Would the project have a substantial adverse effect on a scenic vista?**

***No Impact***

The Town’s General Plan effort to establish four “gateway areas” to preserve and enhance the unique visual of the town (Town of Paradise 2008) were largely destroyed by the Camp Fire. The fire destroyed all buildings and trees in its path, and the site can still be characterized as a scene of devastation with blackened

trees, foundations, and other debris remaining from post-fire cleanup activities. The site has a low point where drainage flows from surrounding areas and elevations slowly rise on all sides. Current views from the site are obscured by remaining trees and increasing elevations. The proposed two-story buildings would neither obscure scenic vistas nor change views from the site to scenic vistas. The project would have no impact on scenic vistas.

**b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

***No Impact***

The project is not located near a designated State scenic highway according to the California State Scenic Highways list (California Department of Transportation 2022). State Route 70 is the nearest eligible State scenic highway. Distance to Route 70 ranges from approximately 2.5 miles at the southeast edge of town to 6.3 miles at the northeast edge of Paradise. Therefore, the project would have no impact on scenic resources within a state scenic highway.

**c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

***No Impact***

The project site is in a non-urbanized area. The project would change the visual character from a fire damaged and vacant site to a new development with 20 two-story buildings, 10 one-story buildings, 170 surface parking spaces, a shared 5,730-sf community center, 2 playgrounds, a community garden, and open space. The project's architectural character would consist of 1- and 2-story buildings broken up by walkways and green space.

In addition, the project would implement landscaping to enhance the overall visual character of the site, consistent with the Town's Municipal Code (Paradise Code of Ordinances 15.36, Landscape Materials). The project would install water-efficient and fire-resistant landscaping. Therefore, the project would not degrade the existing visual character or quality of public views of the site and its surroundings.

**d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

***Less Than Significant Impact***

The project would create new security lighting for the residential development. The nearest sensitive receptor is a residential home approximately 200 feet to the west

across Clark Road. There are currently no existing residential streetlights in the vicinity; it is unknown whether the planned widening of Clark Road would include streetlights. However, up until the Camp Fire, this site contained uses and parking lots that provided security lighting, thus this area has historically experienced night lighting. New exterior lighting is further regulated by the Town's Design Standards for Clark Road (Town of Paradise 2022a): "Site lighting shall have a scale, design, and color that best complements the character and design of the adjacent structure. Lighting should be visible from the exterior of a building and the project's boundaries should be limited to that necessary for security, safety, and identification. It should also be screened from adjacent areas and not be directed in an upward manner or beyond the boundaries of the parcel on which the building is located." The project would comply with all Town codes, plans and regulations. Therefore, the project would have a less than significant effect on day and nighttime views in the area.

Glare is caused by light reflections from pavement, vehicles, and building materials such as reflective glass and polished surfaces. During daylight hours, the amount of glare depends on the intensity and direction of sunlight. Glare can create hazards to motorists and nuisances for pedestrians and other viewers. The project would construct two-story residential buildings that could increase glare for vehicles and pedestrians on Clark Road. The project would incorporate measures specified in the Town's Design Standards for Clark Road (Town of Paradise 2022a) prior to the project's approval specifically for windows and glare; therefore, glare produced by the project would have a less than significant impact.



**4.2 AGRICULTURAL AND FORESTRY RESOURCES**

**4.2.1 Environmental Setting**

According to the Town’s Municipal Code, the project area is zoned C-S (Paradise Code of Ordinances 17.26.100). This designation provides for private uses which serve a community purpose or benefit the community. There are no agriculture or forestry land uses on or near the project site.

**4.2.2 CEQA Checklist Summary**

Would the project:

CEQA Question	Impact Determination
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code (PRC) § 12220(g)), timberland (as defined by PRC § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	No Impact

**4.2.3 Answers to CEQA Checklist Questions**

**a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

***No Impact***

The project is not located in an area of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared

pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (California Department of Conservation 2016). Additionally, the project does not propose features that would result in a change of land use from agricultural uses; therefore, the project would have no impact on farmland, nor would it convert farmland to non-agricultural use.

**b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

***No Impact***

The project is zoned C-S and there is no agricultural zoning or use on the project site or in the vicinity. There are no Williamson Act contracts covering the site or in the vicinity. Because there are no agricultural zoning designations and no Williamson Act contracts associated with the project site, there would be no impact.

**c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code (PRC) § 12220(g)), timberland (as defined by PRC § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?**

***No Impact***

There are no forestland or timberland land uses or zoning designations in the project vicinity according to the Paradise General Plan Land Use Element, Figures 2-1 and 2-1a (Town of Paradise 2008). Therefore, the project does not have potential to conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

**d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

***No Impact***

As noted above, there are no forestland or timberland land uses or zoning designations in the project vicinity. The nature of the project has no impact on land development or conversion of land use from forest land to other uses. Therefore, the project does not have potential to result in the loss of forest land or conversion of forest land to non-forest use.

**e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

***No Impact***

Refer to responses a-d. The site is currently zoned C-S and was previously developed before the Camp Fire destroyed the buildings. There is no potential for this project to result in a conversion of land from farmland or forest land associated

with the project. Therefore, there would be no impact on farmland or agricultural uses.

## 4.3 AIR QUALITY

### 4.3.1 Environmental Setting

The topography and weather of a region can substantially impact air flow and resulting pollutant concentrations. Due to the Town's location on the western slope of the Sierra Nevada, air circulation shifts from warm, upslope, westerly breezes during the day, to cool, downslope, easterly breezes at night. Thus, emissions from sources throughout Butte County can travel to other communities.

To better manage air quality programs, California is divided into 15 air basins by topography and meteorology. Each air basin has one or more local air districts, usually at the county level. These districts are responsible for identifying and implementing air quality rules and regulations that minimize pollution, and thus meet ambient air quality standards. Air districts conduct planning efforts that coordinate rules and programs.

The project is located within the Butte County portion of the Northern Sacramento Valley Planning Area (NSVPA). The Butte County Air Quality Management District (AQMD) operates air monitoring stations to continuously measure pollutant levels at several locations. The AQMD also has the primary responsibility to regulate stationery and area emission sources through permitting and inspection programs; the California Air Resources Board has the primary responsibility for controlling emissions from mobile sources. State law recognizes that local land use decisions affect air quality, so air districts participate in planning activities with local governments. While the AQMD does not permit housing per se, the district can advise local governments by commenting on CEQA documents and other plans. The AQMD can also encourage and fund local projects to improve air quality. An example would be AQMD helping fund a ride-sharing program.

According to the AQMD, car and truck exhaust is the primary source of air pollution in the summer. Emissions of reactive organic gas (ROG) and oxides of nitrogen (NO<sub>x</sub>) react in sunlight to create ozone, a persistent and irritating pollutant. During the winter, residential wood combustion may add substantial emissions of respirable particulates, called PM<sub>2.5</sub> and PM<sub>10</sub>. EPA has regulated wood-burning appliances for over 30 years, which has significantly reduced ambient woodsmoke PM<sub>2.5</sub>.

Butte County air meets all federal standards except the 8-hour ozone standard. At the state level, Butte County air is designated non-attainment for 1-hour and 8-hour ozone, 24-hour PM<sub>10</sub>, and annual PM<sub>2.5</sub> standards. Butte County meets all other state air quality standards.

According to the 2021 Northern Sacramento Valley Planning Area (NSVPA) Triennial Air Quality Attainment Plan, "The 2018 through 2020 monitoring data shows a slight increase in the number of exceedances of the 1-hour ozone CAAQS [California



Ambient Air Quality Standards; Sacramento Valley Air Quality Engineering and Enforcement Professionals 2021]. However, wildfires continue to be a major contributor to these exceedances and the data continues to show a downward trend in the number of exceedances of 8-hour ozone CAAQS.”

### 4.3.2 Regulatory Setting

#### Air Quality Standards – State and Federal

Air quality in the region is regulated by several agencies including the U.S. EPA, the California ARB, and the AQMD. These agencies develop rules, regulations, policies, and/or plans to achieve the goals and directives of legislation. The ultimate goal of the air standards is for every American to enjoy clean and healthy air. Each agency has defined enforcement authority and can fine or close polluting operations.

The EPA is responsible for implementing the federal Clean Air Act (1970), including establishing health-based National Ambient Air Quality Standards (NAAQS) for air pollutants. NAAQS established for criteria pollutants under the Clean Air Act are ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, PM<sub>10</sub>, and PM<sub>2.5</sub>, and lead. The standards set for criteria pollutants are periodically reviewed and revised as applicable.

In California, ARB is responsible for implementing the California Clean Air Act (1988) and has established California Ambient Air Quality Standards, which are sometimes more restrictive than the national standards. In general, ARB works with local agencies to develop policies, guidance, and regulations related to State and federal ambient air quality standards; coordinates with local agencies on transportation plans and strategies; and aids local districts and transportation agencies in meeting air quality standards established under both the federal and California clean air acts. Current state and national standards can be viewed at <https://ww2.arb.ca.gov/resources/documents/ambient-air-quality-standards-0> (California Air Resources Board 2016).

#### Air Quality Standards – Local

The AQMD is the primary agency responsible for air quality regulation in the project area. As part of that role, the AQMD prepared the 2014 CEQA Air Quality Handbook (Butte County AQMD 2014). This document facilitates the evaluation and review of air quality impacts for projects in Butte County that are subject to CEQA. The Handbook has established operation thresholds for the priority pollutants shown in **Table 1**, below. The AQMD recommends that larger projects use a model called CalEEMod to estimate future emissions. This modeling has evolved over 3 decades to be reliable and is now also recommended by ARB and EPA.

**Table 1. Butte County AQMD Thresholds for Project Operations**

<b>Pollutant</b>	<b>Operational Threshold</b>
ROG	25 lbs/day
NOx	25 lbs/day
PM	80 lbs/day

Note: lbs/day = pounds per day, ROG = reactive organic gases, NOx = nitrogen oxides, PM = particulate matter; number refers to size of PM in microns in diameter or smaller  
Source: Butte County AQMD 2014

**4.3.3 CEQA Checklist Summary**

Would the project:

<b>CEQA Question</b>	<b>Impact Determination</b>
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Less Than Significant Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	Less Than Significant Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less Than Significant Impact

**4.3.4 Answers to CEQA Checklist Questions**

**a) Would the project conflict with or obstruct implementation of the applicable air quality plan?**

***Less Than Significant Impact***

Projects that could generate emissions above the AQMD thresholds or CAAQS would be considered to potentially conflict with or obstruct implementation of the applicable air quality plan.

The project is required to prepare a Fugitive Dust Control Plan. Other control measures for construction and other earth-moving activities must follow recommendations presented in the AQMD 2014 CEQA Handbook, Appendix C, Best Management Practices (see Section 3.6.1). These include, but are not limited to, stabilizing disturbed soil, limiting vehicular traffic, applying water to disturbed soil, limiting size of equipment staging area, and using tarps to cover loose soils. Many of these actions will also be included in the storm water control plan.

Both phases of the project were modeled for operational emissions based on worst case, new development using CalEEMod (version 2022.1, release date April 2022). No subtractions were made for the previous uses.

**Table 2** shows expected emissions for 2025 when the new housing is fully occupied. Where no local thresholds are identified, (e.g., GHGs) information from the CalEEMod model is reported here for completeness.

**Table 2. Operation Emissions (After 2025 Project Completion)**

<b>Pollutant</b>	<b>Pounds/day</b>	<b>Annual Tons</b>	<b>Threshold</b>	<b>Below AQMD Threshold?</b>
ROG	11	1.96	25 lbs/day	Yes
NO <sub>x</sub>	11	2.09	25 lbs/day	Yes
PM	5	0.93	80 lbs/day	Yes
PM <sub>10</sub>	5	0.93	N/A	N/A
PM <sub>2.5</sub>	1	0.04	N/A	N/A
CO <sub>2e</sub>	16,306	2,700 Metric Tonnes	N/A	N/A

Because the project would generate emissions well below significance thresholds and provide redevelopment of an urban property destroyed by fire, implementation of the project would not conflict with or obstruct implementation of applicable air quality plans.

**b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

***Less Than Significant Impact***

The project is in an area designated as federal non-attainment area for 8-hour ozone (marginal). However, emissions resulting from project construction and operation fall below the AQMD screening levels (see **Table 2**). The AQMD has determined that projects that do not exceed significance thresholds would not generate emissions that are cumulatively considerable.

The Mitigated Negative Declaration for the recently updated Paradise Housing Element examined this matter as well (Town of Paradise 2022b, page 16):

“The 2018 Air Quality Attainment Plan utilized existing and projected data for population, industry, and vehicle-related emissions growth. The population projections were based on data from the California Department of Finance (DOF) Demographic Research Unit. The Butte County Association of Governments 6th Cycle Regional Housing Needs Plan is likewise based on DOF population projections (in addition to data from the relevant Regional Transportation Plan). Therefore, the housing units the [Housing Element] is planning for are part of the population growth planned for in the 2018 Air Quality Attainment Plan.”

Project construction must follow the regulations set forth by the AQMD and the Town. This includes compliance with General Plan policies related to improving air quality (e.g., Policies CP-11, CP-13, CP-15, CP-17, CP-20, CP-21, and CP-23).

The project contributes to the housing units anticipated in local and area plans and emissions from the project are therefore accounted for. The project would not create a cumulatively considerable net increase in ozone precursors.

**c) Would the project expose sensitive receptors to substantial pollutant concentrations?**

***Less Than Significant Impact***

Children, the elderly, asthmatics, and others who are at a heightened risk of negative health outcomes from air pollution are considered sensitive receptors. Locations where sensitive receptors may congregate include hospitals, schools, and daycare centers, and other locations as determined by the AQMD or the California ARB (California Health and Safety Code § 42705.5(a)(5)).

The nearest sensitive receptors for this new housing are people living in scattered homes near the project site. The Children's Community Charter School is about 1,500 feet east of the project. Other homes may be constructed near the project over the next few years as the community rebuilds.

As discussed in 4.3.4(a), the project is well below the size that would generate significant emissions that could lead to violations of air quality standards. The project includes construction dust controls that protect against significant amounts of dust and respirable particulates traveling off-site. Construction activities would be temporary, with grading and foundation excavation completed in a few weeks. Dust management would be implemented and monitored by the Town and/or AQMD. Inspectors would be able to respond to any dust complaints and take effective action, such as suspending grading work during high-wind events. Therefore, the project's effects on sensitive receptors would be less than significant.

**d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

***Less Than Significant Impact***

Typical municipal odor sources include wastewater treatment plants, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, and chemical manufacturing facilities. The project would use several engineered septic systems, and property managers would schedule maintenance as required. Septic systems typically do not create noticeable odors when they are functioning properly. Since the entire Town uses septic systems, Town procedures are in place to handle odor complaints. The project is residential and would not generate other odors of concern. During construction, diesel exhaust odor might be



noticeable near the activity. However, construction-related odors would be temporary and would not persist upon project completion. Therefore, odor impacts from the project would not create a nuisance to neighbors or passersby.

## 4.4 BIOLOGICAL RESOURCES

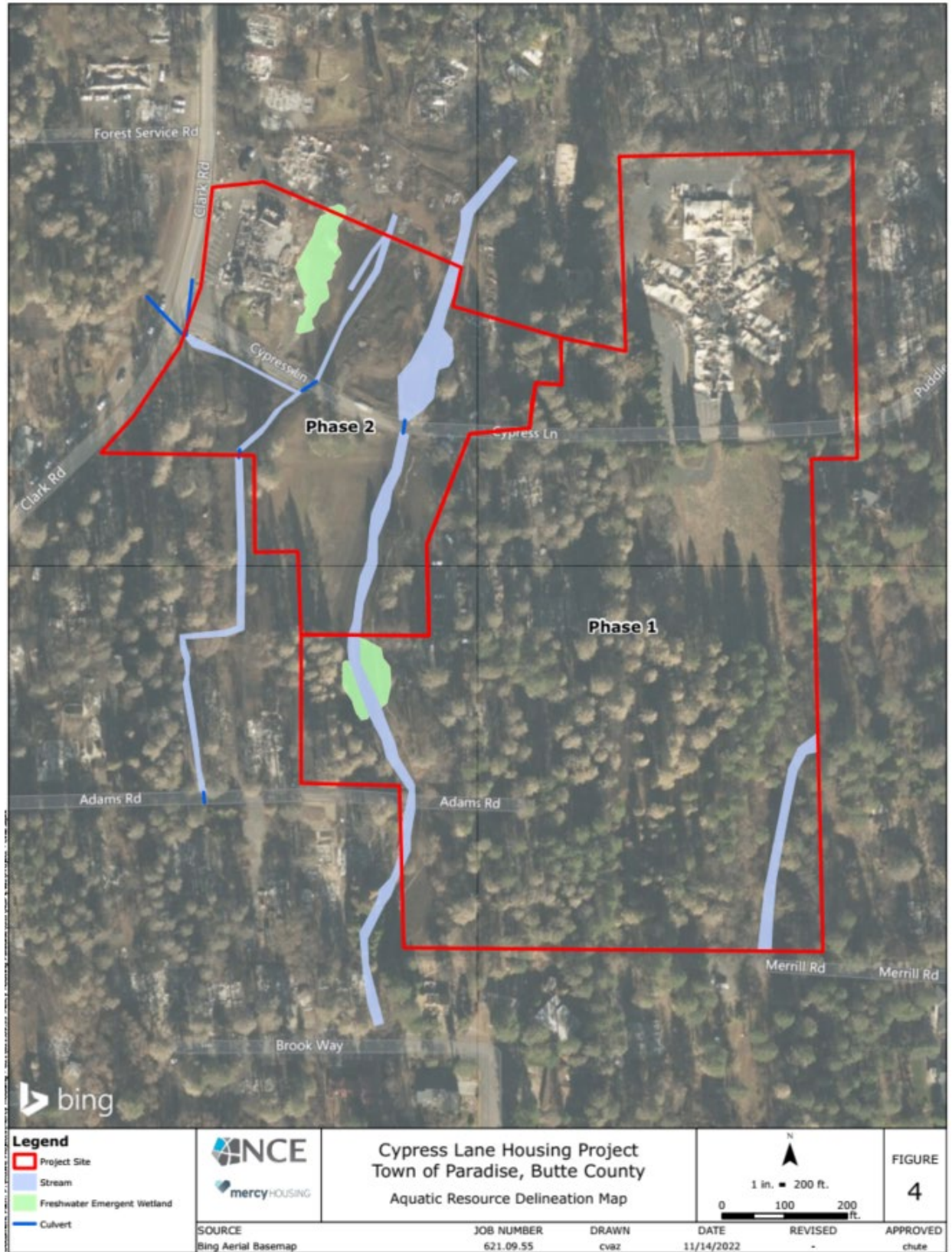
### 4.4.1 Environmental Setting

The project area is characterized as highly disturbed suburban land, in large part due to destruction from the Camp Fire and subsequent cleanup activities. While most structural improvements within the project site has been removed since the fire in 2018, the parking lot in the northeast parcel and a smaller parking lot along the northwest edge remain, in addition to limited sections of cement sidewalks and foundations in the central and northeastern parcels.

The vegetation within the project site is characterized by stands of native ponderosa pine (*Pinus ponderosa*) and incense cedar (*Calocedrus decurrens*) in the northeastern and southern portions of the site, with non-native brush dominating the understory. The western portion of the site is characterized by several stream channels with riparian habitat dominated by Himalayan blackberries (*Rubus armeniacus*) and arroyo willows (*Salix lasiolepis*). Additionally, patches of native black oak (*Quercus kelloggii*) woodland occur throughout the site, as well as open fields dominated by non-native brush and weedy herbaceous species.

Reconnaissance-level field surveys of the project area were conducted on September 26, September 29, and October 18-19, 2022. These surveys focused on identifying the presence of special status species or their habitat as well as aquatic resources within the project vicinity. During the September 26, 2022 survey, one white-tailed kite (*Elanus leucurus*) was observed circling and perching on the ponderosa pine trees in the southwest portion of the site. No other special status species were observed within or adjacent to the project area. A tree survey was also conducted on-site; 183 trees were documented with a dbh greater than 4 inches. Many of these are fire damaged and marked for removal by the Town.

NCE delineated several named and unnamed stream channels and three freshwater emergent wetlands, primarily in the western section of the project, mostly contained within the Phase 2 area (**Figure 10**). About 0.46 linear miles of stream channels start north of Cypress Lane and run south to Adams Road. A single stream channel was identified in the southeast corner of the project site that measured 0.09 linear miles in length. The stream channels were bordered by approximately 34,462 square feet, or 0.79 acres, of riparian habitat dominated by Himalayan blackberries and arroyo willows. One of the freshwater emergent wetlands covered approximately 7,293 square feet, or 0.17 acres, on the western side of the stream channels, north of Cypress Lane. The other freshwater wetlands covered approximately 5,142 square feet, or 0.12 acres, and bordered either side of the eastern stream just north of Adams Road.



**Figure 10. Aquatic Resources**

#### **4.4.2 Regulatory Setting**

##### **Federal**

###### ***Endangered Species Act***

The federal Endangered Species Act (FESA) protects plants and wildlife that are listed as endangered or threatened by the United States Fish and Wildlife Service (USFWS). Section 9 of FESA prohibits the taking of endangered wildlife, where taking is defined as “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct” (50 Code of Federal Regulations 17.3). Under Section 7 of the FESA, federal agencies are required to consult with the USFWS or National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NOAA Fisheries) as applicable if their actions, including permit approvals or funding, could adversely affect an endangered species (including plants) or its critical habitat. Section 10 of FESA provides for issuance of incidental take permits to private parties provided a habitat conservation plan is developed.

###### ***Migratory Bird Treaty Act***

The Migratory Bird Treaty Act (MBTA) makes it unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, or kill migratory birds. The law applies to the removal of nests (such as swallow nests on bridges) occupied by migratory birds during the breeding season.

##### **State**

###### ***California Endangered Species Act***

Pursuant to the California Endangered Species Act (CESA) and Section 2081 of the California Fish and Game Code, an Incidental Take Permit from the California Department of Fish and Wildlife (CDFW) is required for projects that could result in the “take” of a State-listed threatened or endangered species. Under the CESA, “take” is defined as an activity that would directly or indirectly kill an individual of a species proposed for listing (called “candidates” by the state). Section 2080 of the California Fish and Game Code prohibits the taking, possession, purchase, sale, and import or export of endangered, threatened, or candidate species, unless otherwise authorized by permit or in the regulations. A Section 2081 permit is issued when a project is consistent with an existing Biological Opinion, which is required for a US U.S. Army Corps of Engineers (USACE) Section 404 permit when wetlands are impacted.

###### ***Birds of Prey and Nesting Birds***

Nesting birds are protected in California under State Fish and Game Code in Section 3503. Section 3503 states, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any



regulation made pursuant thereto." Birds of prey are protected in California under provisions of the State Fish and Game Code, Section 3503.5, which states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "taking" by the CDFW.

#### ***California Native Plant Protection Act***

The Native Plant Protection Act (NPPA) of 1977 (California Fish and Game Code Sections 1900-1913) was created to "preserve, protect and enhance rare and endangered plants in this State." The NPPA is administered by CDFW. The Fish and Wildlife Commission has the authority to designate native plants as "endangered" or "rare" and to protect endangered and rare plants from take. CESA provided further protection for rare and endangered plant species, but the NPPA remains part of the CDFG Code.

#### ***California Fish and Wildlife Lake and Streambed Alteration Agreement***

The CDFW has jurisdiction over the bed and bank of natural drainages according to provisions of Section 1601 and 1602 of the California Fish and Game Code (2008b). Activities that would disturb these drainages are regulated by the CDFW through a Lake and Streambed Alteration Agreement. Such an agreement typically stipulates that certain measures will be implemented to protect the habitat values of the drainage in question.

#### ***Wetlands and Other Jurisdictional Waters***

The USACE, CDFW, and each Regional Water Quality Control Board have jurisdiction over modifications to stream channels, riverbanks, lakes, and other wetland features. Jurisdiction of the Corps is established through the provisions of Section 404 of the Clean Water Act, which prohibits the discharge of dredged or fill material into "waters" of the United States without a permit, including certain wetlands and unvegetated "other waters of the U.S." The Corps also has jurisdiction over navigable waters, including tidally influenced ones below Mean High Water, under Section 10 of the Rivers and Harbors Act.

In addition to being responsible for the maintenance and protection of California's fish and wildlife, the CDFW has authorities under California's Public Resources Code, and the federal Fish and Wildlife Coordination Act to regulate or comment on activities in wetland and riparian areas. The CDFW also assumes primary responsibility for implementation of the California State Endangered Species Act, and the Streambed Alteration Agreement (Fish and Game Code Sections 1601-

1603). Section 1602 of the Fish and Game Code pertains to activities that would disrupt the natural flow or alter the channel, bed, or bank of any lake, river, or stream. The CDFW also comments directly to the USACE concerning fish and wildlife aspects of Section 10 and Section 404 permits. CDFW's official position regarding the protection of wetlands is that development projects should not result in a net loss of either wetland acreage or wetland habitat value.

The Fish and Game Code states that it is "unlawful to substantially divert or obstruct the natural flow or substantially change the bed, channel or bank of any river, stream or lake" without notifying CDFW, incorporating necessary mitigation, and obtaining a Streambed Alteration agreement. The Wetlands Resources Policy of the CDFW states that the Fish and Game Commission will "strongly discourage development in or conversion of wetlands... unless, at a minimum, project mitigation assures there will be no net loss of either wetland habitat values or acreage."

Jurisdictional authority of the Central Valley RWQCB is established pursuant to Section 401 of the Clean Water Act, which typically requires a water quality certification when an individual or nationwide permit is issued by the USACE. The RWQCB also has jurisdiction over "waters of the State" under the Porter-Cologne Water Quality Control Act. The RWQCB's primary role is to enforce the federal Clean Water Act, and in doing so, assert regulatory authority over development activities affecting the water quality of navigable water and wetlands. Under Section 401(a)(1) of the Clean Water Act:

"Any applicant for a Federal license or permit to conduct any activity...which may result in any discharge into the navigable waters, shall provide the licensing or permitting agency a certification from the State...that any such discharge will comply with the applicable provisions of Sections 301, 302, 303, 306, and 307 of this Act."

In turn, CCR § 3831(k) defines the State certification required under Section 401 as:

"Water Quality Certification' means a certification that there is a reasonable assurance that an activity which may result in a discharge to navigable waters of the United States will not violate water quality standards, where the activity requires a federal license or permit."

In practice, the regional boards have applied their authority over water quality standards to all waters of the State, including wetlands. Discharge to wetlands and riparian wetlands may violate water quality objectives (e.g., turbidity, temperature, or salinity); impair beneficial uses (e.g., groundwater recharge, recreation, wildlife habitat, fish migration, and shellfish harvesting); and conflict with the anti-degradation policy.

**Local – Tree Removal**

***Town of Paradise Code of Ordinances***

Title 8, Chapter 12 of the Town Code of Ordinances requires permits for the removal of trees measuring 10 inches or greater dbh. Additionally, a permit for the removal of 9 or more trees from a single legal parcel will require “a written explanation by a tree expert... that the qualifying tree or trees must be felled based on circumstances for felling and/or removal under Section 8.12.090.” In response to the 2018 Camp Fire, the Town has also adopted a Hazard Tree Removal Program outlined in Title 8, Chapter 63, and is in the process of assessing trees for removal in Spring 2023. Trees located within the project site appear to have been assessed for removal, and those to be removed will be approved by the end of the winter months (2022-2023).

***Town of Paradise General Plan***

The Open Space/Conservation/Energy Element of the General Plan includes the following policies aimed at conserving natural resources (Town of Paradise 2008):

- Policy OCEP-13 – “Existing large trees of historic and/or cultural significance should be protected to the best of the town’s ability. Trees so identified should only be removed as a last resort.”
- Policy OCEP-15 – “Existing, significantly important natural habitat areas having high value for birds and other wildlife should be preserved for future generations through careful land use planning and public participation.”
- Policy OCEP-26 – “Natural riparian vegetation along creeks should be protected.”

**4.4.3 CEQA Checklist Summary**

Would the project:

<b>CEQA Question</b>	<b>Impact Determination</b>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife (CDFW) or U.S. Fish & Wildlife Service (USFWS)?	Less Than Significant Impact with Mitigation Incorporated
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?	Less Than Significant Impact with Mitigation Incorporated

<b>CEQA Question</b>	<b>Impact Determination</b>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less Than Significant Impact with Mitigation Incorporated
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less Than Significant Impact with Mitigation Incorporated
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less Than Significant Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact

#### 4.4.4 Answers to CEQA Checklist Questions

**a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife (CDFW) or U.S. Fish & Wildlife Service (USFWS)?**

***Less Than Significant Impact with Mitigation Incorporated***

A query of federally listed wildlife species for the U.S. Geological Survey 7.5-minute quadrangle encompassing the project area was obtained from the USFWS’s Sacramento Endangered Species Office Information Planning and Conservation website. Additional information about the distribution of special status species with the potential to occur within the project area was compiled from the CDFW California Natural Diversity Database for occurrences of special status species within a 1-mile radius of the proposed project alignment as well as from aerial photographs of the project area. Information on the distribution of special status species with potential to occur in the project region also was compiled from published literature. Field surveys were conducted at the site on September 26, September 29, and October 18-19, 2022.

Eight state and federally listed wildlife species were identified with the potential to be within the project area:

- Plants: Butte County fritillary (*Fritillaria eastwoodiae*), Butte County morning-glory (*Calystegia atriplicifolia* ssp. *Buttensis*), Lewis Rose’s ragwort (*Packera eurycephala* var. *lewisrosei*)



- Amphibians: Foothill yellow-legged frog (*Rana boylei*) and California red-legged frog (*Rana draytonii*)
- Fish: Delta smelt (*Hypomesus transpacificus*)
- Insects: Monarch butterfly (*Danaus plexippus*) and conservancy fairy shrimp (*Brachinecta conservatio*)

The official lists are provided within the *Biological Resource Technical Memorandum* which is available upon request (NCE 2022a).

No special status plant species protected by the California NPPA have been identified in the project area. Based on the reconnaissance-level survey, background research of occurrence records for special status species, and the lack of suitable habitat present, it is unlikely that special-status plants, Delta smelt, Monarch butterfly, or conservancy fairy shrimp occur within the project area.

#### ***California red-legged frog and foothill yellow-legged frog***

Aquatic habitat found within the project site (streams and adjacent wetland areas) provides potential breeding habitat for California red-legged and foothill yellow-legged frogs. However, neither frog species was identified during biological surveys at the project site. Foothill yellow-legged frogs have been identified approximately 1,300 feet (0.25 miles) to the northwest of the project site, while California red-legged frogs have not been documented within 1 mile of the project site. Based on the survey findings, these species are not expected to occur. However, the possibility exists that these species could become established prior to construction of the project.

Implementation of the project has the potential to result in direct impacts to California red-legged frog and foothill yellow-legged frog should they be present in the project site during project construction activities. Direct impacts to individuals of these species could result from ground disturbance activities within aquatic habitat and adjacent upland refuge habitat when movement across these areas is occurring. Impacts could also occur in refuge habitat if individuals of this species are aestivating in underground refugia or under debris. These species could be directly impacted by crushing by project equipment or vehicles. These impacts could result in direct mortality of individuals or small populations of these species.

In order to avoid or reduce potential impacts to these species to a less than significant level, the following mitigation measure shall be implemented:

- **Mitigation Measure BIO-1: Protection of California Red-legged and Foothill Yellow-legged Frogs**

The project proponent shall implement the following standard U.S. Fish and Wildlife Service (USFWS) Mitigation and Avoidance Measures to prevent

mortality of individual frogs that may be found breeding, migrating across, or aestivating on the project site during proposed project activities.

- Preconstruction surveys for California red-legged and foothill yellow-legged frogs shall be completed within 48 hours prior to commencement of any earth-moving activity, construction, or vegetation removal within the project, whichever comes first. The preconstruction survey shall include two nights of nocturnal surveys in areas of suitable habitat.
- If any California red-legged or foothill yellow-legged frogs are encountered during the surveys, all work in the work area shall be placed on hold while the findings are reported to the CDFW and USFWS and it is determined what, if any, further actions must be followed to prevent possible take of this species.
- Where construction will occur in California red-legged and foothill yellow-legged frog habitat, or where frogs are potentially present, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat areas. A qualified biologist will assist in determining the boundaries of the area to be fenced in consultation with the Town, USFWS, and CDFW. All workers will be advised that equipment and vehicles must remain within the fenced work areas.
- A USFWS-authorized biologist will direct the installation of the fence and will conduct biological surveys to move any individuals of these species from within the fenced area to suitable habitat outside of the fence. Exclusion fencing will be at least 24 inches in height. The type of fencing must be approved by the authorized biologist, the USFWS, and CDFW. This fence should be permanent enough to ensure that it remains in good condition throughout the duration of construction on the project site. It should be installed prior to any site grading or other construction-related activities. The fence should remain in place during all site grading or other construction-related activities. The frog exclusion fence could be "silt fence" that is buried along the bottom edge.
- If at any time individuals of these species are found within an area that has been fenced to exclude these species, activities will cease until the authorized biologist moves the individuals.
- If any of these species are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the individuals. The authorized biologist in consultation

with USFWS and CDFW will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist.

- Any individuals found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities.
- Clearance surveys shall occur daily in the work area.
- The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed.
- To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force will be followed at all times.
- Project activities shall be limited to daylight hours, except during an emergency, in order to avoid nighttime activities when California red-legged and foothill yellow-legged frog may be present. Because dusk and dawn are often the times when California red-legged and foothill yellow-legged frog are most actively foraging and dispersing, all construction activities should cease one-half hour before sunset and should not begin prior to one-half hour before sunrise.
- Traffic speed shall be maintained at 10 miles per hour or less in the work area.

In addition to the standard USFWS measures:

- Prepare and present Environmental Awareness Training to all personnel working in the field on the proposed project site. Training shall consist of a brief presentation in which biologists explain endangered species concerns. Training shall include a discussion of special-status plants and sensitive wildlife species. Species biology, habitat needs, regulatory requirements, and measures being incorporated for the protection of these species and their habitats shall also be discussed. Project site boundaries shall be clearly delineated by stakes and/or flagging to minimize inadvertent degradation or loss of adjacent habitat areas during project operations. Staff and/or its contractors shall post signs and/or place fence around the project site to restrict access of vehicles and equipment unrelated to project operations.

- An on-site biological monitor, shall at a minimum, check the ground beneath all equipment and stored materials each morning prior to work activities to prevent take of individuals. All pipes or tubing Four (4) inches or greater shall be sealed by the relevant contractor with tape at both ends to prevent animals from entering the pipes at night. All trenches and other excavations shall be backfilled the same day they are opened or shall have an exit ramp built into the excavation to allow animals to escape.
- Include the following measures in the project SWPPP and/or Spill Prevention Plan:
  - Prevent the potential release of petroleum materials, such as oil and diesel fuel into adjacent habitat areas, including waters of the State and U.S.
  - Locate areas for fuel storage, refueling, and servicing of construction equipment in an upland location outside of sensitive habitat.
  - Establish wash sites in upland locations and ensure wash water does not flow into stream channels or wetlands.
  - Ensure that all construction equipment is in good working condition, showing no signs of fuel or oil leaks. All questionable motor oil, coolant, transmission fluid, and hydraulic fluid hoses, fittings, and seals shall be replaced. The mechanical equipment shall be inspected on a daily basis to ensure no leaks. All leaks shall be repaired in the equipment staging area or other suitable location prior to resumption of construction activity.
  - Place oil-absorbent and spill containment materials on-site when mechanical equipment is in operation within 100 feet of a waterway. If a spill or leak occurs, no additional work shall occur until 1) the leak has been repaired, 2) the spill has been contained, and 3) CDFW and Butte County Fire Department are contacted and have evaluated the impacts of the spill.
  - Install silt fence or other sediment-control devices around construction sites near streams and wetlands to contain spoils from excavation activities.

***Finding: Implementation of Mitigation Measure BIO-1 reduces potential adverse effects to California Red-legged and Foothill Yellow-legged Frogs to less than significant.***



### ***Migratory Birds***

Trees and shrubs in the project area may provide suitable nesting habitat for migratory birds including tree-nesting raptors, such as the white-tailed kite observed during the September 26, 2022, survey. White-tailed kite are protected by both the MBTA and as a CDFW “fully protected” species. Although no active nests or nesting bird behavior was observed during the 2022 surveys, this does not preclude birds from establishing active nests between the time of the survey and project construction.

Construction activities that adversely affect the nesting success of special-status or non-special status migratory birds, including tree-nesting raptors, or result in mortality of individual birds constitute a violation of federal law, as discussed previously. Trees within and adjacent to the project site may provide suitable nesting habitat for migratory birds. The best way to avoid disturbing nesting birds is to schedule activities outside the nesting season. Any tree or brush removal required as part of project activities should be completed during months when birds are not actively nesting.

In order to avoid or reduce potential impacts to migratory birds to a less than significant level, the following mitigation measure shall be implemented:

- **Mitigation Measure BIO-2: Nesting Bird Protection**
  - If project work must occur during the nesting season (February 1 – September 1), MHC shall utilize a qualified biologist to survey nesting birds within the project area, no more than 14 days prior to the beginning of tree and vegetation removal or ground-disturbing activities. Results of the survey shall be submitted to the Town prior to the start of construction activities.
  - If nesting birds are detected within the project area during the survey, consultation with CDFW and USFWS is recommended to establish acceptable avoidance or minimization measures to avoid impacts to migratory birds and raptors. Avoidance measures could include the establishment of a suitable activity-free buffer around active nests/roosting sites. An avoidance or minimization plan shall be submitted to the Town, CDFW, and USFWS for review and approval prior to the start of construction activities. The avoidance or minimization plan shall be submitted to the project proponent for review and approval prior to the start of construction activities. These measures will ensure that no nesting birds are impacted by construction activities.

***Finding: Implementation of Mitigation Measure BIO-2 reduces potential adverse effects to migratory birds to less than significant.***

**b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?**

***Less Than Significant Impact with Mitigation Incorporated***

Sensitive natural communities are those listed in the CDFW's California Natural Diversity Database due to the rarity of the community. NCE delineated several named and unnamed stream channels and three freshwater emergent wetlands, primarily in the western section of the project area and mostly contained within the Phase 2 project area (see **Figure 10**). The stream channels are bordered by riparian habitat dominated by Himalayan blackberries and arroyo willows.

The Phase 1 project has been designed to avoid impacts to wetlands and stream channels. However, the improvement and widening of Cypress Lane to provide access to the project site during Phases 1 and 2 will require installing new culverts and fill within stream channels. The Phase 2 design is still in progress and impacts are not yet known. Any impact to regulated waters and wetlands will require regulatory permitting from the USACE, CDFW and RWQCB prior to the issuance of grading permits. These regulatory permits are designed to fully mitigate impacts on these resources.

- **Mitigation Measure BIO-3: Aquatic Resources**

Prior to issuing a grading permit, the Town shall require the project proponent to determine the exact quantity of aquatic resources to be impacted and obtain regulatory permits from the USACE (Section 404 permit), CDFW (Streambed Alteration agreement), and RWQCB (Section 401 permit) to comply with federal and state regulations. The project proponent shall purchase mitigation bank credits or provide on-site mitigation/restoration for impacts to aquatic resources at a ratio agreed to between the Town, USACE, RWQCB, and CDFW.

***Finding: Implementation of Mitigation Measure BIO-3 reduces potential adverse effects to aquatic species to less than significant.***

**c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

***Less Than Significant Impact with Mitigation Incorporated***

See response to 4.4.4(b) above.

***Finding: Implementation of Mitigation Measure BIO-3 provides regulatory compliance and protection of wetlands and impacts would be considered less than significant.***

**d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

***Less Than Significant Impact with Mitigation Incorporated***

There are no established migratory corridors associated with the project area or vicinity. Construction could temporarily interrupt local movement of native resident or migratory wildlife species through the project site.

As discussed above, the project area contains habitat that could support red-legged frog and foothill yellow-legged frog and potential nesting habitat for migratory birds or birds of prey. **Mitigation Measure BIO-1** and **Mitigation Measure BIO-2** ensure that special status species migrating to the area and migratory bird species utilizing the project area for nesting would be protected.

***Finding: Implementation of Mitigation Measure BIO-1 and Mitigation Measure BIO-2 and provide sufficient species protection during construction to mitigate potential adverse effects on resident or migratory species to less than significant.***

**e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

***Less Than Significant Impact***

As noted in above, 183 trees were identified on the site with a dbh greater than 4 inches; many of these trees were damaged by the 2018 Camp Fire but continue to grow. Many of these trees may be removed as part of the Town's Hazard Tree Removal Program.

The project design incorporates some of the existing trees into the landscaping plan, but some existing trees and shrubs would be cut, trimmed, or removed. The project would comply with the requirements of Title 8, Chapter 12 of the Town Code of Ordinances and obtain any necessary permits or approvals for any trees that would be cut, trimmed, or removed. Therefore, the project would not significantly conflict with local policies and ordinances protecting biological resources.

**f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

***No Impact***

There are no known Habitat Conservation or Natural Community Conservation plans associated with the project area. No impacts are anticipated, and no mitigation measures are required.

## 4.5 CULTURAL RESOURCES

### 4.5.1 Environmental Setting

The Area of Potential Effect (APE) for cultural resources consists of the nearly 24-acre Area of Direct Impact (ADI) and the Area of Indirect Impact (AII) extending approximately 100 meters outside of the ADI. As noted previously, the ADI was largely cleared after the 2018 Camp Fire, although asphalt, septic tanks and leach fields, gazebos, concrete, and driveways remain. Some parts of the ADI previously contained a vocational rehabilitation facility, nursing home, and church.

### 4.5.2 Regulatory Setting

#### Federal

The National Historic Preservation Act (NHPA) defined the role and responsibilities of the federal government in historic preservation and established the National Register of Historic Places. The NHPA directs agencies to identify and manage historic properties under their control. Agencies, such as the Town when acting as Responsible Entity for HUD projects, should advance the Act's provisions and avoid actions contrary to its purposes. Agencies should consult with others while carrying out historic preservation activities and consider the effects of their actions on historic properties.

#### State

##### *California Register of Historical Resources*

The California Register of Historical Resources (CRHR) is a useful tool when a government agency undertakes a discretionary action subject to CEQA. The CRHR helps government agencies identify and evaluate California's historical resources and indicates which properties are to be protected, to the extent prudent and feasible, from substantial adverse change (PRC §5024.1(a)). Any resource listed in, or eligible for listing in, the CRHR must be considered during the CEQA process.

#### Local

##### *Town of Paradise General Plan*

The Town's General Plan (Town of Paradise 2008) outlines policies and mitigation measures to assess areas of potential archaeological sensitivity. It specifies that the Town should consult with the Northeast Information Center, survey a project area, and protect cultural resources inadvertently discovered during project construction.

### 4.5.3 CEQA Checklist Summary

Would the project:

CEQA Question	Impact Determination
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	Less Than Significant Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Less Than Significant Impact

### 4.5.4 Answers to CEQA Checklist Questions

#### a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?

##### ***No Impact***

Archival data overlapping the APE were reviewed and an intensive pedestrian survey was conducted within the APE on September 29, 2022. The objective of the archival review was to determine the location and nature of prehistoric and/or historic resources previously recorded. The objective of the field inventory was to locate and describe cultural resources present within and adjacent to the APE. Complete methods and findings are available upon request (NCE 2022b).

Archaeological inventory and site records maintained by the Northeast Information Center were requested using a 100-meter search buffer around the ADI. The records search disclosed that no cultural resources have been formally recorded in the ADI or within the AII. Historical maps and aerial imagery indicate the eastern portion of the APE was expansive farmland for either orchards or tree nurseries. The western portion was an open field surrounded by farmland. Small houses started being built within the entire APE by 1973. By 1984, the APE was the developed urban landscape known before the 2018 Camp Fire swept through the Town.

As a result of the inventory, no cultural resources have been identified within the APE. Although ground visibility within the APE was clear due to recent bulldozer activity, the fire and subsequent cleanup drastically impacted the soil surface. The APE has been thoroughly disturbed both on the surface and subsurface. Subsurface disturbances from previous urban development include the installation of water lines, sewer lines, electrical lines, and building foundations. Recent surface disturbances include hazmat clearing of structures burned in the 2018 Camp Fire



and removal of the top 3 to 6 inches of soil. The subsurface utilities installed before the 2018 Camp Fire appeared to be intact and one concrete foundation was left within the APE. The remains of all other structures within the APE were removed with a bulldozer. None of the remaining surface structures meet the criteria for listing in the CRHR.

Therefore, the project would have no impact on the significance of a historical resource.

**b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?**

***Less Than Significant Impact***

The search results indicated no historic archaeological sites were previously recorded within the AII. The potential to impact prehistoric archaeological sites is addressed in Section 4.18, Tribal Cultural Resources.

The APE is considered to have low historic archaeological sensitivity and low potential to contain preserved subsurface historic sites. Intense farming practices of orchards, later construction of the buildings less than 50 years ago, and removal of hazardous waste after the Camp Fire (e.g., surface soil scraping with heavy machinery and removal of damaged foundations and utilities) would have damaged or destroyed any potentially buried cultural resource material.

No cultural resources were identified within or adjacent to the APE by the archival research and pedestrian survey. Project construction would be limited to previously disturbed areas unlikely to hold archaeological potential for historic resources. Therefore, the project would have a less than significant impact on historic archaeological resources.

**c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?**

***Less Than Significant Impact***

The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code § 7050.5 states that no further disturbance may occur until the county coroner has made a determination of origin and disposition pursuant to PRC § 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD would complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access. With adherence to existing regulations governing the identification and treatment of human remains if revealed

during construction, the potential for the project to disturb human remains would be less than significant.

## 4.6 ENERGY

### 4.6.1 Environmental Setting

The Town's General Plan promotes and encourages local and regional energy conservation. In addition, California's Building Standards Code (24 CCR) includes two parts 1) the Building Energy Efficiency Standards (Energy Code), Part 6 of Title 24, and 2) the California Green Building Standards (CALGreen Code), Part 11 of Title 24. The Energy Code applies to newly constructed buildings, additions, and alterations. The 2022 standards have been adopted and go into effect for projects that apply for building permits starting January 2023. The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more. The ventilation measures improve indoor air quality, protecting homeowners from air pollution originating from outdoor and indoor sources.

### 4.6.2 CEQA Checklist Summary

Would the project:

CEQA Question	Impact Determination
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less Than Significant Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No Impact

### 4.6.3 Answers to CEQA Checklist Questions

**a) Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

#### ***Less Than Significant Impact***

The project would introduce new residential land uses to the site. Both construction and operation of the project would result in energy consumption. Construction-related energy usage would be temporary and have a negligible contribution to the project's overall energy consumption. Construction contractors would have a financial disincentive to waste fuel used by construction equipment (i.e., excess fuel usage reduces profits) and therefore, it is generally assumed fuel would be conserved to the maximum extent feasible. Furthermore, regulations enforced by the AQMD (13 CCR § 2485) limit the idling time of diesel construction equipment to 5 minutes.

As presented in **Section 4.3, Air Quality**, the project would implement BMPs from the AQMD's CEQA Handbook, which includes construction measures to improve fuel efficiency, minimize idling, and limit emissions.

The project would redevelop an area that was destroyed by the Camp Fire. The project's development would be constructed to be generally consistent with the goals and policies related to energy in the Town of Paradise's General Plan, Goal OCEG-10 and OCEG-11. Energy-efficient features would be incorporated into the residential buildings in accordance with Town and State requirements, including water and energy efficiency, resilience, and mitigating the impact of future climate change. While transit service is still limited, bicycle and pedestrian infrastructure is being built throughout the Town.

The project includes measures to limit emissions during construction and includes energy-efficient features. As an infill redevelopment project within the existing urban boundary, the project would not result in the inefficient, wasteful, or unnecessary use of energy.

**b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

***No Impact***

The project would not conflict or obstruct the goals and policies of the Town of Paradise's Energy Conservation section of the Paradise General Plan. Construction pursuant to California's Building Standards Code and implementing BMPs to reduce fossil fuel use by construction vehicles would be consistent with these goals and policies. Because the project is redevelopment of a site within the urban boundary and would conform with the Goals and Policies of Paradise's Energy Conservation section of the General Plan, the project would have no impact on plans for renewable energy or energy efficiency.

## 4.7 GEOLOGY AND SOILS

### 4.7.1 Environmental Setting

The project site lies near the western slope of the Sierra Nevada. The project area is relatively flat with a general elevation of approximately 2,092 feet above mean sea level. Topographic contour lines in the vicinity of the project indicate that surface water generally drains towards the southwest.

#### Regional Geologic Setting

The Town lies on an east-west-tending ridge on the western slope of the Sierra Nevada foothills. The Sierra Nevada, a tilted fault block batholith extending almost 400 miles in length, is comprised primarily of granite. In some areas, remnant Cenozoic volcanic peaks remain from the previous mountain range that the granite uplifted. To the west lies the Sacramento Valley, and beyond that the Coast Ranges. The California Sierra Nevada are part of the American Cordillera, extending from Mexico to Canada along the west coast of North America.

#### Seismicity and Faulting

Active faults are considered those that have moved during the past 11,000 years and are generally only active faults are considered in evaluating seismic risk for building construction. The only known active fault in Butte County is the Cleveland Hills fault, the site of the August 1975 Oroville earthquake. This earthquake had a Richter magnitude of 5.7. Due to the proximity of the Town to the nearby Cleveland Hills Fault, the Town can occasionally expect low- to medium-intensity ground-shaking (Town of Paradise 2022b).

#### Liquefaction

Liquefaction can occur when wet or saturated cohesionless soils temporarily lose strength due to the buildup of excess water pressure during events such as earthquakes. Soils most susceptible to liquefaction is loose, clean, saturated, uniformly graded sand. Although the Town is close to the Cleveland Hills fault, the project is considered to be at a low risk of hazards from liquefaction because local soils, for the most part, are not sandy, and the ground will not become saturated.

#### Groundwater

A review of groundwater monitoring data collected near the project suggests that the local groundwater gradient matches the natural gradient direction, to the southwest. The 2018 Camp Fire destroyed much of the municipal water distribution system. Groundwater is replenished by an average of 60 inches a year of rainfall. Well monitoring data are not available, but groundwater probably moves towards Little Butte Creek (to the north) as this is the nearest live stream (California Department of Water Resources 2020). Limited groundwater data is available for



the Town. Because it is in the foothills instead of the basin/valley area, the wells are in fractured rock, rather than a large aquifer (Autumn Thomas, Butte County Department of Water and Resource Conservation, October 2022).

**Soils**

Based on the soil survey published by the USDA Natural Resources Conservation Service, the project site encompasses one mapped soil unit: Paradiso loam, 2 to 15 percent slopes (Natural Resources Conservation Service 2022). The Paradiso series consists of very deep, well drained soils that formed in weathered tephra over residuum from volcanic rocks. Paradiso soils are on volcanic ridge tops in the Cascade mountains. This soil is well drained with medium to high runoff.

**4.7.2 CEQA Checklist Summary**

Would the project:

CEQA Question	Impact Determination
a) Could the project directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</li> </ul>	Less Than Significant Impact
<ul style="list-style-type: none"> <li>ii. Strong seismic ground shaking?</li> </ul>	Less Than Significant Impact
<ul style="list-style-type: none"> <li>iii. Seismic-related ground failure, including liquefaction?</li> </ul>	Less Than Significant Impact
<ul style="list-style-type: none"> <li>iv. Landslides?</li> </ul>	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	Less Than Significant Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less Than Significant Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	No Impact

CEQA Question	Impact Determination
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Less Than Significant Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No Impact

**4.7.3 Answers to CEQA Checklist Questions**

**a) Would the project directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:**

**i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

***Less Than Significant Impact***

The project is not within an Alquist-Priolo Earthquake Fault Zone (California Department of Conservation 2019) that designates a known active fault. An active fault is defined as one that has ruptured or shows evidence of displacement in the Holocene or the last 11,000 years. Therefore, the project area is not susceptible to fault rupture as defined by the California Geologic Survey (formerly the California Division of Mines and Geology), and the potential for fault rupture at the project area is low.

**ii. Strong seismic ground shaking?**

***Less Than Significant Impact***

The primary geologic hazard in the project area is the potential for low to medium ground-shaking associated with nearby faults discussed in the prior sections on seismicity and faulting. Factors determining the characteristics of earthquake ground motion at the project area would depend upon the magnitude of the earthquake, distance from the zone of energy release, travel path, topographic effects, subsurface materials, and rupture/source mechanism.

The project has been designed to accommodate anticipated ground motions in accordance with appropriate seismic design criteria. Therefore, potential impacts associated with seismic shaking are considered less than significant.

**iii. Seismic-related ground failure, including liquefaction?**

***Less Than Significant Impact***

As discussed in the Environmental Setting, based on the subsurface characteristics, the potential for soil liquefaction at the project site is low. All structures would be

designed to withstand strong ground motion and ground failure (that might occur during an earthquake, causing liquefaction. The project would incorporate the recommended project design specifications; therefore, no additional-project specific mitigation measures are proposed and impacts resulting from liquefaction are anticipated to be less than significant.

**iv. Landslides?**

***No Impact***

The project site and surrounding area are relatively flat, and seismically related landslides are not likely to occur. Furthermore, the site was previously developed, and the proposed buildings will be constructed on compacted soils. The lack of significant slopes on or near the project site indicates that the hazard from slope instability, including landslides and debris flows, is negligible. Therefore, the project would not subject residents to the risk of landslides.

**b) Would the project result in substantial soil erosion or the loss of topsoil?**

***Less Than Significant Impact***

The project would not result in substantial soil erosion or topsoil loss. The project would implement erosion and sediment BMPs as outlined in Section 3.6 that would prevent significant soil loss or erosion during construction, including use of native revegetation to stabilize disturbed areas. Implementation of the project SWPPP would further reduce potential for erosion and topsoil loss during construction.

**c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

***Less Than Significant Impact***

Lateral spreading is a type of ground instability that results in ground displacements when liquefaction of a soil layer causes insufficient strength for lateral stability. This phenomenon can occur when either the ground surface or the soil layer subject to liquefaction is sloped or an open slope face or stream channel adjacent to a potentially liquefiable soil layer.

The predominant soil type in the area is known as Paradiso loam, and the potential for ground shaking is low. Based on the topographic nature of the site, the potential for lateral spreading or liquefaction to occur at the site is very low. Therefore, risk of soil failures is less than significant.

**d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

***No Impact***

Expansive soils shrink and swell with changes in moisture content as the clay minerals in these soils expand and contract. According to Figure HS-8 in the Butte County General Plan 2030 EIR (Butte County 2019), expansive potential in the project area is low within Paradise. The project area does not contain expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994). The project would comply with federal, State, and local building regulations to ensure the adequate design and construction of building foundations to resist soil movement. The project would not create substantial direct or indirect risks to life or property.

**e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

***Less Than Significant Impact***

Housing constructed as part of the project will be required to comply with the Town's wastewater regulations per the On-site Wastewater Division. Previous structures on this site used septic systems, and parts of these will be reused in this project. The Town requires pre-construction determination of whether a project site's soils can support a septic system. This includes groundwater location and depth determination, proper maintenance of the system post-construction as directed by the Division, and ongoing monitoring of groundwater and surface water impacts of the systems.

The initial testing and design of the wastewater disposal systems for the project are already underway, per the April 8, 2022, Preliminary Wastewater System Design Concept (Northstar 2022). Percolation tests confirmed that the soils on the site area are adequate to protect public waters and public health using an onsite wastewater system. Two separate wastewater collection, treatment and disposal systems are proposed with leach fields on two separate properties. Both have the capacity and soil composition to dispose of the wastewater of the proposed housing. Therefore, site soils are capable of adequately supporting the use of the proposed wastewater systems.

**f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

***No Impact***

The Northeast Information Center records search revealed there are no cultural resources identified within the project area (NCE 2022b). No unique geological resources were identified within the project boundary and no sedimentary fossiliferous geologic structures underly the project site. Therefore, the project would not directly or indirectly destroy any unique paleontological resources or geologic features.

## 4.8 GREENHOUSE GAS EMISSIONS

The term greenhouse gas (GHG) is used to describe atmospheric gases that absorb solar radiation and subsequently emit radiation in the thermal infrared region of the energy spectrum. GHGs tend to trap heat in the Earth's atmosphere. Water vapor is a primary GHG, and its presence helps to moderate the earth's climate. Because they are increasing rapidly in the atmosphere from human activity, GHGs of concern include carbon dioxide, methane, nitrous oxide, and fluorinated gases. These GHGs have increased dramatically since the start of the industrial revolution, and the increase in the atmosphere's heat-trapping capacity attributable to human activity has risen 43 percent since 1990 (NOAA 2019). This is a result of about a 10-fold increase in world population and extensive use of fossil fuels like oil, coal, and natural gas (methane). Unlike emissions of criteria and toxic air pollutants, which have local or regional impacts, atmospheric GHGs have a broader, global impact.

GHGs differ by the amount of heat each trap in the atmosphere, known as global warming potential. Carbon dioxide is the most significant GHG, so the amounts of other gases are expressed relative to carbon dioxide, using a metric called "carbon dioxide equivalent" (CO<sub>2</sub>e). The global warming potential of carbon dioxide is assigned a value of 1, and the warming potential of other gases is assessed as multiples of carbon dioxide. Generally, estimates of all GHGs are summed to obtain total emissions for a project over a given period, usually expressed in metric tons or million metric tons CO<sub>2</sub>e.

### 4.8.1 Environmental Setting

The primary source of GHGs within Paradise is fossil fuel consumption from the transportation sector. Other smaller sources are associated with residential, commercial/industrial, waste/landfill, and agriculture. PG&E is the primary electricity provider and, according to their website (<https://www.pge.com/>), has been making significant progress with renewable generation and lowering the CO<sub>2</sub>e per kilowatt of delivered electricity.

### 4.8.2 Regulatory Setting

#### Federal

The EPA has no regulations or legislation enacted specifically addressing GHG emissions reductions and climate change at the project level. In addition, the EPA has not issued explicit guidance or methods to conduct project-level GHG analysis.

#### State

The State of California has taken several legislative steps to reduce increases in GHG emissions. The California ARB is the lead agency in the development of



reduction strategies for GHGs in California (ARB 2021). California’s GHG reduction requirements aim to reduce vehicle miles traveled, thereby improving air quality by reducing GHG emissions from automobiles. California is making progress toward the reduction goals and emissions per capita have dropped while economic activity increases (ARB 2021).

The Clean Energy and Pollution Reduction Act (Senate Bill 350) established clean energy, clean air, and GHG reduction goals. This includes reducing GHGs to 40 percent below 1990 levels by 2030 (already achieved in 2022) and to 80 percent below 1990 levels by 2050. Thus, indirect emissions from electricity used by residents is expected to continue to diminish.

### Regional

At this time, the AQMD has not adopted quantitative thresholds for GHG emissions impacts. “The District has not determined a threshold of significance for GHGs. In determining the significance of impacts from GHG emissions, the CEQA Guidelines Section 15064.4(a) directs that GHG emissions be either (1) quantified or (2) described using a qualitative analysis or performance-based standards. The GHG emissions of all projects that do not meet the screening criteria provided in Section 6.2 may be quantified using the latest version of CalEEMod.” (Butte County AQMD 2014).

#### 4.8.3 CEQA Checklist Summary

Would the project:

CEQA Question	Impact Determination
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less Than Significant Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less Than Significant Impact

#### 4.8.4 Answers to CEQA Checklist Questions

**a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

##### ***Less Than Significant Impact***

The project would construct a 140 unit residential development in an area that was developed prior to being destroyed by the Camp Fire. While transit service is still limited, bicycle and pedestrian infrastructure is being built throughout the Town.

As presented in **Section 4.3, Air Quality**, the project would implement BMPs from the AQMD CEQA Handbook, Appendix C. This includes construction measures to improve fuel efficiency, minimize idling, and limit emissions.

A CalEEMod modeling run was performed for the project, calculating both construction and operational CO<sub>2</sub>e emissions. The results are presented in **Table 3**, below. Operation emissions are estimated for year 2025. The State will continue to shift toward renewable electricity sources in future years. Other GHG reduction programs are also being implemented. Therefore, 2025 GHG operational emissions are probably the maximum amount, and the project’s CO<sub>2</sub>e emissions would be anticipated to decline over time.

**Table 3. Estimated Construction and Operational CO<sub>2</sub>e Emissions**

Year	Construction Pounds/day	Annual Tonnes	Occupancy Tonnes
2023	556	92.1	N/A
2024	4,582	759	1,334.5
2025	653	108	2,669

Note: Assumes 70 units occupied in 2024 and 140 units occupied in 2025. Tonnes is the international measurement unit for CO<sub>2</sub>e reporting and is used by EPA and ARB. It equals 1,000 kilograms or 2,200 lbs.

As noted in the regulatory section, the AQMD has no threshold for GHG emissions. The project includes measures to limit emissions during construction and includes many of the features recommended by the California Air Pollution Control Officers Association such as energy and fuel savings, and water conservation. Before the Camp Fire, the site was developed with California Vocations, which had 200 employees, and the 130 bed Cypress Acres Convalescent Hospital and Nursing Home. The project would therefore result in a less than significant net increase in GHG emissions.

**b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

***Less Than Significant Impact***

The Town’s recently adopted Housing Element and supporting documents focus on sustainability and resilience (Town of Paradise 2022c). The proposed project is consistent with this plan and is located in zoning that is designated for affordable housing. Essentially, the new Cypress housing implements part of the Town’s new Housing Element, which is a key tool to accomplish rebuilding.

New construction would replace the destroyed structures that were built more than 30 years ago to much lower energy efficiency standards. The proposed development would comply with Title 24 Building Energy Efficiency Standards and Green Building Standards, as discussed in Section 4.6, energy.

For these reasons, the project would have a less than significant contribution to GHG emissions during construction and operation. Given that construction emissions would be short-term, increases in GHG emissions would not be considered significant and would not limit the State's ability to attain the goals identified in AB 32. Once operational, the project would help attain the State's goals defined in AB 32 as an infill, affordable housing project with planned transit access; therefore, the project would be consistent with State and regional goals to reduce GHG emissions.

## 4.9 HAZARDS AND HAZARDOUS MATERIALS

### 4.9.1 Environmental Setting

Due to significant damage incurred, the Camp Fire led to the demolition and removal of most remnant structures and improvements on the project parcels. In 2022, Broadbent & Associates (Broadbent) conducted a Phase I Environmental Site Assessment (Phase I) of the project area (Broadbent 2022a). The Phase I identified what remains at each of 7 parcels that make up the project area, as follows:

- 050-140-162 – This parcel consists of a damaged/deteriorating asphalt driveway, concrete sidewalk remnants, intact metal railing surrounding a concrete handicapped parking space, and a septic tank (condition unverified).
- 050-140-155 – The portion of the parcel that is north of Cypress Lane consists of a large asphalt driveway and parking lot, an aboveground concrete planter, two (2) metal gazebo structures, a fire hydrant (condition unverified), and what appears to be a multi-tank septic field (condition unverified). The portion of the parcel that is south of Cypress Lane is unimproved. A worn dirt track runs north-south along the mid-to-western boundary of the parcel.
- 050-140-161 - This parcel appears to be a segment of the north-adjacent property and consists only of the partial driveway leading to the north-adjacent property and a septic tank (condition unverified).
- 050-140-160 – A large asphalt parking lot remains intact at the entrance adjacent to Clark Road. A septic tank (condition unverified) is located in the middle of the parcel.
- 050-140-151 – This parcel is undeveloped.
- 050-140-050 – This parcel is undeveloped.
- 050-140-053 – The remnant of a dirt driveway and concrete path leading to the former burn footprint remains in the center of this parcel.

The Phase I identified the potential for Recognized Environmental Conditions (RECs), or Historical Recognized Environmental Conditions (HREC) as noted below. Per the ASTM 15-21 Standard for Phase I Environmental Site Assessments, RECs/HRECs result from past improper use, manufacturing, storage, and/or disposal of hazardous or toxic substances. No residual contamination from the fire was identified or is anticipated on the project area.

The Phase I described that a single, 500-gallon underground storage tank (UST) had been identified at 1620 Cypress Lane (050-140-162) in the environmental records that is considered a REC. This former UST is located within the project area and its assumed location is beneath the parking lot. The UST contained kerosene

before being located and removed during Camp Fire debris cleanup efforts. Records indicate that UST removal actions, conducted by Cal-Recycle contractors, resulted in a release of a portion of the UST contents. Subsequent soil and groundwater investigations conducted by the State identified hydrocarbon impacts to the subsurface; the extent of hydrocarbon impacts were conducted and summarized below. The Phase I is available upon request.

A report titled *Additional Site Assessment & Low-Threat Closure Evaluation* (Broadbent 2022b) was reviewed. This report was prepared in July 2022 to describe subsequent investigations of the hydrocarbon impacts to soil and groundwater caused by the release. Broadbent concluded that the laboratory analytical data indicated that residual impacts to soil and groundwater from the former UST release are limited in extent and do not appear to be a threat to public health or the environment. They further conclude that soil and groundwater impacts appear to be within limitations established by the SWRCB Low-Threat Closure Policy (LTCP), and biodegradation of residual impacts is expected to occur. While no soil vapor evaluations were conducted, Broadbent concluded in their evaluation of the Media Specific Criteria for Petroleum Vapor Intrusion to Indoor Air that "Draft plans for future construction at the Site indicate that the source area will be covered with a paved parking lot... Therefore, the media specific criteria for petroleum vapor intrusion to indoor air is satisfied." Broadbent (2022b) stated that no further action was recommended, and Site closure was requested. The SWRCB concurred in their Notice of Eligibility Letter dated September 21, 2022, and closure is being actively pursued, and public outreach and a closure letter are anticipated.

**4.9.2 CEQA Checklist Summary**

Would the project:

<b>CEQA Question</b>	<b>Impact Determination</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less Than Significant Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less Than Significant Impact with Mitigation Incorporated
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less Than Significant Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5	Less Than Significant Impact



CEQA Question	Impact Determination
and, as a result, would it create a significant hazard to the public or the environment?	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Less Than Significant Impact

**4.9.3 Answers to CEQA Checklist Questions**

**a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

***Less Than Significant Impact***

The project involves the construction of multi-family and senior housing and does not involve any routine transport, disposal, or use of hazardous materials beyond those used during construction or normal maintenance.

The project’s use of hazardous materials during construction would be limited to fuels and other maintenance-related chemicals to run equipment machinery, and materials would be managed according to the on-site SWPPP. For example, the SWPPP would require that equipment fueling and maintenance, if performed at the job site, must be performed in a designated area utilizing secondary containment with a spill kit nearby. Rinsing of concrete tools and chutes would also be performed according to the SWPPP, including utilizing concrete washouts and/or requiring that wastewater be kept within the concrete truck and hauled off-site for recycling.

The Department of Transportation limits the transportation of hazardous waste that can be transported at one time to 15 gallons (combined total). Therefore, the use of hazardous materials during construction and operation would be limited and would not create a significant hazard to the public or the environment.

Operational hazardous material use by households would consist mainly of cleaning, maintenance, and minor gardening supplies. Professional gardeners for the community landscaping would be responsible for the use and transport of gardening chemicals, which, based on the size of the site and limited landscaping, are anticipated to be minimal. Therefore, the project would not create a significant

hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

**b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

***Less Than Significant Impact with Mitigation Incorporated***

Proposed construction will involve ground-disturbing activities including grading and excavation. As noted above, a previous Phase I ESA (Broadbent 2022a) identified a single UST located within the Project Area at 1620 Cypress Lane. This location is south of Cypress Lane, approximately in the location of the proposed parking area between the senior housing and family housing. The UST was removed, along with 20 cubic yards of contaminated soil, in 2020. Subsequent investigations, as noted in a letter from the SWRCB dated September 21, 2022, concluded that the source type and location are known and impacts to soil and groundwater have been delineated. The SWRCB concurred (2022) with Broadbent (2022b) that the Site meets all general criteria and media specific criteria for soil and groundwater. The SWRCB also concurred with Broadbent that the plans for future construction at the Site show the source area will be covered with a paved parking lot, therefore LTCP criteria for petroleum vapor intrusion to indoor air was also satisfied.

Once public outreach is completed, a closure letter is anticipated. However, residual pockets of contaminated soils could potentially exist that could present localized hazards to construction workers. Worker exposure to groundwater is not expected. Therefore, the following mitigation measure is required to protect construction worker safety:

**Mitigation Measure HAZ-1: Soil Management Plan**

A soil management plan (SMP) shall be prepared to protect construction workers and address the disposition of any soils that are encountered that may be contaminated. It shall specify required special handling requirements for soil contaminated by petroleum hydrocarbons. The SMP shall be provided by the contractor, shall be monitored onsite by a qualified person onsite who is trained to identify these situations and direct SMP protocols accordingly, and shall adequately address:

- Worker exposure monitoring and training requirements
- Health and safety
- Soil handling BMPs
- Soil stockpiling, transportation, dewatering, and disposal
- Waste management and disposal

***Finding: Implementing Mitigation Measure HAZ-1 would reduce potentially significant exposure to construction workers to less than significant.***

**c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

***Less Than Significant Impact***

The nearest school is Children’s Community Charter School about 1,500 feet east of the project, just over one-quarter mile. No other schools are known to be proposed in the vicinity. As discussed above, hazardous materials used as part of the project are anticipated to be limited. Construction vehicles would produce routine emissions that would be temporary and less than significant. For a discussion on air quality, see Section 4.3, Air Quality. The review of laboratory analytical data indicated that residual impacts to soil and groundwater from the former UST release are limited in extent and do not appear to be a threat to public health or the environment. Therefore, the project would not have an adverse effect on an existing or proposed school.

**d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

***Less Than Significant Impact***

See discussion 4.9.3(b). Based on information contained within the EDR report in the Phase I, a listing identified as “CA Vocations” located at 1620 Cypress Lane (part of the Subject Property) was identified in the LUST, CERS, and CORTESE databases for an ongoing investigation related to the UST. The SWRCB’s GeoTracker site provides full details and documentation for the ongoing investigation, cleanup, and proposed site closure. The review of laboratory analytical data indicated that residual impacts to soil and groundwater from the former UST release are limited in extent and do not appear to be a threat to public health or the environment.

**e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

***No Impact***

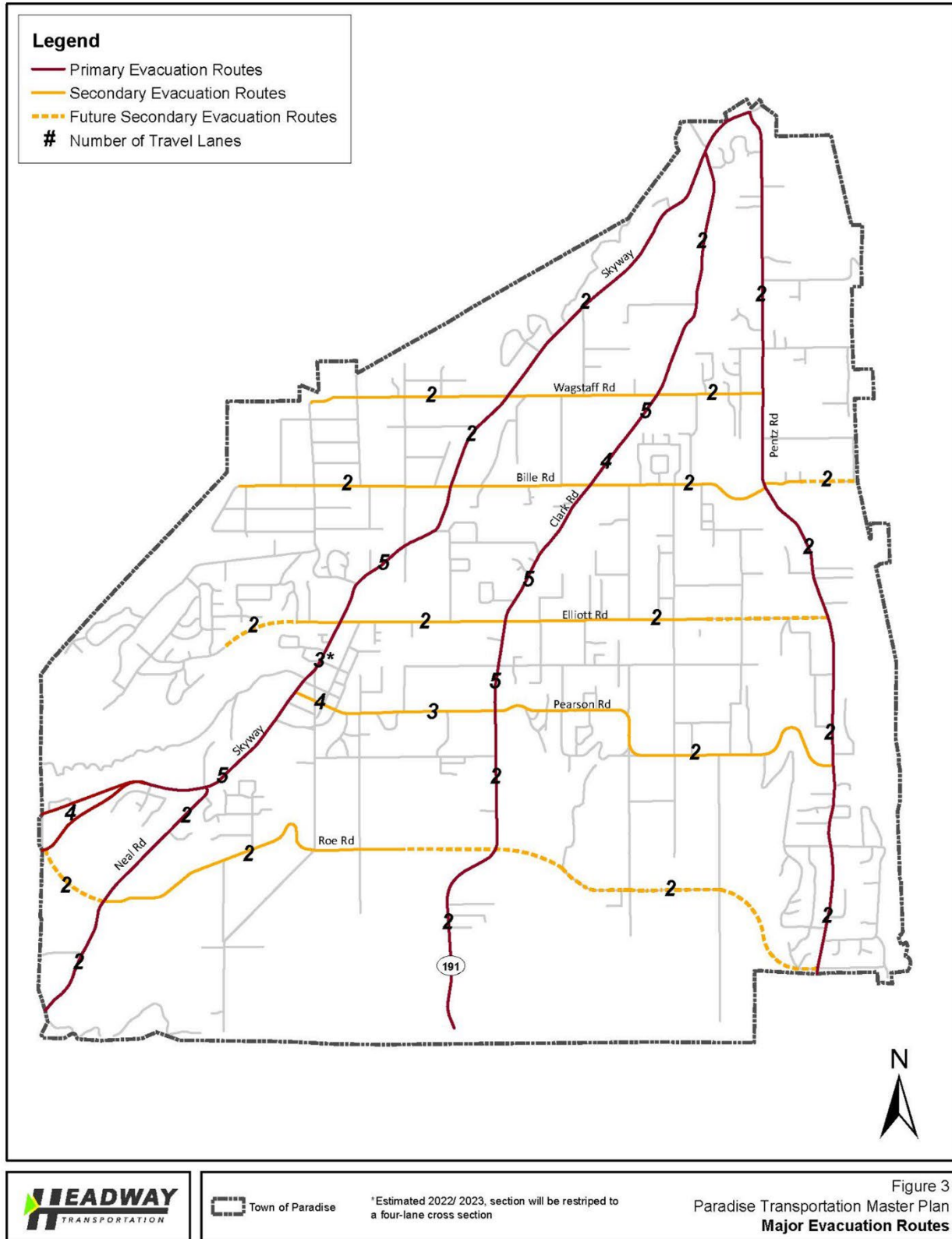
The closest airport near the project site is the Paradise Skypark Airport, a privately owned, public-use airport, approximately 4.8 miles south of the project site. As such, the project would not result in a safety hazard or excessive noise for people residing in the project area.

**f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*****No Impact***

The Town of Paradise *Emergency Operations Plan* Emergency Operations Plan addresses the Town's planned response to extraordinary emergency situations. These emergencies include natural disasters, technological incidents, and national security emergencies (Town of Paradise 2011). As shown in **Figure 11**, the primary evacuation routes in Paradise are along Skyway, Clark Road, and Pentz Road, as confirmed in the 2022 TMP. Each of these roads runs roughly north-south and secondary evacuation routes run east-west to connect residents to these roads. Specific evacuation routes will vary depending on the emergency's location, direction, and rate of spread. The Housing and Safety Element includes policies and programs to improve the Town's infrastructure, such as improvements to emergency evacuation routes and installation of early warning systems (Town of Paradise 2022b). The TMP recommends infrastructure and operations projects that can be implemented proactively to help traffic evacuation during an emergency; this includes the widening of Clark Road next to the project site, as well as the construction of new secondary evacuation routes. The project is required to improve Cypress Lane and its connection to Clark Road. Therefore, the project would not have an impact on the existing adopted emergency response plan or evacuation plan.

**g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*****Less Than Significant Impact***

The vast majority of the town is identified by the California Department of Forestry and Fire Protection (CAL FIRE) as a very high fire hazard severity zone (VHFHSZ) (CAL FIRE 2008). The project site is partially developed, and wildlands are nearby; the site is within the "wildland-urban interface." The Town's Housing and Safety Element identifies parcels throughout the town as locations for potential future residential development to accommodate the Town's Regional Housing Needs Allocation (RHNA), including sites that are in the VHFHSZ. The Element includes policies and programs to reduce fire risk, including but not limited to the creation of Wildfire Risk Reduction Buffers, the clustering of development where it is flatter and easier to evacuate, establishment and enforcement of fuels management programs and education, analysis and potential implementation of more stringent fire-resistant building requirements, and implementation of community-wide evacuation drills. Such policies and programs would reduce the risk of loss, injury, or death due to wildfire. The project is being designed to incorporate principles of sustainability, including resilience, and mitigating the impact of future disasters. See Section 4.20, *Wildfire*, for further discussion of wildfire potential.



**Figure 11 Paradise Evacuation Routes**



## 4.10 HYDROLOGY AND WATER QUALITY

### 4.10.1 Environmental Setting

Paradise is within the jurisdictional boundaries of the RWQCB. The nearest listed surface water is a federally recognized wetland stream (Dry Creek) that flows south-southwest through parcels 050-140-161, 050-140-151, 050-140-053, and 050-140-050 (Broadbent 2022a).

As discussed in Section 4.4, Biological Resources, all the hydrologic features on the site are considered waters of the United States and waters of the State of California. Subsequent to the Broadbent report, NCE delineated several named and unnamed stream channels and three freshwater emergent wetlands, primarily in the western section of the project area and mostly contained within the Phase 2 project area (NCE 2022a).

These features include about 0.46 linear miles of stream channels running from Cypress Lane south to Adams Road. A single stream channel was identified in the southeast corner of the project site that measured 0.09 linear miles in length. The stream channels are bordered by riparian habitat dominated by Himalayan blackberries and arroyo willows, which covers approximately 34,462 square feet, or 0.79 acres.

One of the freshwater emergent wetlands covers approximately 7,293 square feet, or 0.17 acres, on the western side of the stream channels, north of Cypress Lane. The other freshwater wetlands cover approximately 5,142 square feet, or 0.12 acres, and border either side of the eastern stream just north of Adams Road.

### Groundwater

The project is located within the Sacramento Valley Groundwater Basin in the East Side Basin (Butte County 2019). Groundwater availability in an area depends largely upon the area's geologic, hydrologic, and climatic conditions. Groundwater in the eastern portion of the county, where the Town is located, "is found in more limited amounts within volcanic, metamorphic and granite rock. The major sources of groundwater recharge in Butte County are precipitation, infiltration from streams, subsurface inflow and deep percolation of applied irrigation water in agricultural areas" (Butte County 2019).

### Flood, Tsunami and Seiche Hazards

The project area is delineated on Federal Emergency Management Agency (FEMA) map panel 06007C0400E, effective 1/6/2011. The project area is designated as Zone X, an area with minimal flood hazard. The project area is not located in an area near the ocean nor a large body of water that would be affected by a seiche, tsunami, or mudflow.

**4.10.2 Regulatory Setting**

**Federal**

***Clean Water Act and NPDES Permit***

Section 402 of the Clean Water Act requires National Pollutant Elimination System (NPDES) permits for stormwater discharges from municipal storm drain systems. The Water Quality Control Plan for the Central Valley Basin (Basin Plan; Central Valley RWQCB 2019) is the RWQCB ’s planning document. All residential development identified within a water quality control or sustainable groundwater management plan area is required to follow it. The RWQCB issues the municipal stormwater NPDES permits to address stormwater impairments and recommend actions. Stormwater discharges into the Town’s municipal stormwater drainage system are regulated by the Central Valley RWQCB under the Municipal Regional Stormwater NPDES Permit.

**State**

***Statewide Construction General Permit***

Because the project would disturb more than 1 acre, it is subject to the statewide Construction General Permit Order 2009-0009-DWQ, which regulates stormwater leaving construction sites. Under this order, site owners must notify the state and implement a SWPPP prepared by a Qualified SWPPP Developer.

**4.10.3 CEQA Checklist Summary**

Would the project:

<b>CEQA Question</b>	<b>Impact Determination</b>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less Than Significant Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less Than Significant Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	Less Than Significant Impact
i. result in substantial erosion or siltation on- or off-site;	
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Less Than Significant Impact

<b>CEQA Question</b>	<b>Impact Determination</b>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	Less Than Significant Impact
iv. impede or redirect flood flows?	Less Than Significant Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less Than Significant Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less Than Significant Impact

**4.10.4 Answers to CEQA Checklist Questions**

**a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

***Less Than Significant Impact***

The project will include construction and operation components that have the potential to cause surface water and groundwater degradation. Sources of pollutants during construction include grading and vegetation removal. Operational sources of water quality degradation include fertilizers, herbicides, and pesticides for lawn maintenance and pollutants associated with motor vehicle operation and maintenance.

To address the potential pollutants, the project will be mandated to comply with all applicable water quality standards, including the Central Valley RWQCB National Pollutant Elimination System (NPDES) Stormwater Permit, and the Town’s Post-Construction Standard Plans. The NPDES permits require water quality and watershed protection measures and prohibit discharges that would violate applicable water quality standards or result in conditions that create a nuisance or water quality impairment in receiving waters. Prior to construction, a SWPPP will be prepared according to RWQCB standards. The SWPPP is subject to RWQCB review and approval and will include construction best management practices (BMPs) meant to reduce or eliminate erosion and runoff from the site.

Because all of the Town of Paradise is unsewered, the project will rely on septic tanks and soils absorption disposal systems (leach fields) for wastewater disposal. Housing constructed as part of the project will be required to comply with the Town’s wastewater regulations per the On-site Wastewater Division. As discussed in Section 4.7.3(e), initial testing and design of the wastewater disposal systems for

the project are already underway (Northstar 2022). Both proposed septic systems have the capacity and soil composition to dispose of the wastewater of the proposed housing.

Because the project is required to comply with existing regulations and permits, it will have a less than significant impact on water quality standards and waste discharge requirements.

**b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

***Less Than Significant Impact***

The primary source of water in Paradise is treated surface water from Magalia and Paradise Reservoirs. Groundwater supplies make up only a very small portion of the potable water supplies for Paradise and are not expected to be a primary source for the project. Groundwater is therefore not anticipated to be used by the project and impacts would be less than significant.

**c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

**i) Result in substantial erosion or siltation on or off-site?**

***Less Than Significant Impact***

The project has the potential to create erosion and siltation on- and off-site during construction. However, this will be controlled by measures in the SWPPP. The construction will be monitored for erosion and siltation, as mandated by the RWQCB. Post-construction, the project will be stabilized per the Town and RWQCB requirements, resulting in a less than significant impact.

**ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

***Less Than Significant Impact***

The project would create impervious surfaces that would increase surface runoff and lower infiltration, although the net increase from previous buildings and parking areas on the site would be minor. To counter this, the project would be required to follow the Town's Post-Construction Standards Plans. These include measures that will promote infiltration and reuse such that post-construction runoff flow rates do not exceed those of the pre-construction conditions, leading to a less than significant impact.

**iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

***Less Than Significant Impact***

There are existing drainage facilities related to Dry Creek and localized runoff that are within and directly downstream of the project. Because the project will be required to comply with NPDES stormwater permit requirements, the California Green Building Code, and Town requirements related to stormwater and drainage, the project would include facilities to control and limit runoff. Therefore, the project would have a less than significant impact.

**iv) Impede or redirect flood flows?**

***Less Than Significant Impact***

The channel of Dry Creek goes directly through the project site. Construction of the project will be required to comply with Watercourse Protection (Paradise Code of Ordinance 8.56.130). Compliance with this code mandates that the project must keep the watercourse of the creek free of trash, debris, excessive vegetation, and other obstacles and cannot cause harm to the physical integrity of the watercourse. Compliance with this code will lead to a less than significant impact.

**d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?**

***Less Than Significant Impact***

There are no FEMA flood zones through the project area, but the project site may be impacted by a non-FEMA regulated flood hazards related to Dry Creek. Tsunami or seiche zones do not apply. The project will comply with the NPDES permits and Town ordinances that require that stormwater pollutants be controlled, prevented, and reduced. Additionally, any habitable structures will be outside impacts from floods. Following the Town's design code and stormwater ordinances, any flooding of the site would not release pollutants. Therefore, the project would have a less than significant impact.

**e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

***Less Than Significant Impact***

The project is within the hydrologic area of the Basin Plan, which identifies objectives and implementation measures to protect water quality in the RWQCB's jurisdiction. The project must by law, comply with the requirements of the Town's NPDES permit. Therefore, the project would not conflict with or obstruct implementation of the Basin Plan or sustainable groundwater management plan.



## 4.11 LAND USE AND PLANNING

### 4.11.1 Environmental Setting

The project is situated in a mostly residential portion of Paradise (see previous **Figure 2** for Town boundaries). The project is zoned C-S, Community Service - 10 dwelling units per net acre (Town of Paradise 2008). Maximum potential residential densities shall not exceed fifteen dwelling units per gross acre if served by an approved clustered wastewater treatment and disposal system. It is one of the town's primary land use designations used to provide low and moderate income housing opportunities. Such properties are located in areas where residential use is in proximity and the topography is not considered a significant constraint. This zoning is intended for private uses which serve a community purpose or benefit the community. While not specifically stated as an allowed use, new low-income and senior housing can be developed with a site plan review permit by the Town of Paradise. Existing development within and immediately adjacent to the project area include residential, municipal, commercial, and park properties.

### 4.11.2 CEQA Checklist Summary

Would the project:

CEQA Question	Impact Determination
a) Physically divide an established community?	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant Impact

### 4.11.3 Answers to CEQA Checklist Questions

#### a) Would the project physically divide an established community?

##### ***No Impact***

The project would be constructed within the existing parcels and would not extend roadways into surrounding areas. The project would not result in the physical division of any established community or neighborhood, nor would it include changes to the existing circulation network, only improvements to the existing road. Therefore, there would be no impact related to physically dividing an established community.

**b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

***Less Than Significant Impact***

The project is zoned C-S (Town of Paradise 2008). The project would construct 140 multi-family residential units at a density of approximately 6 units per gross acre, far below the residential density maximum of 15 dwellings/gross acre (Paradise Code of Ordinances 17.14.400). A primary reason for this lower density is much of the site is set aside for creek and wetland protection, as well as leach fields. An allowed use with a site plan review permit by the Town, the Town has specifically intended this zone be used to provide housing affordable to low and moderate income households.

The project proponent has confirmed that the project design and landscape plan will be designed to comply with the Town guidelines. The Landscape plan is not yet complete but must comply with relevant Town and Model Water Efficient Landscape Ordinance regulations including those regarding trees. The plan is for one and two-story buildings throughout the entire project site.

The 2022-2030 Housing Element identifies the policies and measures that the Town will implement to ensure that housing in Paradise is affordable, safe, and decent (Town of Paradise 2022c). The Housing Element addresses housing needs by encouraging the provision of an adequate quantity of sites planned for multi-family housing, preserving existing housing, rebuilding housing lost in the 2018 Camp Fire, and increasing the safety and resiliency of housing. The site is located in an area where residential use is in proximity and the topography is not considered a significant constraint. The project will contribute to the Town's goal of increasing the number of affordable housing units and is consistent with the Housing Element's goals of rebuilding housing lost in the Camp Fire.

The project would comply with the Town's land use plan, policies, and regulations. No adverse impacts have been identified in the other sections of this initial study which cannot be mitigated, or that are in conflict with adopted plans and policies for the protection of the environment. Because the project would comply with the Town's land use plan, policies, and regulations, as well as regulations administered by the permitting agencies adopted for the purpose of avoiding or mitigating environmental impacts, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation.

## 4.12 MINERAL RESOURCES

### 4.12.1 Environmental Setting

Minerals are naturally occurring chemical elements or compounds, or groups of elements and compounds, formed from inorganic processes and organic substances including, but not limited to, coal, peat, and oil-bearing rock, but excluding geothermal resources, natural gas, and petroleum.

According to the Department of Conservation (California Department of Conservation 2015) there are no state or regional valuable mineral resources within the Town.

### 4.12.2 CEQA Checklist Summary

Would the project:

CEQA Question	Impact Determination
a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact
b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	No Impact

### 4.12.3 Answers to CEQA Checklist Questions

**a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

***No Impact***

According to the Department of Conservation and the General Plan (Town of Paradise 2008), there are no state or regionally valuable mineral resources within the project boundary. The project would therefore not result in the loss of a known mineral resource.

**b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

***No Impact***

According to the Department of Conservation and the General Plan, there are no resource recovery sites associated with the project; therefore, there would be no impact.

## 4.13 NOISE

### 4.13.1 Environmental Setting

Noise is defined as a sound or series of sounds that are intrusive, objectional, or disruptive to daily life. Noise levels are measured to determine ambient noise and, if necessary, take action to protect residents from objectionable noise. Since most of the homes and businesses near the project were destroyed in the Camp Fire, the noise environment is mostly dominated by natural sounds such as wind or bird songs. Currently, there is light traffic on Clark Road, and traffic noise is minimal. Traffic volumes, and commensurate sound levels, will increase as homes and businesses are rebuilt near the project.

### 4.13.2 Regulatory Setting

#### Local

The Noise Element for the Town of Paradise has set thresholds to minimize noise impacts on human activity to ensure health and safety within the community (Town of Paradise 2008).

The Town of Paradise Code of Ordinances addresses construction or demolition noise and requires "the operation of any tools equipment used in construction, drilling, repair, alteration, or demolition work" must occur "between the hours seven p.m. and six a.m. on weekdays or at any time on Sundays or holidays" (Paradise Code of Ordinances 9.18.160).

### 4.13.3 CEQA Checklist Summary

Would the project result in:

CEQA Question	Impact Determination
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less Than Significant Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No Impact

#### 4.13.4 Answers to CEQA Checklist Questions

**a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

***Less Than Significant Impact***

There are scattered homes within ¼ mile of the project. Most of the existing lots (where homes were destroyed) have not been rebuilt, but there are few homes on Clark Road and Adams Road. Residents of the project will use private vehicles to conduct daily life, and this will add to the existing noise environment. Vehicle trips would be spread over the entire community and day, and the volumes were considered in the Housing Element environmental review. At any given location the noise increase from project-generated traffic would be imperceptible. The project replaces a former congregate care facility and other services with 200 employees (Town of Paradise 2022c), thus the net increase in VMT is expected to be minor. The approval of the Housing Element adopted an MND that included a Noise analysis (Town of Paradise 2022b). The Housing Element anticipates future traffic noise increasing as the Town is rebuilt (Town of Paradise 2022c). This increased traffic noise was not found to be a significant negative impact in the Housing Element MND (Town of Paradise 2022b).

During construction, neighboring homes would be temporarily exposed to construction equipment noise. This noise would come from heavy delivery trucks, graders, excavators, backhoes, and loaders. The noisiest construction activity would probably range from 77 dBA to 85 dBA at 50 feet. Most of the excavation and heavy equipment use will occur well inside of the 24-acre project property. Single-point source noise attenuates about 6 dBA with each doubling of distance. Thus, at 200 feet from the working equipment, noise could range from 65 dBA to 73 dBA, and would continue to diminish with greater distance.

65 to 73 dBA is considered acceptable for short-term intermittent sources in daylight hours. Grading and heavy equipment operation at the project will be short-term, on weekdays, and in daylight hours. Consequently, construction activity for the project would not exceed ambient noise level standards at sensitive receptors such as neighboring homes.

After residents move into the new project housing, noise would be generated by mechanical equipment, such as heating, ventilation, and air conditioning systems. Sounds from outdoor activities by residents, such as conversation, might be perceptible at the property boundary. The closest sensitive receptors to the site include residences across Clark Road to the west and Adams Road to the south. The project could also generate short-term noise from landscaping equipment such as mowers and leaf blowers.



**b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*****No Impact***

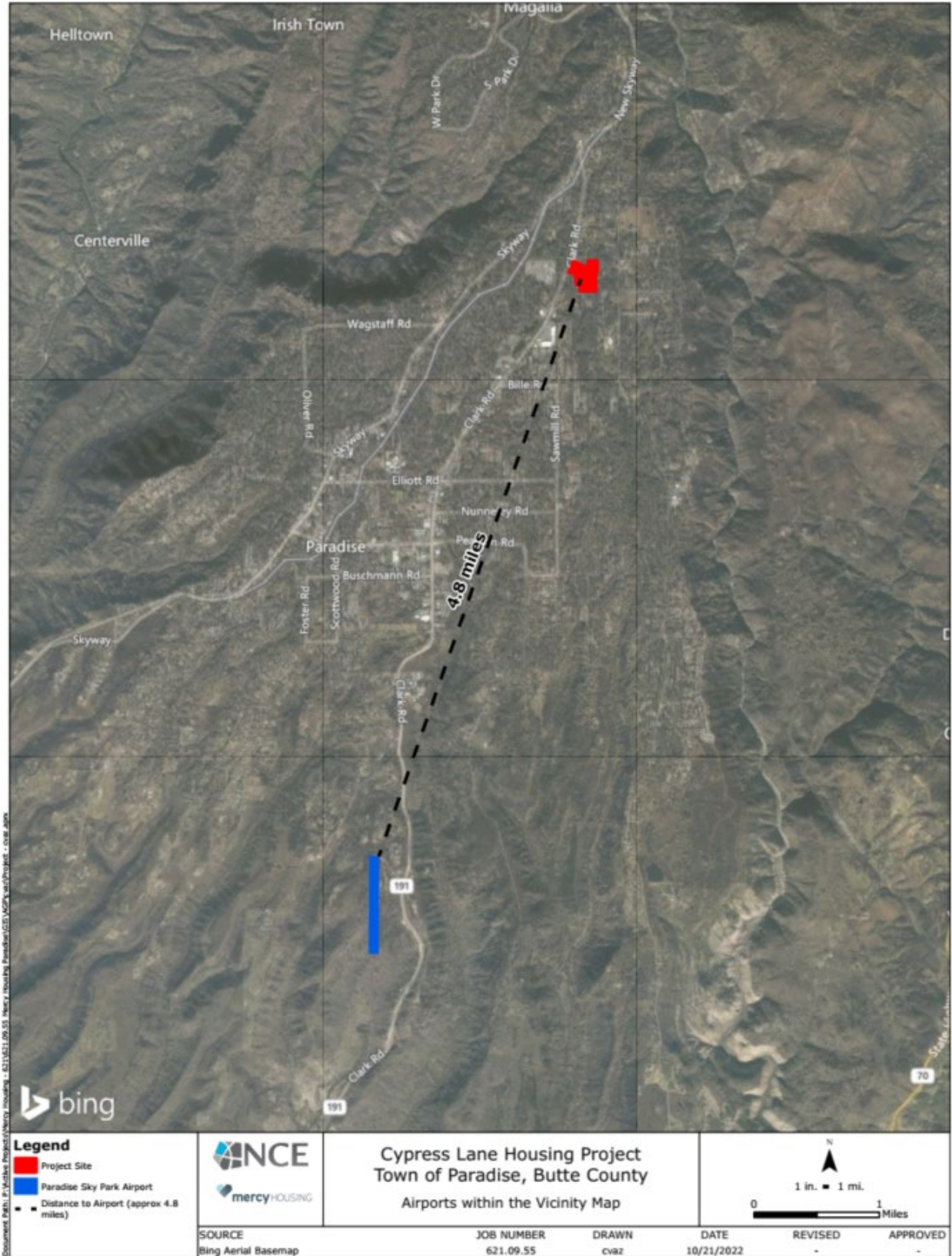
Vibration is described in terms of frequency and amplitude. Construction vibration is generally associated with pile driving and rock blasting. Occasionally, large bulldozers and heavy equipment can cause perceptible vibration levels in close proximity. For safety reasons, only construction workers will be allowed on site when work is occurring, so no residents could be near bulldozers or heavy equipment. No blasting or pile driving is anticipated for this new housing, so there would be no vibration or groundborne noise impacts off the project site.

**c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*****No Impact***

There are no airports near the project area. Paradise Skypark Airport (CA92), a private field, is approximately 4.8 miles south of the project (**Figure 12**). The airport has about 40 flights a day, primarily single-engine general aviation (AirNav 2022).

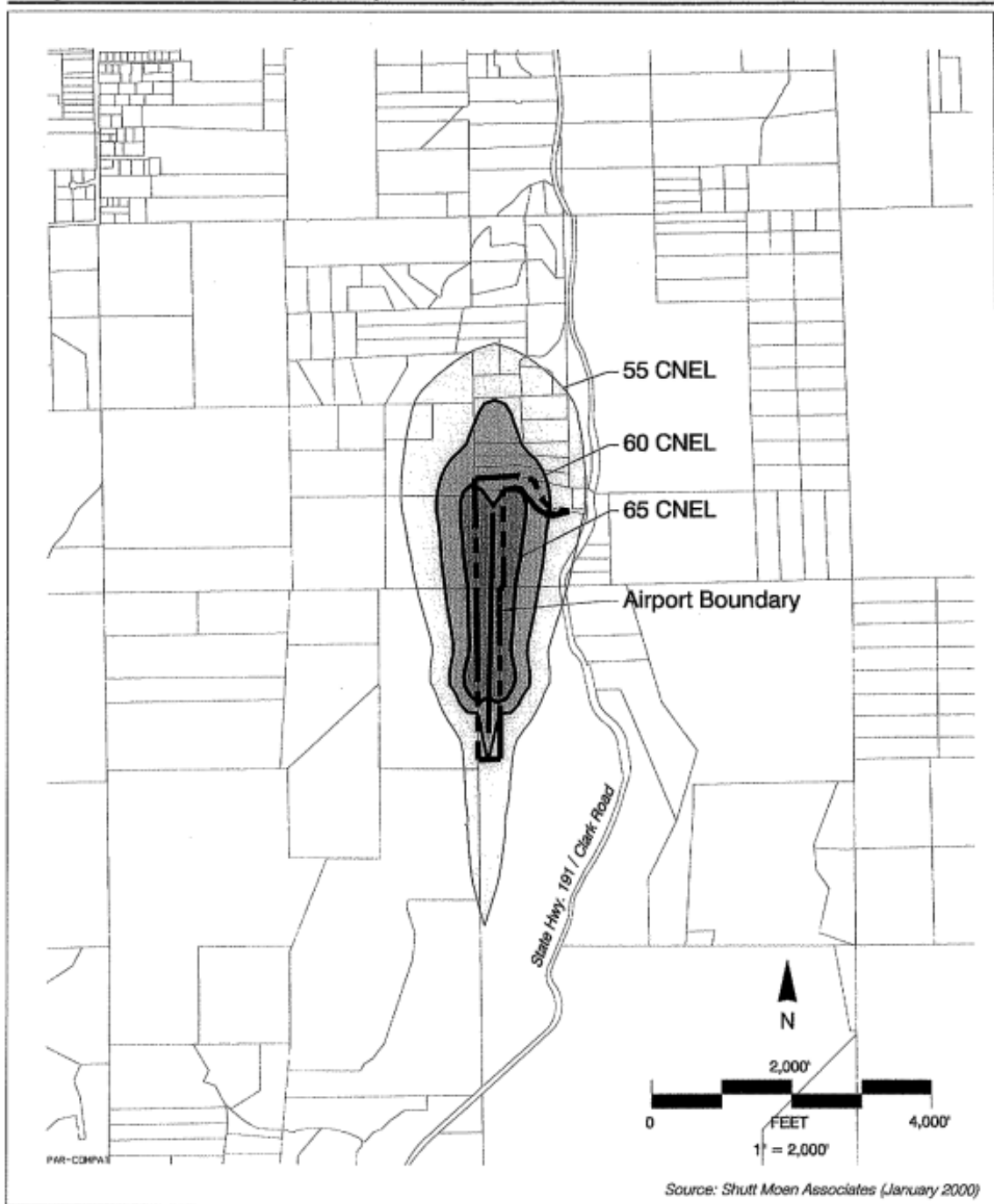
Airport noise contours were generated for the Butte County General Plan as shown below (**Figure 13**; Butte County 2019).

During emergencies such as wildland fires, air-attack aircraft may use the Skypark field, but this would be an infrequent event, perhaps once every few years. As noted above, the project is about 4.8 miles beyond the area affected by airplanes using the Paradise Skypark. Therefore, there would be no aircraft noise affecting residents or workers in the vicinity of the project.



**Figure 12. Paradise Skypark Airport**

**Background Data: Paradise Skypark Airport / Chapter 6**



**Exhibit 6E**

**Noise Impacts**  
Paradise Skypark Airport

**Figure 13. Noise Contour Map**

**4.14 POPULATION AND HOUSING**

**4.14.1 Environmental Setting**

The Camp Fire led to a population decrease from 26,581 as of January 1, 2018, to 4,474 as of January 1, 2019 (California Department of Finance 2016-2020). Population has since increased to 6,046 as of January 1, 2021 (Town of Paradise 2022c). Before the Camp Fire, the Town was projected to reach a population of 29,547 by 2030, a growth rate of 0.7 percent per year (Town of Paradise 2022c). Many factors, including economic development, will govern how rapidly Paradise returns to former population numbers.

The Housing Element provides a blueprint to develop up to 7,179 dwelling units (DUs) town wide, with 6,837 of those units being replacement DUs for those lost in the fire, and with an expectation that up to 3,075 DUs would be constructed by 2030.

**4.14.2 CEQA Checklist Summary**

Would the project:

CEQA Question	Impact Determination
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less Than Significant Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No Impact

**4.14.3 Answers to CEQA Checklist Questions**

**a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

***Less Than Significant Impact***

The project would directly generate population growth via the development of 140 new affordable housing units. Utilizing data provided by the California Department of Finance (2019), the Town has an average of 2.30 persons per household. When applying the average household size to the project, the project, once constructed, would generate a population of approximately 322 residents. Even if these are all new residents to the Town, the population would remain well below General Plan assumptions. The project would contribute to the goals and policies in the Housing Element (Town of Paradise 2022c) and is consistent with the zoning for the site.

The project would not induce substantial unplanned population growth in the Town, resulting in a less than significant impact.

**b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

***No Impact***

The project site is vacant. The project would provide new housing on the site. It does not propose any removal of existing housing that would result in displacement of persons or housing and would therefore not require construction or replacement of housing elsewhere. Consequently, the project would have no impact on displacement.



## 4.15 PUBLIC SERVICES

### 4.15.1 Environmental Setting

#### Fire Protection

The Paradise Fire Department and Butte County CalFire serve the project area. The Paradise Fire Department provides 24-hour emergency response for medical emergencies, fire suppression, and disaster response. CAL FIRE also maintains their own stations in Paradise and the neighboring community of Magalia. These resources are available to assist with the Town's fire protection efforts as necessary. Butte County Fire Station 35 is located approximately 0.2 miles west of the site.

#### Police Protection

The Paradise Police Department (PPD) serves the project area. In case of emergencies and non-emergency calls, the community can reach an on-call first responder. The Patrol Operations unit currently has 15 authorized sworn patrol officers and five sergeants. The police station is located approximately 3.7 miles southwest of the project site.

#### Medical Facilities

Adventist Health Feather River Health Center is a hospital located off Skyway, 4.6 miles southwest of the project site. Adventist's comprehensive medical services include behavioral health/psychiatry, dental, dermatology, endocrinology, laboratory, medical imaging, orthopedics, pediatrics, podiatry, primary care, and specialty care.

#### Schools

Paradise Ridge Elementary School (1.5 miles southeast), Paradise Charter Middle School (1.2 miles southwest), and Paradise High School (2.6 miles southwest) in the Paradise Unified School District, would serve the students within the project area. Due to the 2018 Camp Fire, multiple school sites are undergoing improvements, supported by local Measure Y, which will expand and improve the current school infrastructure. The Paradise Unified School District provides bus transportation in the area.

#### Parks

Prior to the Camp Fire, Paradise Recreation and Park District (PRPD) served over 50,000 individuals in the Town and the nearby foothills. The PRPD maintains 73 acres of developed parkland and another 358 acres of natural open space. Park facilities include swimming pools, fishing pond, play fields, horse arena, archery range, ropes course, walking trails, picnic areas, tennis courts, playgrounds, open-use areas, and a recreation center (PRPD 2022). The closest parks to the project

area include Moore Road Ballpark and Paradise Dog Park, approximately 0.4 miles northwest of the project area.

**4.15.2 CEQA Checklist Summary**

Would the project result in:

CEQA Question	Impact Determination
a) Would the project result in substantial adverse physical impacts associated with the need and/or provision of new or physically altered governmental services and/or facilities in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services? i) Fire protection? ii) Police protection? iii) Schools? iv) Parks? v) Other public facilities?	Less Than Significant Impact

**4.15.3 Answers to CEQA Checklist Questions**

**a) Would the project result in substantial adverse physical impacts associated with the need and/or provision of new or physically altered governmental services and/or facilities in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services?**

**i) Fire protection?**

**ii) Police protection?**

**iii) Schools?**

**iv) Parks?**

**v) Other public facilities?**

***Less Than Significant Impact***

The project would redevelop a vacant site into a multi-family and senior residential complex. The project’s estimated 322 new residents would increase demand for public services such as schools, libraries, or parks. During construction and operation, the project would increase demand for police and fire emergency services.

The Paradise General Plan establishes a standard of a five-minute response time for 90 percent of all emergency incidents within Town limits. According to Cal FIRE, this standard is typically met, and the average response time in Paradise is four to six minutes. As required by the California Fire Code, the project would be required to

include site-specific design features that ensure appropriate emergency access. Buildings would also be constructed with approved building materials. Conformance with this code reduces the risks associated with fire hazards. The site plan includes internal roads for complete access to all buildings in case of emergencies. According to CAL FIRE, the current automatic aid agreement is sufficient to handle the Town's planned residential growth and increased population as the Town continues to rebuild, and the existing service delivery model is anticipated to accommodate buildout of the Project over the next eight years.

PPD uses calls for service and crime rates to monitor staffing needs and will be tracking and adapting their operations as the Town's population returns. PPD anticipates that their current model and facilities will carry them into the future and the buildout of the Project would not require new facilities (Town of Paradise 2022c). PPD estimated that current facilities could last up to another 20 years and has actively maintained their equipment to stay up to date on trends and to ensure their employees have the necessary tools to do their jobs.

The Paradise Unified School District has approved a Facilities Master Plan Update, which was revised in 2020 following the Camp Fire. Phase 1 of this plan, which involves renovation of the existing high school and the addition of another high school, is expected to begin in 2023. The growth envisioned in the Master Plan Update is consistent with the Town's current rate of rebuilding and with the buildout anticipated under the Project. PUSD currently has extra capacity and based on the Facilities Master Plan, has the ability to accommodate future population from development associated with the Project.

The new residents would also generate an increased demand on parks, libraries, and other public services. However, the increased residential population that would result from the project would not substantially increase the use of these facilities beyond how they were used prior to the fire, such that new facilities would be needed to maintain service standards, as these facilities are not currently overused. The Paradise Branch of the Butte County Library is currently operating with less staff and fewer hours than pre-fire levels given the decrease in population since the fire. The PRPD is planning for new recreation centers, community parks, trails, and improved access to existing park land, as well as rebuilding of park facilities following the Camp Fire.

The Town has set goals and policies to support all services as the Town rebuilds. The Paradise Unified School District and the PRPD charge an impact fee for building (or rebuilding) any structure that has living space. These funds offset the impact from all persons residing in the community while ensuring public spaces and public schools are available for community use.

The projected population increase resulting from housing production envisioned under the Housing Element would bring the Town back to pre-fire levels that were

historically accommodated by services. Therefore, the project would not require new or physically altered governmental services and/or facilities to maintain acceptable service ratios, response times, or other performance objectives.

**4.16 RECREATION**

**4.16.1 Environmental Setting**

Parks and other recreation facilities in Paradise are under the PRPD, which serves the Town and some surrounding areas within Butte County. The PRPD maintains 73 acres of developed park land, including 6 parks, an aquatic park, and a recreation center (Butte County 2019). The nearest public parks are the Moore Road Ball Park and the Lezlie Morrow Memorial Dog Park and Horse Arena. Both are located northwest of the project site. While schools are not direct recreation providers, school facilities are also available for public use.

**4.16.2 CEQA Checklist Summary**

Would the project:

CEQA Question	Impact Determination
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less Than Significant Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less Than Significant Impact

**4.16.3 Answers to CEQA Checklist Questions**

**a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

***Less Than Significant Impact***

The project would construct a community center, two playgrounds, a community garden, and open spaces for residents on site. These amenities would reduce the demand on existing public recreational services. Although the increased population at this location would increase demand for recreational services within the Town, with on-site facilities for residents, the net increase in demand on public facilities would be small. Therefore, the project would not result in substantial physical deterioration of existing neighborhood and regional parks and recreational facilities.

**b) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

***Less Than Significant Impact***



The project is a residential development that would include community spaces for residents, including a community center, two playgrounds, a community garden, and open spaces for residents. As discussed above, the project would not generate sufficient demand to require the construction or expansion of other recreational facilities. Therefore, construction of the project should have a less than significant effect on the environment and existing recreational facilities.

## 4.17 TRANSPORTATION

### 4.17.1 Environmental Setting

The main road to access the project is Clark Road, categorized as an arterial through the Town. It is a two-lane road with Class III bike lanes that travels in a north/south direction along the entire west side of the project. Clark Road begins at California State Route 70 and extends northward to Skyway, approximately 1 mile north of the project site. It is one of three primary evacuation routes in the Town. The Town of Paradise recently improved Clark Road in the vicinity of Cypress Lane through the Highway Safety Improvement Program funded Cypress Curve Realignment Safety Project.

Cypress Lane is a very low traffic volume, one-lane road that travels in an east/west direction along the center of the project site. Cypress Lane begins at Clark Road and continues east for roughly 1,400 feet until Paradisewood Drive. All access to the project site will occur off Cypress Lane. There is no existing development along Cypress Lane as the former residences and improvements were removed following the Camp Fire. Cypress Lane intersects Clark Road with a "tee" intersection. The single-lane approach on Cypress Lane is controlled with a stop sign (minor approach). There is currently a gate across Cypress Lane (at the division of private and public ownership) approximately 300 feet west of Paradisewood Drive. The eastern segment of Cypress Lane extends to Paradisewood Drive and Paradisewood Drive extends further east to Pentz Road both as public roadways.

Headway Transportation conducted a traffic/transportation technical review to identify potential transportation related environmental impacts using the most up-to-date CEQA transportation checklist criteria, including vehicle miles traveled (VMT). As provided in the Transportation Checklist Letter, all potential transportation related environmental impacts would be less-than-significant (Headway Transportation 2022).

### Transit Service

Transit service in Paradise is provided by B-Line, which is Butte County's regional public transit system (Butte Regional Transit n.d.). B-Line provides transit to travel locally in Chico, Oroville, Paradise, or to travel between communities throughout Butte County.

There is one bus stop near the project site at Clark Road and Kilcrease Circle. This stop is roughly 300 feet southwest of the project along Clark Road and is served by Transit Route 41.

### 4.17.2 Regulatory Setting

#### Local and Regional Transportation

The following local and regional transportation guidance documents apply to the project:

- The Circulation Element of the General Plan complies with the State of California mandate that general plans include a transportation element regulating the location and extent of transportation modes, accessways, and thoroughfares in the Town (California Government Code Section 65302b).
- A *2020 Regional Transportation Plan/Sustainable Communities Strategy* (RTP/SCS) was prepared by the Butte County Association of Governments (BCAG 2020a). It was created to meet the transportation needs of the region through 2040, considering existing and projected future land use patterns, as well as forecasted population and job growth. BCAG also prepared and certified Supplemental Environmental Impact Report (SEIR) and adopted a Statement of Overriding Consideration for significant and unavoidable impacts related to transportation based upon the inability to meet state VMT requirements, largely as a result of the Camp Fire based upon the nature of the VMT calculation (BCAG 2020b). The RTP/SCS SEIR included a two-part mitigation measure (MM) (MM T-1) prescribing local and regional mitigations to reduce vehicle miles traveled (VMT). Implementing agencies shall require implementation of VMT reduction strategies through transportation demand management (TDM) programs, impact fee programs, mitigation banks or exchange programs, in-lieu fee programs, or other land use project conditions that reduce VMT. Programs should be designed to reduce VMT from existing land uses, where feasible, and from new discretionary residential or employment land use projects. The Town of Paradise specifically has adopted MM T-1 of the RTP/SCS SEIR as Town policy. On April 12, 2022 the Town adopted Resolution No. 2022-24, which adopted the VMT policies. The Town has adopted a Statement of Overriding Considerations related to VMT impacts of future growth within the RTP/SCS, which is greater than the buildout anticipated under the Project. Future development in the Town is subject to the Town's VMT policies, including providing pedestrian network improvements, traffic calming measures, and low-stress bicycle network improvements.
- The Town completed a two-year Transportation Management Plan (TMP) in March of 2022 (Mark Thomas 2022). The planning included substantial consultation with community residents and businesses. The plan goes into detail on the following:
  - Daily Transportation Needs

- Evacuation Plans "all at once"
- Active transportation facilities to support walking and bicycling
- Local road safety improvements, such as removing evacuation barriers
- Paving and Recovery Management
- Economic And Redevelopment Recovery

There are a few future projects that once funded and constructed would affect the project. For instance, there are several roads that would be widened to improve "all at once" evacuation. Both Clark Road, to the west of the project, and Pentz Road to the east, plan to have a traffic lane added along with a pedestrian-bike path. In the future (pending funding), these two roads would provide major evacuation corridors for the project's future residents.

**4.17.3 CEQA Checklist Summary**

Would the project:

<b>CEQA Question</b>	<b>Impact Determination</b>
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less Than Significant Impact
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	Less Than Significant Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant Impact
d) Result in inadequate emergency access?	Less Than Significant Impact

**4.17.4 Answers to CEQA Checklist Questions**

**a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

***Less Than Significant Impact***

The Transportation Checklist Letter concluded that the project would not make any changes to the existing public transit system or conflict with any public transit programs or plans. The project would not conflict with any multimodal (bicycle or

pedestrian) transportation programs or plans and will likely enhance the bicycle and pedestrian circulation network with the addition of sidewalks on Cypress Lane.

The project has direct access to Clark Road (an arterial roadway) via Cypress Lane. Cypress Lane has more than adequate capacity to accommodate the project traffic and will be improved by the project. The project would not conflict with any vehicle circulation programs or plans. Intersection and roadway level of service is no longer a measure of environmental impact for CEQA review purposes. However, based on qualitative review, the Clark Road/Cypress Lane intersection is anticipated to operate at reasonable levels, consistent with the Town's General Plan policies, with the addition of the project's traffic.

Therefore, the project would not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

**b) Would the project conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?**

***Less Than Significant Impact***

CEQA Guidelines § 15064.3(b) pertains to the use of VMT to analyze transportation impacts. Per SB 743 criteria, as of July 1, 2020, the CEQA guidelines require the evaluation of VMT as a key criterion to determine potentially significant transportation impacts.

Based on the Butte County Association of Governments (BCAG) SB 743 Implementation Study (June 2021), residential development in Butte County traffic analysis zones that are 15% below the BCAG average for daily home-based VMT per resident, qualify for a SB 743 (VMT) screening exemption. Per Figure 6A of the SB 743 Implementation Study, the project site is located within such a zone.

Additionally, the project will be entirely (100%) certified affordable housing per State of California criteria. The Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018, published by the Governor's Office of Planning and Research (OPR) provides screening thresholds for land use projects, including a "presumption of less than significant impact for affordable residential development" which states:

"Adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT. Further '...low-wage workers in particular would be more likely to choose a residential location close to their workplace, if one is available (Karner and Benner 2015)."

"Evidence supports a presumption of less than significant impact for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations."



The project consists of 100 percent affordable housing units. Based on the OPR guidance above, the project would have a less-than-significant impact on VMT.

Based on the BCAG established screening criteria for traffic analysis zones and the project's designation as affordable housing, the project is exempt from detailed VMT analysis, and it is determined the project would have a less-than-significant impact on VMT. Therefore, the project would not conflict or create inconsistencies with CEQA Guidelines section 15064.3, subdivision (b)(1).

**c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

***Less Than Significant Impact***

Access to the project site would be provided by Cypress Lane, a low volume street providing access to the site and residential uses to the east. The project is expected to meet all Town roadway design requirements and would not introduce geometric design changes to area roadways or incompatible uses. Through the Transportation Checklist Letter, evaluation of the proposed access routes to the project does not indicate any incompatible uses or significant safety issues. Since the design of the access routes, roadway improvements, and overall project must be in accordance with applicable Town of Paradise and Fire Code standards, the project would not introduce any features significantly affecting safety. Adequate sight lines/sight triangles at intersections are to be provided in the project design per Town standards. Therefore, the project would have a less than-significant impact related to safety and design features within the project vicinity.

**d) Would the project result in inadequate emergency access?**

***Less Than Significant Impact***

Based on the Transportation Checklist Letter, the project will include a secondary/emergency access route. This access may be completed by:

- Removal of the existing gate on Cypress Lane and connection to the public portion of Cypress Lane to the east (to Pentz Road via Paradisewood Drive), or
- Construction of a new connection to Adams Road (a private roadway to the south), securing an easement/legal right for use of Adams Road (if not already in place), and improvement of Adams Road to meet at least minimum Fire Code requirements, or
- An alternate connection not yet defined.

Provision of primary and secondary connections would result in adequate emergency access. Furthermore, turning radii within the roads on-site would accommodate maneuverability of large emergency vehicles, including fire trucks

and ambulances. Therefore, the project would have a less than significant impact on emergency access within the project area or vicinity.

**4.18 TRIBAL CULTURAL RESOURCES**

**4.18.1 Environmental Setting**

The APE is located within the traditional aboriginal territory of the KonKow or Northwestern Maidu (Kroeber 1925). This tribe occupied areas along the Sacramento River and east of the foothills of the Sierra Nevada near present day Willows, Chico, and Oroville. The KonKow language is part of the Maidu Language Family of Penutian Stock, and their population was divided into recognized autonomous political units creating distinct village communities. Subsistence practices included fishing, hunting, and collecting different plant resources such as acorns, a staple food source. The KonKow were known to make a variety of wood, stone, and bone tools, and basketry (PMC 2008, 2010).

**4.18.2 Regulatory Setting**

**Native American Consultation**

In accordance with Assembly Bill 52, as identified in the PRC Section 21080.3.1(b)(2) of CEQA and Section 106 of the National Historic Preservation Act, Native American tribes (tribes) identified by the NAHC must be invited to consult on projects.

**4.18.3 CEQA Checklist Summary**

Would the project:

CEQA Question	Impact Determination
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: <ul style="list-style-type: none"> <li>i. Listed or eligible for listing in CRHR, or in a local register of historical resources as defined in PRC § 5020.1(k), or</li> </ul>	Less Than Significant Impact With Mitigation Incorporated
<ul style="list-style-type: none"> <li>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC § 5024.1. In applying the criteria set forth in subdivision (c) of PRC § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</li> </ul>	Less Than Significant Impact With Mitigation Incorporated

#### 4.18.4 Answers to CEQA Checklist Questions

**Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

- i. Listed or eligible for listing in CRHR, or in a local register of historical resources as defined in PRC § 5020.1(k)?**

***Less Than Significant Impact with Mitigation Incorporated***

**or**

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC § 5024.1. In applying the criteria set forth in subdivision (c) of PRC § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

***Less Than Significant Impact with Mitigation Incorporated***

A cultural resources inventory was conducted to locate, describe, and evaluate tribal cultural resources present within the APE. A records search was conducted at the Northeast Information Center for resources within and adjacent to the APE. An intensive pedestrian survey was conducted within the APE on September 29, 2022. Complete methods and findings are available upon request (NCE 2022b).

As a result of the inventory, no cultural resources have been identified within the APE. Although ground visibility within the APE was clear due to recent bulldozer activity, the fire and subsequent cleanup drastically impacted the soil surface. The APE has been thoroughly disturbed both on the surface and subsurface. Subsurface disturbances from previous urban development include the installation of water lines, sewer lines, electrical lines, and building foundations. Recent surface disturbances include hazmat clearing of structures burned in the Camp Fire and removal of the top three to six inches of soil. The subsurface utilities installed before the Camp Fire appear to be intact and one concrete foundation was left within the APE. The remains of all other structures within the APE were removed with a bulldozer.

Native American correspondence was initiated by NCE with a letter and attached maps to the Native American Heritage Commission (NAHC) on August 29, 2022. The letter requested a record search of their Sacred Lands File and a contact list for regional tribes that may know of cultural or tribal resources within or immediately adjacent to the APE. The NAHC request for the project is still being processed. Due to the extended processing times of the NAHC, inquiry letters were mailed to the tribes identified by NAHC for the town-wide Housing Element project in Paradise,

California. The Town mailed inquiry letters to the tribes identified by NAHC on October 7, 2022.

Follow-up phone calls were conducted on October 20, 2022. Two tribes, the KonKow Valley Band of Maidu and Mooretown Rancheria of Maidu Indians, responded. The KonKow Valley Band of Maidu indicated the project has not yet been reviewed by their tribe. However, the project will be forwarded to the tribe's cultural resources director for review. The Mooretown Rancheria of Maidu Indians indicated their tribe has no issues with the project proceeding. The tribe requested inadvertent discovery mitigation be incorporated into the project construction documents and that their tribe be notified of any inadvertent discoveries during construction. No other tribes have responded to date.

The project-related disturbance would be limited to previously disturbed areas. However, it is possible buried tribal cultural resources are located in the area. Implementation of **Mitigation Measure TCR-1** would reduce potentially significant impacts to tribal resources to less than significant.

### **TCR-1: Inadvertent Discovery**

The following measure is intended to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during a project's ground disturbing activities:

- If any suspected TCRs, archaeological, or cultural resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A qualified professional archaeologist and a Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC § 21074). The Tribal Representative or qualified archaeologist will make recommendations for further evaluation and treatment as necessary.
- The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.
- Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery have been satisfied.

Although tribal cultural resources are not expected to be discovered, as requested by the Tribes, the project proponent has agreed to include these as construction controls for the project.



***Finding: Implementing Mitigation Measure TCR-1 would reduce potentially significant impacts to tribal cultural resources to less than significant.***

## 4.19 UTILITIES AND SERVICE SYSTEMS

### 4.19.1 Environmental Setting

#### Water Supply

Paradise Irrigation District (PID) provides water to most areas of the Town of Paradise. The primary source of water supply is surface water from rainfall stored in two reservoirs, Paradise Reservoir and Magalia Reservoir. The upstream reservoir, Paradise Lake, is the main storage facility with a total storage capacity of approximately 11,500 acre-feet. Surface water from Paradise Lake is released into Little Butte Creek and flows to Magalia Reservoir. Magalia Dam is currently restricted to 800 acre-feet of storage. PID's water distribution network sustained substantial damage during Paradise Irrigation District the Camp Fire. According to the 2020 PID Urban Water Management Plan, to date, PID continues to repair or replace main segments that sustained leak damage or have remained off with an outlook of several years before all breaks can be addressed (Water Works Engineers 2021).

#### Stormwater Drainage

Stormwater runoff flows to the east away from Clark Road (Wood Rodgers 2022). At the intersection of Clark Road and Cypress Lane there are existing dual 14-inch-diameter corrugated metal pipe (CMP) and dual 24-inch high-density polyethylene (HDPE) culverts conveying flow from the west of Clark Road to the ditch at the southeast corner of Clark Road and Cypress Lane. There are two (2) 12-inch-diameter CMP culverts conveying flow under the two (2) private drive aisles. There is an existing 18-inch HDPE culvert conveying flow from the north side of Cypress Lane to the ditch at the southeast corner of Clark Road and Cypress Lane.

#### Wastewater Infrastructure

The Town is the largest unsewered incorporated community in California (Town of Paradise 2008). Wastewater treatment facilities in Paradise consist of privately owned septic tanks and soil absorption disposal systems known as leach fields. Several engineered subsurface disposal systems serve commercial and institutional facilities (Town of Paradise 2022b). At this time, all new residential development is required to provide its own wastewater treatment facilities in accordance with the Town's wastewater regulations.

#### Waste Removal

Solid waste is primarily disposed of at the Neal Road Recycling and Waste Facility (NRRWF), which is owned and operated by Butte County. According to Butte County Department of Public Works, the maximum amount accepted daily at the NRRWF is 1,500 tons, although the daily amount rarely exceeds 1,200 tons. However, due to

the Camp Fire, Butte County Public Works submitted an Emergency Waiver of Standards to CalRecycle to increase the maximum tonnage from 1,500 tons per day to 15,000 tons per day. It also increased permitted traffic volume, transfer and processing capacity, and facility operating hours to expedite disposal of fire debris. The NRRWF has a permitted capacity of approximately 25.3 million cubic yards and a remaining capacity of 20.8 million cubic yards. The facility is estimated to operate until 2048, accommodating 2.5 to 3.5 percent annual increases in solid waste due to anticipated growth in the County (Butte County Department of Public Works 2021).

Future development anticipated in the Housing Element would be within this capacity, and within the pre-Camp Fire population. This waste is included in the Franchise Agreement between the Town and Northern Recycling & Waste Services (NRWS) with collection services through April 2027. The Butte County Department of Public Works is developing a Master Plan, and any future facility expansion would be driven by the Master Plan’s recommendations (Town of Paradise 2022b).

**Electrical Services**

PG&E provides energy to Paradise. According to the California Energy Commission, the total electricity usage in PG&E’s service area in 2020 was approximately 78,520 million kilowatt-hours (kWH) (California Energy Commission 2016). New housing in Paradise would lead to increased energy consumption from construction and operation of new residential units. The potential increase in electricity consumption over baseline conditions due to operation of residential units would be comparable to the energy usage that was accommodated pre-Camp Fire. It represents a minimal increase in electricity consumption in context of the energy availability and consumption within PG&E’s service area (Town of Paradise 2022b).

**4.19.2 CEQA Checklist Summary**

Would the project:

CEQA Question	Impact Determination
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less Than Significant Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less Than Significant Impact
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate	No Impact

<b>CEQA Question</b>	<b>Impact Determination</b>
capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less Than Significant Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less Than Significant Impact

**4.19.3 Answers to CEQA Checklist Questions**

**a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

*Less Than Significant Impact*

**Water**

PID currently serves over 3,000 customers and provides water to most areas of Paradise (Water Works Engineers 2021). Water would be provided to the project site via existing connections on-site with lines to provide for irrigation, domestic water use, and emergency fire connection. The project would also extend the emergency water supply system to hydrants located on-site. The PID system was designed to serve municipal uses on this site, thus the net increase in demand is anticipated to be low.

The project would not require the construction or relocation of new water mains, but only connections to the existing main. The 2020 Urban Water Management Plan from the PID concluded that the District’s water supply is adequate to meet demand in single dry years through 2045, even with supplies reduced as far down as 29% of normal (Water Works Engineers 2021).

**Wastewater**

The project would produce an increase in wastewater generation at the project site compared to existing conditions. However, each phase of the project would provide a separate wastewater collection, treatment, and disposal system. These systems will be designed to meet all wastewater needs on site.

**Stormwater**

As discussed in Section 4.10, the project would only result in minimal affects to the stormwater drainage system. No new construction or relocation would be required.

## Electric Power and Telecommunications

Within the Town, electricity is managed by PG&E and there are numerous telecommunication providers. Existing power and telecommunication lines and services are available to serve the site without new construction or relocation.

## Conclusion

By adding 140 apartment units the project would result in a minor increase in demand for water as well as changes to stormwater drainage. It would not require or result in the relocation or construction of new or expanded water, electric power, natural gas, or telecommunications facilities. The new on-site wastewater treatment system would not cause significant environmental effects. Therefore, the project would have a less than significant impact.

### **b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

#### ***Less Than Significant Impact***

As discussed above, the Town has sufficient water supplies to meet the needs of the proposed residential development. During dry years, the Town has an expected water supply for 2025 of 6,071 acre-feet with a service demand of 3,957 acre-feet, resulting in an excess capacity of 2,114 acre-feet (Water Works Engineers 2021). The project would comply with the California Green Building Code, including low-flow toilets and other water-efficient fixtures. Overall, the project would achieve a 20-percent reduction in indoor water use compared to business as usual. Therefore, the project would have a less than significant impact on the Town's water supply.

### **c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

#### ***No Impact***

As discussed above, there is no wastewater treatment provider in the area. Two septic systems would be designed to include secondary wastewater treatment (considered Advanced Treatment in the Paradise Code). Phase 1 and Phase 2 will each have their own septic system. These systems will be able to accept waste from each other in case of a failure by one of the systems.

### **d) Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

#### ***Less Than Significant Impact***



Demolition and construction activities associated with the project would generate solid waste requiring disposal at the County's landfill. Waste generated during project construction would be generally limited to vegetation debris, concrete, and wood. If hazardous materials are encountered during building demolition (see Section 4.9, Hazards and Hazardous Materials), these materials would be sent to the appropriate landfill. Trenching and excavation spoils during construction would be screened and separated for use as backfill materials to the maximum extent possible. Spoils unsuitable for backfill use would be disposed of in the Neal Road Recycling and Waste Facility.

It is anticipated that the project, once constructed, would utilize solid waste collection services currently provided by the County and NRWS and transferred to Neal Road Recycling and Waste Facility. According to Butte County Department of Public Works, the maximum amount accepted daily at the NRRWF is 1,500 tons, although the daily amount rarely exceeds 1,200 tons. The Neal Road Recycling and Waste Facility is expected to be able to serve Paradise until the year 2048.

Current laws and local regulations require recycling to the extent feasible. The project would place recycling stations throughout the site to comply with Town and State goals. The project would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

**e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

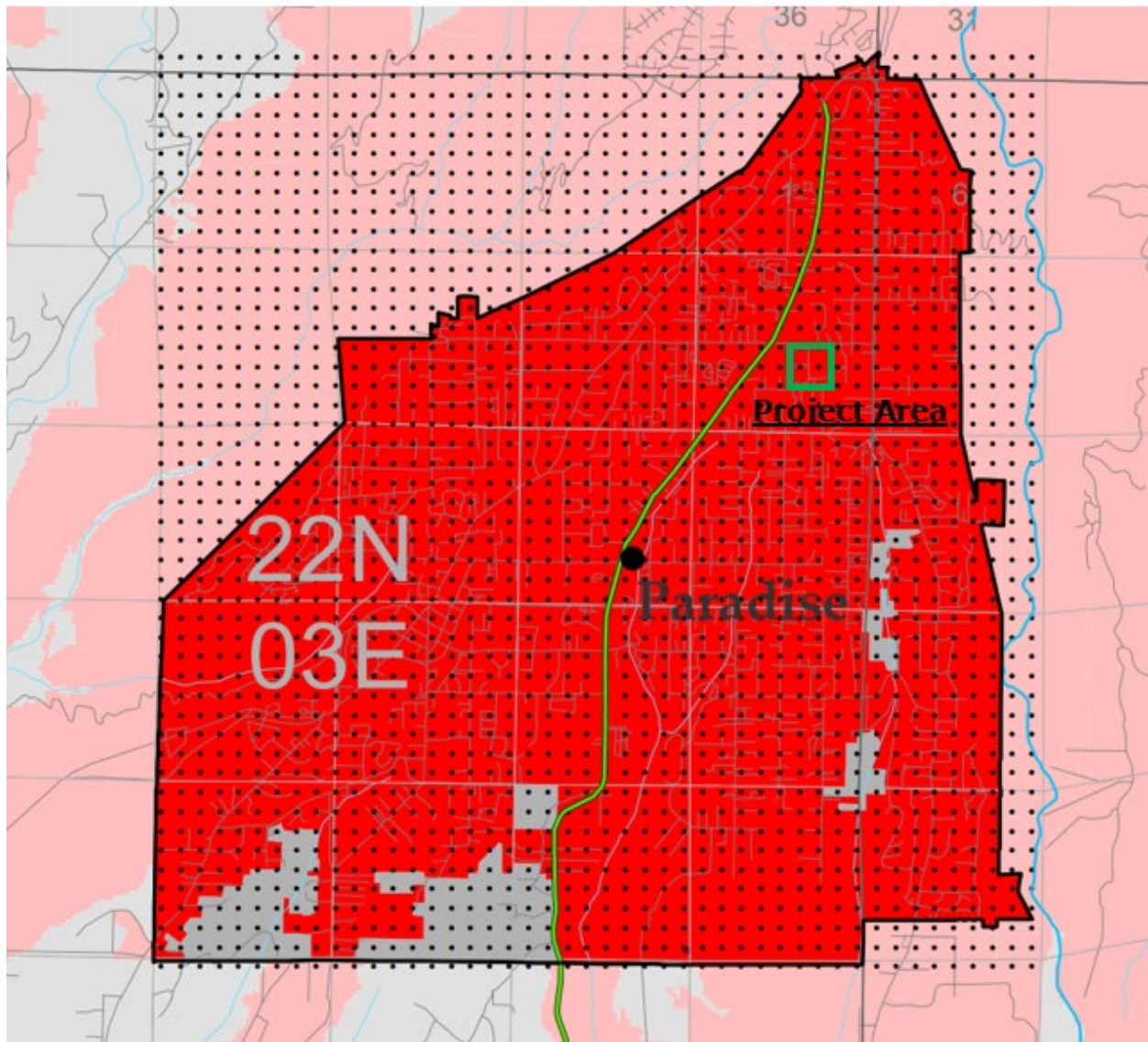
***Less Than Significant Impact***

Waste generation from construction would be temporary, and there is sufficient capacity at Neal Road Recycling and Waste Facility to receive it. Disposal of construction waste would comply with federal, State, and local statutes and regulations related to solid waste. Future waste from residential use would be separated into waste, recyclables, and compost per AB 1826; therefore, the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste resulting in a less than significant impact.

## 4.20 WILDFIRE

### 4.20.1 Environmental Setting

The California Department of Forestry and Fire Protection (CAL FIRE) designates fire hazard severity zones for areas under State jurisdiction. For areas under local jurisdiction, CAL FIRE identifies areas that they consider to be VHFHSZs; the local jurisdiction must choose whether to adopt the CAL FIRE recommendations. The Town has adopted the recommended local designation of VHFHSZ (Town of Paradise 2008); the vast majority of the town is identified by CAL FIRE as a VHFHSZ (**Figure 14**; CAL FIRE 2008).



**Figure 14. Very High Fire Hazard Severity Zones (VHFHSZs) Butte County**

Note: Red designates VHFHSZ and dark grey designates local non-VHFHSZ (CAL FIRE 2008)

**4.20.2 CEQA Checklist Summary**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

<b>CEQA Question</b>	<b>Impact Determination</b>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	No Impact
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?	Less Than Significant Impact
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?	Less Than Significant Impact
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?	Less Than Significant Impact

**4.20.3 Answers to CEQA Checklist Questions****a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*****No Impact***

The Town of Paradise Emergency Operations Plan addresses the Town's planned response to extraordinary emergency situations. These emergencies include natural disasters, technological incidents, and national security emergencies (Town of Paradise 2011). The primary evacuation routes in Paradise are along Skyway, Clark Road, and Pentz Road, as confirmed in the 2022 TMP. Each of these roads runs roughly north-south and secondary evacuation routes run east-west to connect residents to these roads. Specific evacuation routes will vary depending on the emergency's location, direction, and rate of spread. The Housing and Safety Element includes policies and programs to improve the Town's infrastructure, such as improvements to emergency evacuation routes and recommends infrastructure and operations projects that can be implemented proactively to help traffic evacuation during an emergency; this includes the widening of Clark Road next to the project site, as well as the construction of new secondary evacuation routes. The project is required to improve Cypress Lane and its connection to Clark Road. Therefore, the project would not impair an adopted emergency response plan or emergency evacuation plan.

**b) Would the project, 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?**

***Less Than Significant Impact***

The project would construct a residential complex on previously partially developed parcels. The site is within a VHFHSZ, and there are open lands or timber lands within five miles of the site. However, the hazard tree removal program specifies that “any tree that was fire damaged in the Camp Fire and that is in imminent danger of falling onto an eligible road or parcel is a hazardous tree that must be removed to eliminate the imminent threat to the public at large” (Paradise Code of Ordinances 8.63.010). Many of the conifers on the project site have fire damage and are marked with pink paint, suggesting that they have been assessed for removal by the Town’s hazardous tree removal program. According to the Town of Paradise website, hazardous trees on private property are being assessed, marked, and barcoded throughout Fall 2022, and property owners will be notified of eligibility for the program during winter, followed by tree removal in Spring 2023 (Town of Paradise n.d.). There are no slopes or other factors at this site that would exacerbate wildfire risks.

Future development, including this project, would expose people or structures to wildland fire risk. However, the Town has policies and programs to reduce fire risk. These include creation of Wildfire Risk Reduction Buffers, clustering of development in the SSA where it is flatter and easier to evacuate, establishment and enforcement of fuels management programs and education, analysis and potential implementation of more stringent fire-resistant building requirements, and implementation of community-wide evacuation drills (Town of Paradise 2022c).

The Town has adopted local amendments to its building code, including requirements for automatic fire sprinkler systems, firesafe roofing outbuildings materials, fire resistant, and non-combustible gutters (Town of Paradise 2022c). These regulations are consistent with State policy and have been found to be “reasonably necessary” to mitigate potentially hazardous conditions related to wildfire spread, fire protection, and the delivery of emergency services. In addition, the Town adopted the Wildfire Prepared Home Program standards as developed by the Insurance Institute for Business & Home Safety.

Such policies and programs would reduce the risk of loss, injury, or death due to wildfire rather than exacerbate the existing wildfire risk. This would support Housing Goal 2 of the 2022-2030 Housing Element to “Improve, Rebuild, And Preserve Safe, Decent Housing and Neighborhoods for All Paradise Residents, Including Preparation for Wildfire Resiliency.” (Town of Paradise 2022c). Therefore, the potential for the project to exacerbate wildfire risks and thereby expose project

occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire would be less than significant.

**c) Would the project 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?**

***Less Than Significant Impact***

The project does not require the installation or maintenance of infrastructure that would increase fire risks. The site was previously developed, and roads and utilities are in place. The Housing and Safety Element Initial Study includes policies and programs to improve the Town's infrastructure, such as improvements to emergency evacuation routes and installation of early warning systems (Town of Paradise 2022b). As required by the California Fire Code, the project would be required to include site-specific design features such as ensuring appropriate emergency access and requiring structures to be built with approved building materials. Conformance with this code reduces the risks associated with fire hazards. The site plan includes internal access roads to all buildings in case of emergencies. Therefore, the project would reduce fire risk in the long term, resulting in a less than significant impact.

**d) Would the project 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?**

***Less Than Significant Impact***

The project site and surrounding area are relatively flat, and seismically related landslides are not likely to occur. The site was previously developed, and the proposed buildings would be constructed on compacted soils. No changes to onsite drainage is proposed, and existing streams will be maintained. The lack of significant slopes on or near the project site indicates that the hazard from slope instability, including landslides, flooding, and debris flows, is negligible. The project therefore would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes as a result of runoff, post-fire slope instability, or drainage changes.



**4.21 MANDATORY FINDINGS OF SIGNIFICANCE**

**4.21.1 CEQA Checklist Summary**

CEQA Question	Impact Determination
a) Does the project have the potential to substantially 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, substantially 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?	Less Than Significant Impact with Mitigation Incorporated
b) 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 connection with the effects of past projects, the effects of other current projects, or the effects of probable future projects.)	Less Than Significant Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Less Than Significant Impact with Mitigation Incorporated

**4.21.2 Answers to CEQA Mandatory Findings of Significance Questions**

**a) Does the project have the potential to substantially 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, substantially 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?**

***Less Than Significant Impact with Mitigation Incorporated***

As discussed in **Section 4.4, Biological Resources**, project construction could potentially impact protected red-legged frogs and foothill yellow-legged frogs; however, with implementation of **Mitigation Measure BIO-1**, impacts would be reduced to less than significant levels. Action includes pre-construction surveys of the project area and establishing appropriate fencing around potential red-legged frog and foothill yellow-legged frog habitats. Project construction could potentially impact protected migratory bird species during breeding and nesting season; however, with implementation of **Mitigation Measure BIO-2**, impacts would be reduced to less than significant levels by requiring pre-construction surveys of the

project area and establishing appropriate buffers around nests, should they be encountered.

For culvert work activities that would result in unavoidable impacts to waters, MHC will implement **Mitigation Measure BIO-3**. This measure requires MHC to obtain regulatory permits prior to construction. This mitigation measure would comply with federal and state regulations thereby reducing impacts to less than significant levels.

As discussed in **Section 4.18, Tribal Cultural Resources**, there is a possibility that Native American resources could be found in the project area during construction. Implementation of **Mitigation Measure TCR-1** would reduce potentially significant impacts to tribal resources to less than significant.

No other potentially significant impacts to the environment, unique or rare species, habitats, or resources associated with the major periods of California history or prehistory were identified for the project.

**b) 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 connection with the effects of past projects, the effects of other current projects, or the effects of probable future projects.?)**

***Less Than Significant Impact***

The project would provide a total of 140 new affordable housing units for multi-family and senior housing on a previously developed site. The project would address the need for affordable housing in Butte County.

The project would not result in an exceedance for any criteria air pollutant for which the region is in non-attainment; therefore, there would be no cumulatively considerable net increase in criteria pollutants or GHGs. The project would not contribute to a cumulative loss of cultural resources or water quality and would have a minor net effect on VMT. The project would be consistent with local, state, and federal regulations pertaining to the protection and mitigation of impacts to sensitive resources. The project would adopt construction controls that avoid adverse impacts and would not result in cumulative impacts. When viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, development of the project would not contribute to cumulative impacts.

**c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

***Less Than Significant Impact with Mitigation Incorporated***

As discussed in **4.9 Hazards and Hazardous Resources**, the project could encounter petroleum hydrocarbon in soils. Implementation of **Mitigation Measure HAZ-1** would reduce potential impacts to less than significant levels. The project could have potential soil vapor intrusion; however, with the implementation of **Mitigation Measure HAZ-2**, impacts would be reduced to less than significant levels by the implementation of a soil vapor monitoring plan to address the extent of vapor impacts and degradation of kerosine impacted soil and/or groundwater. Implementation of best management practices and compliance with State and federal regulations protecting human and environmental health during construction, such as preparation of a SWPPP and Spill Prevention Plan, would be implemented, as well as standard construction controls. Therefore, there would be a less than significant impact to human beings with mitigation incorporated.

## Section 5 Mitigation Monitoring and Reporting Plan

CEQA requires review of any project that could have significant adverse effects on the environment. In 1988, CEQA was amended to require reporting on and monitoring of mitigation measures adopted as part of the environmental review process. This Mitigation Monitoring and Reporting Plan (MMRP) is designed to aid MHC in their implementation and monitoring of measures proposed in the IS for the project.

**Table 4** provides details of the MMRP. The mitigation measures are taken from the IS and are assigned the same number as in the IS. The MMRP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

**Table 4. Mitigation and Monitoring Plan**

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
BIO-1	<p>The project proponent shall implement the following standard U.S. Fish and Wildlife Service (USFWS) Mitigation and Avoidance Measures to prevent mortality of individual red-legged frog that may be found breeding, migrating across, or aestivating on the proposed project sites during proposed project activities. These measures will also effectively protect foothill yellow-legged frogs from impacts.</p> <ul style="list-style-type: none"> <li>• Preconstruction surveys for California red-legged and foothill yellow-legged frog shall be completed within 48 hours prior to commencement of any earth-moving activity, construction, or vegetation removal within project sites, whichever comes first. The preconstruction survey shall include two nights of nocturnal surveys in areas of suitable habitat.</li> <li>• If any California red-legged and foothill yellow-legged frog are encountered during the surveys,</li> </ul>	MHC; Contractor	Town of Paradise	Prior to Construction	Verified by: Date:



Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>all work in the work area shall be placed on hold while the findings are reported to the CDFW and USFWS and it is determined what, if any, further actions must be followed to prevent possible take of this species.</p> <ul style="list-style-type: none"> <li>• Where construction will occur in California red-legged and foothill yellow-legged frog habitat where frogs are potentially present, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat areas. A qualified biologist will assist in determining the boundaries of the area to be fenced in consultation with the Town, USFWS, and CDFW. All workers will be advised that equipment and vehicles must remain within the fenced work areas.</li> <li>• An USFWS authorized biologist will direct the installation of the fence and will conduct biological surveys to move any individuals of these species from within the</li> </ul>				

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>fenced area to suitable habitat outside of the fence. Exclusion fencing will be at least 24 inches in height. The type of fencing must be approved by the authorized biologist, the USFWS, and CDFW. This fence should be permanent enough to ensure that it remains in good condition throughout the duration of the construction project on the project site. It should be installed prior to any site grading or other construction-related activities are implemented. The fence should remain in place during all site grading or other construction-related activities. The frog exclusion fence could be "silt fence" that is buried along the bottom edge.</p> <ul style="list-style-type: none"> <li>• If at any time individuals of these species are found within an area that has been fenced to exclude these species, activities will cease until the authorized biologist moves the individuals.</li> <li>• If any of these species are found in a construction area where</li> </ul>				

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>fencing was deemed unnecessary, work will cease until the authorized biologist moves the individuals. The authorized biologist in consultation with USFWS and CDFW will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist.</p> <ul style="list-style-type: none"> <li>• Any individuals found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities.</li> <li>• Clearance surveys shall occur daily in the work area.</li> <li>• The authorized biologist will have the authority to stop all activities</li> </ul>				

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>until appropriate corrective measures have been completed.</p> <ul style="list-style-type: none"> <li>• To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force will be followed at all times.</li> <li>• Project activities shall be limited to daylight hours, except during an emergency, in order to avoid nighttime activities when California red-legged and foothill yellow-legged frog may be present. Because dusk and dawn are often the times when California red-legged and foothill yellow-legged frog are most actively foraging and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour before sunrise.</li> <li>• Traffic speed should be maintained at 10 miles per hour or less in the work area.</li> </ul>				

<b>Mitigation Measure</b>	<b>Mitigation Activities</b>	<b>Implemented By</b>	<b>Monitored By</b>	<b>Timing and Frequency</b>	<b>Verification of Compliance</b>
BIO-2	<p>The project will implement the following measures to protect nesting birds:</p> <ol style="list-style-type: none"> <li>1. If any construction activities (e.g., clearing, grubbing, or grading) are scheduled during the bird nesting season (February 1 to September 1), the approved construction contractor shall retain a qualified biologist to conduct a pre-construction survey of the project area, no more than 14 days prior to the beginning of tree and vegetation removal or ground disturbing activities. A copy of the survey shall be submitted to the Town prior to the start of construction activities..</li> <li>2. If nesting birds are detected within the project area during the survey, consultation with CDFW and USFWS is recommended to establish acceptable avoidance or minimization measures to avoid impacts to migratory birds and raptors. Avoidance measures could include the establishment of a suitable activity-free buffer around active nests/roosting sites. The size of the buffer, duration of buffer, acceptable activities, and</li> </ol>	MHC, Contractor	Town of Paradise	Prior to Construction	Verified by: Date:



Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>other details will be established through consultation with the CDFW and USFWS. The avoidance or minimization plan shall be submitted to the Town, CDFW, and USFWS for review and approval prior to the start of construction activities.</p>				
BIO-3	<p>Prior to constructing the project, MHC will determine the exact quantity of aquatic resources to be impacted and will obtain regulatory permits from the USACE (Section 404 permit), CDFW (Streambed Alteration agreement), and RWQCB (Section 401 permit) to comply with federal and state regulations. MHC will purchase mitigation bank credits or provide on-site mitigation/restoration for impacts to aquatic resources at a ratio agreed to between the Town, USACE, RWQCB, and CDFW.</p>	MHC, Contractor	Town of Paradise	Prior to Grading Permit	Verified by: Date:
HAZ-1	<p>A soil management plan (SMP) shall be prepared to protect construction workers and address the disposition of any soils that are encountered that may be</p>	MHC, Contractor	Town of Paradise	Prior to and during Construction	Verified by: Date:

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>contaminated. It shall specify required special handling requirements for soil contaminated by petroleum hydrocarbons. The SMP shall be provided by the contractor, shall be monitored onsite by a qualified person onsite who is trained to identify these situations and direct SMP protocols accordingly, and shall adequately address:</p> <ul style="list-style-type: none"> <li>• Worker exposure monitoring and training requirements</li> <li>• Health and safety</li> <li>• Soil handling BMPs</li> <li>• Soil stockpiling, transportation, dewatering, and disposal</li> <li>• Waste management and disposal</li> </ul>				
HAZ-2	<p>A soil vapor monitoring plan to assess potential soil vapor intrusion is recommended prior to construction. The soil vapor assessment shall adequately address the extent of</p>	MHC, Contractor	Town of Paradise	Prior to Construction	Verified by: Date:

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	vapor impacts and degradation of kerosine impacted soil and/or groundwater.				
TCR-1	<p>The following measure is intended to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during a project’s ground disturbing activities:</p> <ul style="list-style-type: none"> <li>If any suspected TCRs, archaeological, or cultural resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A qualified professional archaeologist and a Tribal Representative from the Mooretown Rancheria of Maidu Indians shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative or qualified archaeologist will make</li> </ul>	MHC, Contractor	Town of Paradise	During construction	Verified by: Date:

Mitigation Measure	Mitigation Activities	Implemented By	Monitored By	Timing and Frequency	Verification of Compliance
	<p>recommendations for further evaluation and treatment as necessary.</p> <ul style="list-style-type: none"> <li>• The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.</li> <li>• Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery have been satisfied.</li> </ul>				

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**Town of Paradise**

**Planning Commission Agenda Summary**

**Agenda Item: 8(c)**

**Date: February 21, 2023**

**ORIGINATED BY:** Anne Vierra, Assistant Planner

**REVIEWED BY:** Susan Hartman, Community Development Director

**SUBJECT:** Review of Northwind Senior Apartments Site Plan Review Permit application (PL22 -00118) requesting permission to allow the occupancy of 21 units as senior apartments.

**COMMISSION ACTION REQUESTED:**

1. Consider adopting the required findings for approval as provided by staff and approve the Northwind Senior Apartments Site Plan Review permit application (PL22-00118) to allow the establishment of 21 senior apartments. (ROLL CALL VOTE)

**General information:**

**Applicant:** Pacific West Communities Inc  
430 E State St #100  
Eagle, ID 836316

**Location:** 6983 Pentz Rd

**Requested Action:** Request for a site plan review permit to establish a 21-unit senior apartment complex.

**Purpose:** To establish a 21-unit senior apartment complex

**Present Zoning:** "CS" Community Services

**General Plan Designation:** "CS" Community Service

**Existing Land Use:** Vacant lot. The property has an approved entitlement for a senior care facility.

**Surrounding Land Use:**

North:	Vacant residential parcel with RR 2/3 zoning
East:	Pentz Road, a public street
South:	Occupied parcel with CS zoning and a standing church
West:	Vacant residential parcel with RR 2/3 zoning

**Parcel Size:** ±1.66 acres

Project Density:	13 units per acre
CEQA Determination:	Negative Declaration, no significant effect/impact
Other:	An appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

**Background:**

The permit applicant, Pacific West Communities, Inc, requests Site Plan Review Permit approval from the Town of Paradise to build a 21-unit multi-family senior complex known as Northwind Senior Apartments. The complex will include two single-story main structures: one with twelve (12) units totaling 7,884 square feet and the second with nine (9) units and a community room totaling 7,099 square feet. The individual one-bedroom/one-bathroom apartments are approximately 620 square feet each. This site has a previously approved Conditional Use Permit from 2012 for a 30-bed assisted living facility that was never built pre-fire. This proposed senior apartment development would be in lieu of that assisted living facility.

The +/-1.66-acre subject parcel is situated within the Community-Services (C-S) zoning district. Primary access to the site will come from Pentz Road as the property does not have deeded access to Kingdom Court, a private road, and therefore access along the southern property line of the site would be barricaded to prevent site traffic from accessing Kingdom Court. The proposed site layout meets the minimum parking requirements and includes a gravel drive for fire access to the twelve (12) units in the back of the property and an on-site storm water detention system. Additional amenities include a 593 sq ft community room for use by residents, a community garden, and a green space for pets. The proposed project development is to occur in a single phase.

Wastewater capacity approval has been given for 21 one-bedroom units utilizing a secondary treatment system with a capacity of 3,150 gallons per day which will be installed in the rear of the property.

If approved by the Planning Commission, Northwind Senior Apartments will be partially funded through the Town's allocation of federal Community Development Block Grant – Disaster Recovery funds specially designated to assist in the establishment of affordable housing. The funding requires that the apartments be affordable for a period of not less than 55 years and senior apartments have an age restriction for tenants who are at least 62 years old.

**Analysis:**

The proposed development is considered a multifamily land use which is subject to review and approval by the Planning Commission through a Site Plan Review permit application. The applicants, Pacific West Communities applied for this Site Plan Review permit on January 4, 2023. The project has received favorable responses from the commenting agencies and is proposed in a location that appears to be reasonable for senior apartments due to its proximity to other residential land uses and its location on a main arterial street that is part of the Town's upcoming infrastructure upgrades that include road widening and an auxiliary pathway that will be used for pedestrians and bicyclists.



### **Environmental Review:**

A negative declaration document has been prepared and is recommended for certification concerning this proposed project. This document did not identify any potential environmental effects that needed to be mitigated to a minimal or insignificant level. The project would not result in direct and significant adverse effects on the existing environmental setting. The proposed environmental document was made available for public review from January 14, 2023 through February 13, 2023 and no written responses regarding the document have been filed with the Planning Division.

If conditionally approved by the Planning Commission as recommended by Town staff, this project would be consistent with the Town's General Plan and zoning regulations and would be compatible with surrounding land uses.

### **Financial Impact:**

There would be no impact to the Town's General Fund to adopt the required findings and approve the Northwind Senior Apartment Site Plan Review Use Permit (PL22-00118).

### **Recommendation:**

Adopt the required findings for approval as provided by staff and approve the Northwind Senior Apartments Site Plan Review permit application (PL22-00118) to allow the establishment of 21 senior apartments.

### **Required Findings for Approval:**

- a. Find that the project will not result in any significant adverse effects on the environment as documented in the CEQA negative declaration.
- b. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.
- c. Find that the project, **as conditioned**, is consistent with the development goals, objectives, and policies of all applicable General Plan elements.

### **GENERAL CONDITIONS**

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.
2. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
3. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project, its environmental document and its approval action. Any requested changes deemed by the

Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.

4. Pay all development impact fees, including Paradise Unified School District and Paradise Recreation and Park District, prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
5. The property owner shall be required to establish and maintain solid waste collection services for the project property, provided by the franchised solid waste hauler, for the duration of the land use.
6. Development on the property shall not exceed the building and impervious coverage limitations outlined in PMC 17.26.400.
7. Secure Design Review approval for any proposed free-standing sign (does not apply to the Illuminated Emergency Response Map).

### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

#### **Construction codes**

8. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, accessibility, and all applicable town adopted construction code requirements.
9. Meet the requirements of PMC 8.58.060 by including the use of noncombustible fencing materials within 5 feet of any buildings and by maintaining a 5-foot non-combustible area around all buildings.

#### **Grading and Drainage**

10. The project developer shall submit engineered grading plans in compliance with the Paradise Municipal Code Appendix J standards and secure Town issuance of a grading permit. Pay applicable grading permit fees per current fee schedule.
11. Submit a detailed Soil Erosion and Sediment Control Plan for review by the Engineering Division **PRIOR TO** the start of any earthwork. Show all erosion control devices and sedimentation basins are required by Paradise Municipal Code Section 15.02.100.
12. Applicant shall prepare a Stormwater Post-Construction Plan for a Regulated Project (installing/replacing more than 5,000 sq ft of impervious surfaces) for review and approval by the Engineering Division.

#### **Site Development**

13. Submit three (3) copies of an engineered site plan related to the project site's proposed new features (i.e. parking facility, walkways, encroachment, and stormwater detention system) to the Engineering Division for approval prior to building permit issuance (site plan must show all grading as required per Town Municipal Code 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Approval of the engineered site plan by the Town Engineer is required **PRIOR TO COMMENCEMENT** of site work for the project.

14. Deed thirty feet (30') from the center of the Pentz Road right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.
15. Secure the issuance of an encroachment permit from the Town Public Works Department for the establishment of the driveway encroachment as proposed, to the Town's private driveway standard, along the Pentz Road frontage of the project site in a manner deemed satisfactory to the Town Engineer. This will include driveway location/angle coordination with the Engineering Division for the upcoming Pentz Road widening.

### **Sanitation**

16. Complete the requirements of the Onsite Sanitary Official concerning application, final system design, and issuance of permit approvals for installation of a wastewater disposal system to serve the proposed facilities.

## **CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY**

### **Utilities**

17. Meet the requirements of the Paradise Irrigation District (PID) regarding the water meter upgrade and backflow prevention assembly.
18. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

### **Site Development:**

19. Complete the requirements of the Fire Marshal regarding plans submittal and installation for an Automatic Fire Sprinkler System for the proposed apartments.
20. Construct all necessary site, drainage, access, and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.
21. Submit landscaping plans and application fee to the Planning Division in accordance with Paradise Municipal Code requirements comprising a minimum of ten percent (10%) of the developed area. Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO). **IMPORTANT NOTE:** No final building inspection or occupancy shall be permitted until the landscape plans for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).
22. Meet the requirements of Northern Recycling and Waste Services (NRWS) regarding the design and function of the solid waste/recycling enclosure and provide evidence thereof to Building Division staff.
23. In accordance with Paradise Municipal Code Section 12.08.120, California Fire Code Section 505, and California Building Code Section 502.1, the applicant shall install a site directory map to the Town's standards for an Illuminated Emergency Response Map.

24. Building facades shall be in conformance with the Architectural Design Review elevations approved January 10, 2023.

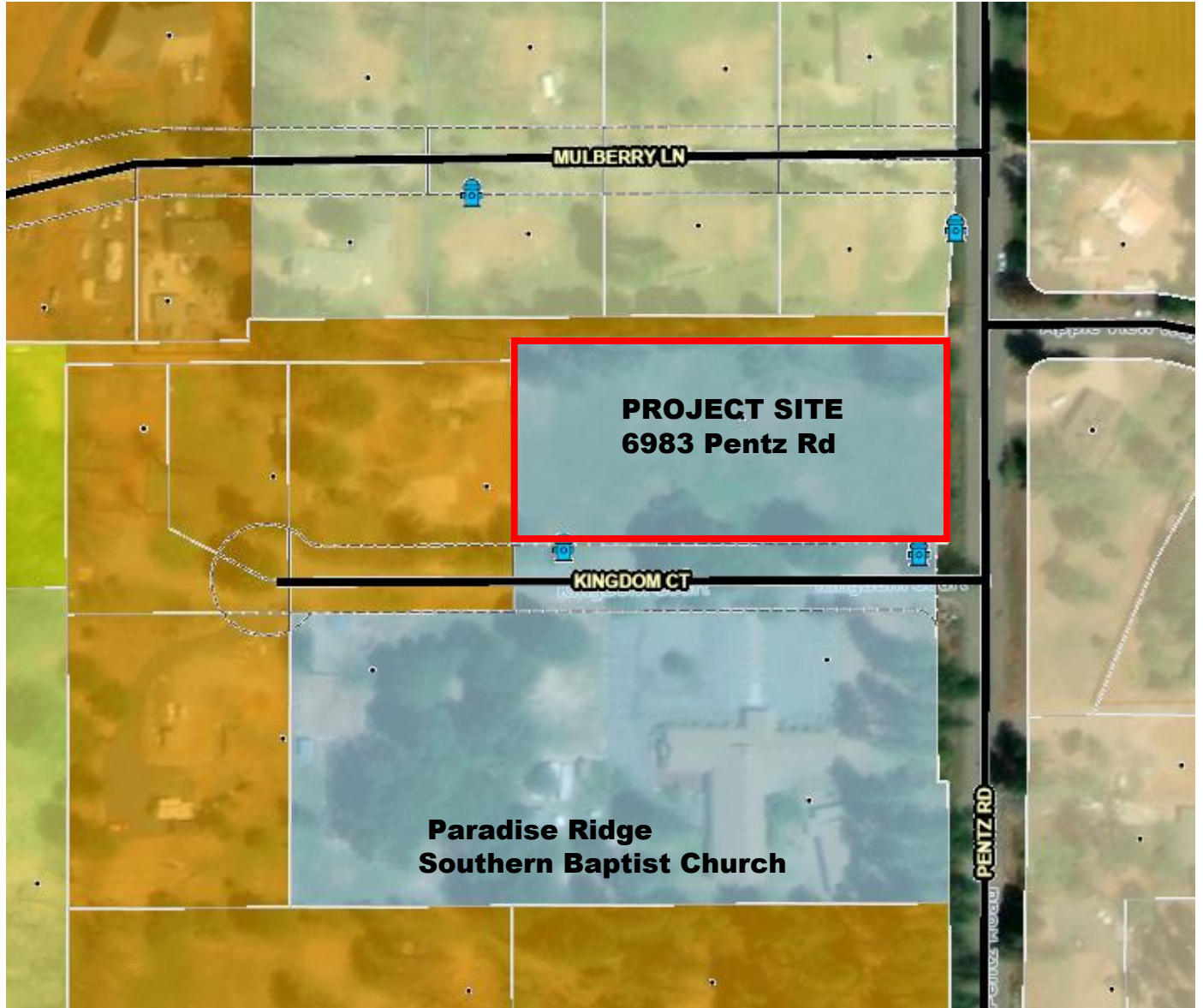
**Sanitation**

25. Complete the requirements of the Town Onsite Sanitary Official regarding the installation, operation, and maintenance of the required septic system.

**ATTACHMENTS FOR NORTHWIND SENIOR APARTMENTS  
SITE PLAN REVIEW PERMIT**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the February 21, 2023 public hearing
3. Mailing list of property owners notified of the February 21, 2023 public hearing
4. Summary of development review comments received
5. Site Plan Review Permit application submitted by Pacific West Communities, Inc.
6. Project site plan
7. Northwind Senior Apartments CEQA Initial Study-Negative Declaration





<b>APPLICANT:</b> Pacific West Communities, Inc.	
--	--

<b>OWNER:</b> Powell Family Trust	6983 Pentz Rd
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**PROJECT DESCRIPTION:**

Planning Commission consideration of 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.).

<b>ZONING:</b> CS	<b>GENERAL PLAN:</b> CS	<b>FILE NO.</b> PL22-00118
-------------------	-------------------------	----------------------------

<b>ASSESSOR PARCEL NO.</b> 050-082-023	<b>MEETING DATE:</b> 02/21/2023
--	---------------------------------



**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

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**TOWN OF PARADISE**

Date: January 10, 2023

**NOTICE OF ENVIRONMENTAL DOCUMENT AVAILABILITY, INTENT TO ADOPT A NEGATIVE DECLARATION, AND PUBLIC HEARING - TOWN OF PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on Tuesday, February 21, 2023 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

**Project title:** Northwind Senior Apartments Site Plan Review Permit

**Project location:** 6983 Pentz Road

**Description of project:** The project applicant (Pacific West Communities Inc.) is seeking to construct 21 affordable senior housing units (apartments). The vacant project site, previously approved for an assisted living facility, is 1.66 acres and zoned C-S, Community Services.

**Address where document may be viewed:** Town of Paradise Building Resiliency Center  
Development Services Department  
6295 Skyway, Paradise, CA 95969

<https://www.townofparadise.com/planning/page/environmental-documents>

**Public review period:** *Begins:* January 14, 2023  
*Ends:* February 13, 2023

**Address where comments may be submitted:** Send comments to Susan Hartman at [shartman@townofparadise.com](mailto:shartman@townofparadise.com)

The environmental document and project file are available for public inspection at the Town of Paradise website and at the Development Services Department in the Building Resiliency Center. Any person wishing to respond to the proposed environmental document may file written responses no later than **Monday, February 13, 2023 at 5:00 p.m.** with the Paradise Development Services Department to the address above.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Town Planning Director prior to the close of public comments. For additional information, please contact the Development Services Department at (530) 872-6291, extension 424.

Susan Hartman  
Planning Director

Apn  
Owner  
Owner2  
Street\_Address  
City\_State\_Zip

050-052-036-000  
Hunter Trust  
Hunter Kathleen D Trustee  
1015 Red Tail Ct  
Meadow Vista Ca 95722

050-052-048-000  
Swaney Karen Vanduzer  
1675 Mulberry  
Paradise Ca 95969

050-052-051-000  
Quilty Austin Etal  
Quilty Brian  
8528 Creekwood Way  
Fair Oaks Ca 95628

050-082-102-000  
Selberg Family Trust  
C/O Selberg Jon A & Debra K Trustees  
5118 Roquero Cerro Rd  
Greenwood Ca 95635

050-082-105-000  
Paradise Ridge Southern Baptist Church  
6975 Pentz Rd  
Paradise Ca 95969

050-430-008-000  
Bowdy Fredrick A & Susan P  
Po Box 8665  
Chico Ca 95927

050-082-023-000  
Powell Jay & Joyce Family Trust Survivors Trust  
C/O Powell Joyce Trustee  
835 W Victor  
Visalia Ca 93277

050-052-046-000  
Mattern Sarah L  
1668 Mulberry Ln  
Paradise Ca 95969

050-052-049-000  
Swaney Karen Van Duzer  
10209 El Dorado Way  
Kelseyville Ca 95451

050-082-093-000  
Golodneac Anatolii & Alla  
2231 Apple Orchard Ct  
Rancho Cordova Ca 95670

050-082-103-000  
Zabel Edwin F & Julie A  
1621 Kingdom Ct  
Paradise Ca 95969

050-430-001-000  
Maran Gary & Karen  
1800 Apple View Way  
Paradise Ca 95969

050-110-043-000  
Noble James A  
Po Box 1561  
Paradise Ca 95967

050-052-035-000  
Moreno Angelina Etal  
Ruiz David  
1693 Mulberry Ln  
Paradise Ca 95969

050-052-047-000  
Ionel Eugene & Kelman Mila  
Po Box 4108  
Menlo Park Ca 94025

050-052-050-000  
Bertolucci Family Trust  
C/O Bertolucci Dale Roy Trustee  
1811 Paynes Way  
Paradise Ca 95969

050-082-095-000  
Melendez Ernesto  
21618 Saticoy St #109  
Canoga Park Ca 91304

050-082-104-000  
Blaine Dan G & Laura D Etal  
Blaine Joanna R  
7006 Clark Rd  
Paradise Ca 95969

050-430-002-000  
Westra Earl H & Frances Family Trust  
C/O Westra Earl H & Frances Trustees  
1806 Apple View Wy  
Paradise Ca 95969

050-120-169-000  
Suihkonen Family Trust  
C/O Suihkonen Owen & Phyllis Trustees  
6952 Pentz Rd  
Paradise Ca 95969

Northwinds Apts

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969

Paradise Recreation & Park Dist.  
6626 Skyway  
Paradise, CA 95969

Paradise Ridge Chamber of  
Commerce  
6161 Clark Road Ste. 1  
Paradise, CA 95969

Paradise Board of Realtors  
6161 Clark Road Ste. 2  
Paradise, CA 95969

Pacific Gas & Electric  
Laird Oelrichs, Land Agent  
350 Salem St.  
Chico, CA 95928

Butte County Planning  
Courier

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.  
629 Entler Ave., Suite 15  
Chico, CA 95928

Butte Environmental Council  
313 Walnut Street Ste. 140  
Chico, CA 95928

*Northwind Sr. Apts.*



## Town of Paradise Department Responses

PL22-00118	Northwind Senior Apartments					
Commenting Department	Date received	Comment				
Building & Fire		I	F	na	<b>BUILDING</b>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3 sets of construction plans	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Structural calculations (2 sets)	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Title 24 energy calculations (2 sets)	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Truss calculations (2 sets)	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Special Permit Zone certification letter (flood zone)	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Fire sprinkler system plans (2 sets)	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Hydrant fire flow (@ Station #81)	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Grant deed and legal description	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Development Impact Fees	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PUSD Impact Fees	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PRPD Impact Fees	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		PID water service clearance	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Butte County Environmental Health clearance	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Construction & Demolition Recycling Plan	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Plans on CD	
	<p>Project shall comply with the California Building Standards and Paradise Municipal Code. New FD access and existing hydrant layout approved per the supplied site plan.  <b>Tony Lindsey, Building Official</b></p>					





**Engineering**

I	F	na	ENGINEERING
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Onsite civil improvement plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineered site plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Post Construction Plan (Regulated) / Small
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot merger application (\$645.46 deposit)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Covenant agreement (deferral of frontage improvements)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dedication of right-of-way
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking within street setback review (\$322.73)

Engineering Comments 1/19/23

- 1.Engineered Site & Grading Plan required, please include site plan and site grading requirements per PMC 15.02.150
  - a)Summary for Planning: Finished Floor, finished grade, conceptual site grading, slopes, contours, overland release, etc.
  - b)Summary for Building: Full engineered grading plan showing all proposed elevations and conform to existing.
  
- 2.Grading Permit may be required upon review of engineered site plan, exceptions per PMC 15.02.140
  
- 3.Encroachment Permit required, driveway shall be installed per TOP Standard Detail D-12 & D-13A (attached)
  
- 4.Please be advised that Kingdom Ct. is a private street. The applicant is made aware that they may be required to obtain approval from property owners who have a legal right to Kingdom Ct. for approval prior to construction in the private roadway, as applicable and that there may be existing maintenance agreements or cost sharing requirements for the public road (the Town has no jurisdiction over the private road, but requirements may apply).
  
- 5.Erosion and Sediment Control Plan required  
 (<https://www.townofparadise.com/pwe/page/stormwater-management-program>)



		<b>Ashley Stanley, Town Principal Engineer</b>																												
<b>NRWS</b>		NRWS approves as proposed with revised site plan (dated 1-31-23)  <b>Doug Speicher</b>																												
<b>Onsite / Wastewater</b>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">I</th> <th style="width: 5%;">F</th> <th style="width: 5%;">na</th> <th style="width: 85%;">ONSITE SANITATION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Land Use Review (minor/major)</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>New construction permit</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Building clearance (minor/major)</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Upgrade/Alteration permit</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Repair permit – check if electrical is required</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Wastewater easement/covenant</td> </tr> </tbody> </table> <p>Applicant must apply for an onsite new construction permit (advanced treatments over 1000 gpd)  <b>Bob Larson, Town Onsite Official</b></p>	I	F	na	ONSITE SANITATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use Review (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	New construction permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building clearance (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upgrade/Alteration permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair permit – check if electrical is required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater easement/covenant
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<b>Police department</b>		<b>No Comments</b>  <b>Eric R. Reinbold – Chief of Police</b>																												
<b>Paradise Irrigation District</b>		<p>APN 050-082-023 was previously served through a ¾-inch metered service connection. At the time of this response the water quality advisory has not been lifted at the service lateral, however the main serving the lateral has been tested and found to be potable. A service lateral replacement and backflow requirements are required at this parcel to lift the water quality advisory. The service lateral will be replaced in its previous location unless otherwise determined by PID. <b>It is recommended that the developer consults an engineer to ensure adequate water will be supplied for residential use and the required fire suppression systems.</b> Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner. It is recommended that the customer contacts PID early on in their process or once a building permit is issued for this property. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.</p> <p><b>Blaine Allen, PID District Engineer.</b></p>																												





**TOWN OF PARADISE APPLICATION FOR SITE PLAN REVIEW PERMIT**

[Project Number (to be filled by town staff): PL \_\_\_\_\_ - \_\_\_\_\_]

Applicant PACIFIC WEST COMMUNITIES, INC Email kenk@tkdevelopment.org

Phone 916-425-2743 Mailing Address 430 E STATE STREET #100 ; EAGLE, ID 83616

Applicant Interest in Property (Owner, Lessee, other) PURCHASE & SALE AGREEMENT  
(If applicant is not the property owner, the owner's signature or owner-signed letter of authorization must accompany this application)

Owner JOYCE L. POWELL Phone CONTACT BILL MARTIN 530-520-5170

Owner mailing address 835 N VICTOR AVENUE VISALIA, CA 93277

Property Address 6983 PENTZ ROAD Parcel Acreage 1.66 ACRES

Engineer (Name, Address) SDG ARCHITECTS INC 3361 WALNUT BLVD, SUITE 120 Phone BRENTWOOD, CA 94513

Engineer Phone 925-634-7000 Email lcrannell@sdgarchitectsinc.com

AP Number(S) 050-082-023 Zone CS Existing Use VACANT LAND

Detailed project description (Attach additional sheets if necessary) SEE ATTACHED

Approximate no. yards cut and fill 2800 cu yd

Radial distance to nearest billboard N/A Sq. ft. of proposed structure/project 3192

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) N/A

Distance to nearest fire hydrant 50' Distance from centerline OF PENTZ 50'

Days of operation N/A Hours of operation N/A Proposed no. of employees N/A

Residential Density 12.65 Max. Occupancy 21 Max. height of proposed structure 26'

Describe exterior design and finish (attach additional sheets if necessary) SEE ARCHITECTURAL

DRAWINGS - ELEVATIONS

Method of sewage disposal SEPTIC SYSTEM

Is the proposed project site considered sensitive for archaeological resources? Yes \_\_\_\_\_ No X (Please consult staff.)

(Note: If yes, please submit payment of fees to the Northeastern Information Center for an archaeological records inventory search)

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature [Signature], FOR APPLICANT Date 12-8-22

Property Owner's Signature [Signature] Date 12-8-2022  
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW

Note: By signing this application form, the applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

Town of Paradise Building Resiliency Center (BRC)  
6295 Skyway Paradise Ca, 95969



# NORTHWIND APARTMENTS

PARADISE, CA  
JANUARY 31, 2023

SITE PLAN REVIEW BOOKLET

**ARCHITECTURE**  
SDG ARCHITECTS, INC.  
**LANCE CRANNELL, AIA**  
3361 WALNUT BLVD., SUITE 120  
BRENTWOOD, CA 94513  
(925) 634-7000

**CIVIL ENGINEERING**  
RANCHO ENGINEERING, INC.  
**JARROD HOLLIDAY P.E.**  
6067 SKYWAY  
PARADISE, CA 95969  
(530) 877-3700

**LANDSCAPE ARCHITECTURE**  
IDLA, INC.  
**THOMAS H. PHELPS**  
P.O. BOX 170129  
BOISE, ID 83717  
(208) 906-1300



346.024 TPC Northwind Apartments  
Paradise, CA  
January 31, 2023

COVER SHEET

A00

SDG Architects, Inc.  
3361 Walnut Blvd. Suite 120  
Brentwood, CA 94513  
925.634.7000 | sdgarchitectsinc.com





## PROJECT DATA

Jurisdiction	Paradise, CA	
Existing Zoning	C-S: Community Services	
APN	050-082-023-000	
Gross Land Area (Including Easements and Dedications)	72,310 S.F.	1.66 ACRES
Net Land Area (Not including Easements and Dedications)	72,310 S.F.	1.66 ACRES
<b>Total Units Proposed</b>	<b>21</b>	
Density Proposed (DU/AC.)	<b>12.65</b>	
Density Proposed per Net Acre (DU/AC.)	<b>12.65</b>	

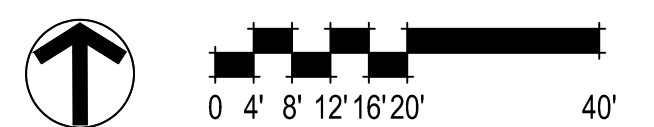
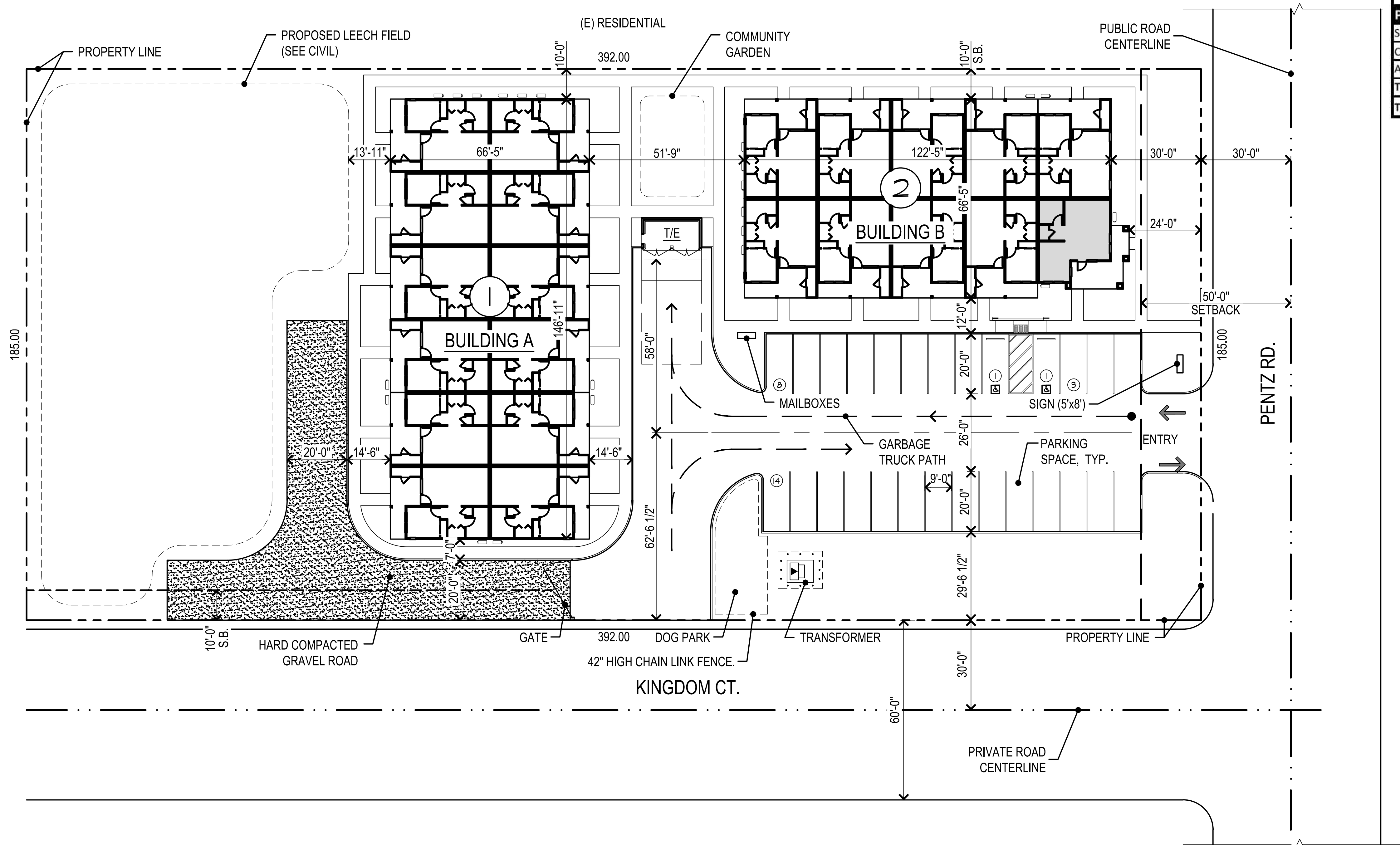
## PARKING SUMMARY

Standard Stalls			25
Compact Stalls	33%	8.25	0
Accessible Stalls	2%	0.54	2
<b>Total Proposed</b>			<b>27</b>
<b>Total Required</b>	Senior Housing: 1.2 per unit	1.2	21
			26

NOTE: LANDSCAPE AS SHOWN IS CONCEPTUAL FOR REFERENCE ONLY. SEE LANDSCAPE PLAN BY OTHERS FOR MORE INFORMATION.

## SITE DATA

LOCATION:	6983 PENTZ RD. PARADISE, CA 95969
APN:	050-082-023
ZONING:	PD 12, SUBAREA - A
AREA:	1.66 ACRES
NEW BUILDING AREA:	BUILDING A 9,758 S.F. BUILDING B 8,147 S.F. TOTAL AREA 17,905 S.F.



346.024 TPC Northwind Apartments  
Paradise, CA  
January 31, 2023

ARCHITECTURAL SITE PLAN

A01

SDG Architects, Inc.  
3361 Walnut Blvd. Suite 120  
Brentwood, CA 94513  
925.634.7000 | sdgarchitectsinc.com





BUILDING TYPE SUMMARY							
BUILDING TYPE	UNIT TYPE	UNIT	UNITS PER FLOOR		BUILDING TOTALS	SITE UNIT TOTALS	UNIT %
<b>Bldg A</b> 1 STORY 12 UNITS	1 BED	U1A	8		1	8	67%
	1 BED	U1B	4			4	33%
	1 BED	U1C	0			0	0%
	Commity Room		0			0	0%
<b>TOTALS</b>			<b>12</b>			<b>12</b>	<b>100%</b>

<b>Bldg B</b> 1 STORY 9 UNITS	1 BED	U1A	5		1	5	56%
	1 BED	U1B	3			3	33%
	1 BED	U1C	1			1	11%
	Community Room		1			1	11%
<b>TOTALS</b>			<b>10</b>			<b>9</b>	<b>100%</b>

PROJECT SUMMARY				
1BED	U1A	619 S.F.	13	61.90%
	U1B	619 S.F.	7	38.10%
	U1C	619 S.F.	1	
<b>TOTAL UNITS</b>			<b>21</b>	<b>100.00%</b>
COMMUNITY ROOM		593 S.F.	1	

PORCHES				
U1A	152 S.F.			
U1B	152 S.F.			
U1C	152 S.F.			
				<b>TOTAL</b>
Bldg A	1,824 S.F.			1,824 S.F.
Bldg B	1,368 S.F.			1,368 S.F.

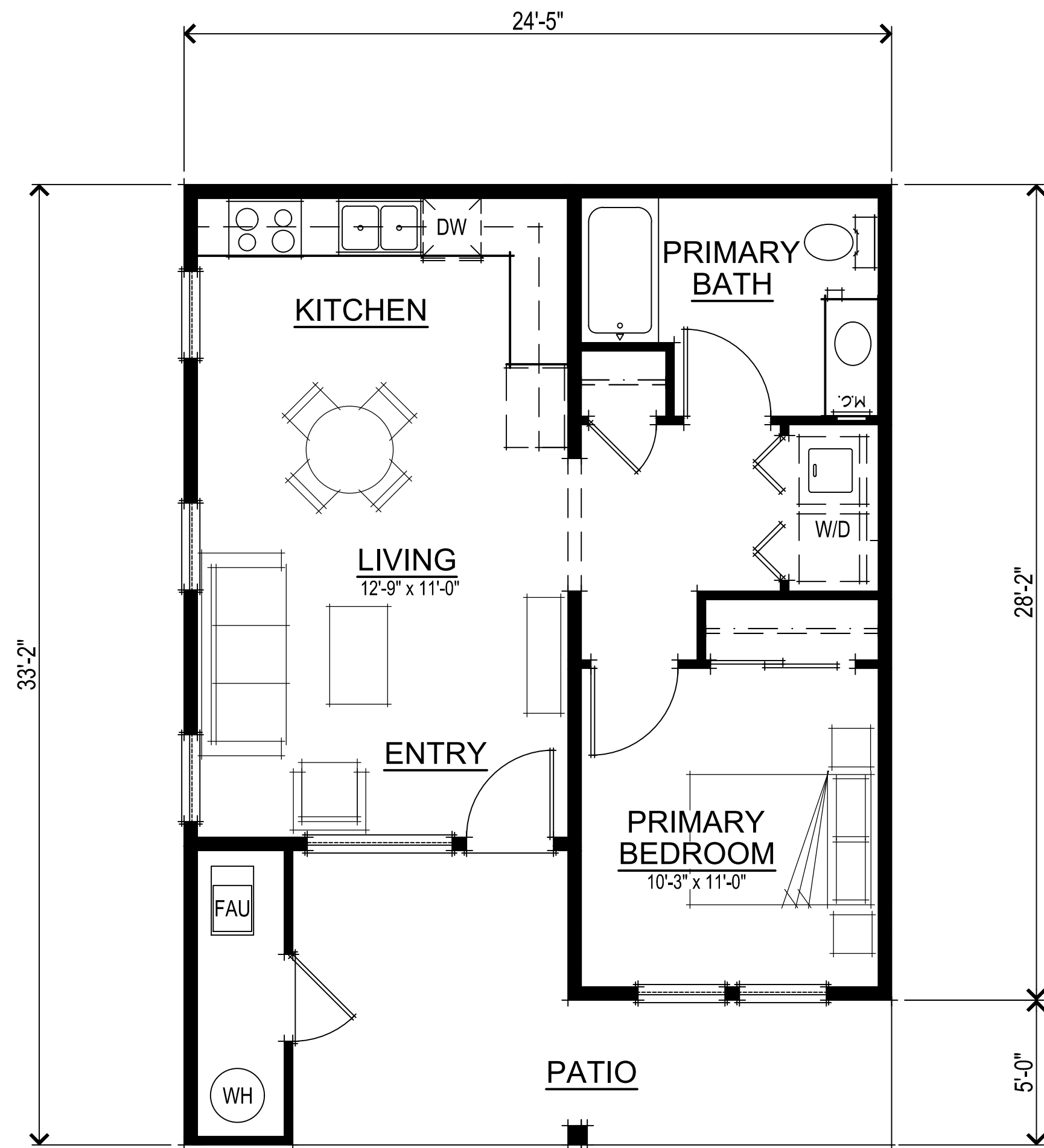
STORAGE				
U1A	38 S.F.			
U1B	38 S.F.			
U1C	38 S.F.			
				<b>TOTAL</b>
Bldg A	456 S.F.			456 S.F.
Bldg B	342 S.F.			342 S.F.

SITE DATA	
OPEN SPACE CALCULATIONS	
Open Space - S.F.	31,936 S.F.
Porches S.F.	3,192 S.F.
<b>Total open area - S.F.</b>	<b>35,128 S.F.</b>
Open area ratio proposed	49%
Parking lot area	22,287 S.F.
Parking lot area ration	31%

SETBACKS AND HEIGHTS	
Zoning Setbacks	C-S: Community Services
FRONT	50' From centerline of public street
SIDE	10' From property line
REAR	10' From property line
Building Height Limit	50'

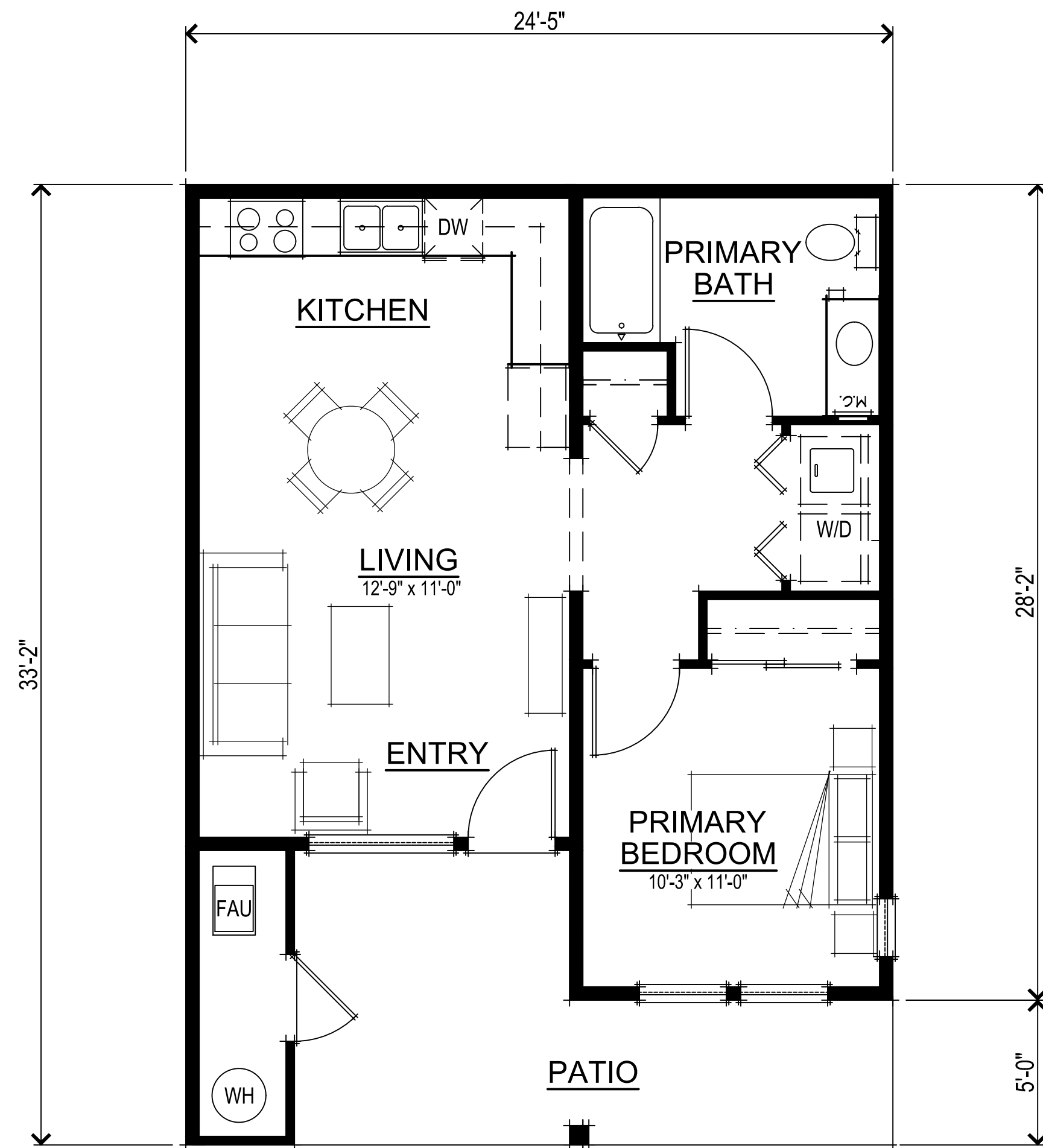
LOT COVERAGE				
BUILDING FOOTPRINT PROPOSED				
	Bldg A 1 STORY 12 Units	Bldg B 1 STORY 9 Units		Total
Footprint (sf)	9,758	8,147		
Count	1	1		2
<b>Total</b>	<b>9,758</b>	<b>8,147</b>		<b>17,905 S.F.</b>
<b>Lot Area</b>				<b>72,310 S.F.</b>
<b>Lot Coverage Proposed (With Easements)</b>				<b>25%</b>

FLOOR AREA PROPOSED				
	Bldg A 1 STORY 12 Units	Bldg B 1 STORY 9 Units		Total
Building Floor Area	7,884	6,506		
<b>Total Floor Area (sf)</b>	<b>7,884</b>	<b>6,506</b>		
<b>Total Gross Floor Area Proposed</b>				<b>14,390 S.F.</b>
<b>Floor Area Ratio Proposed (With Easements)</b>				<b>0.20</b>



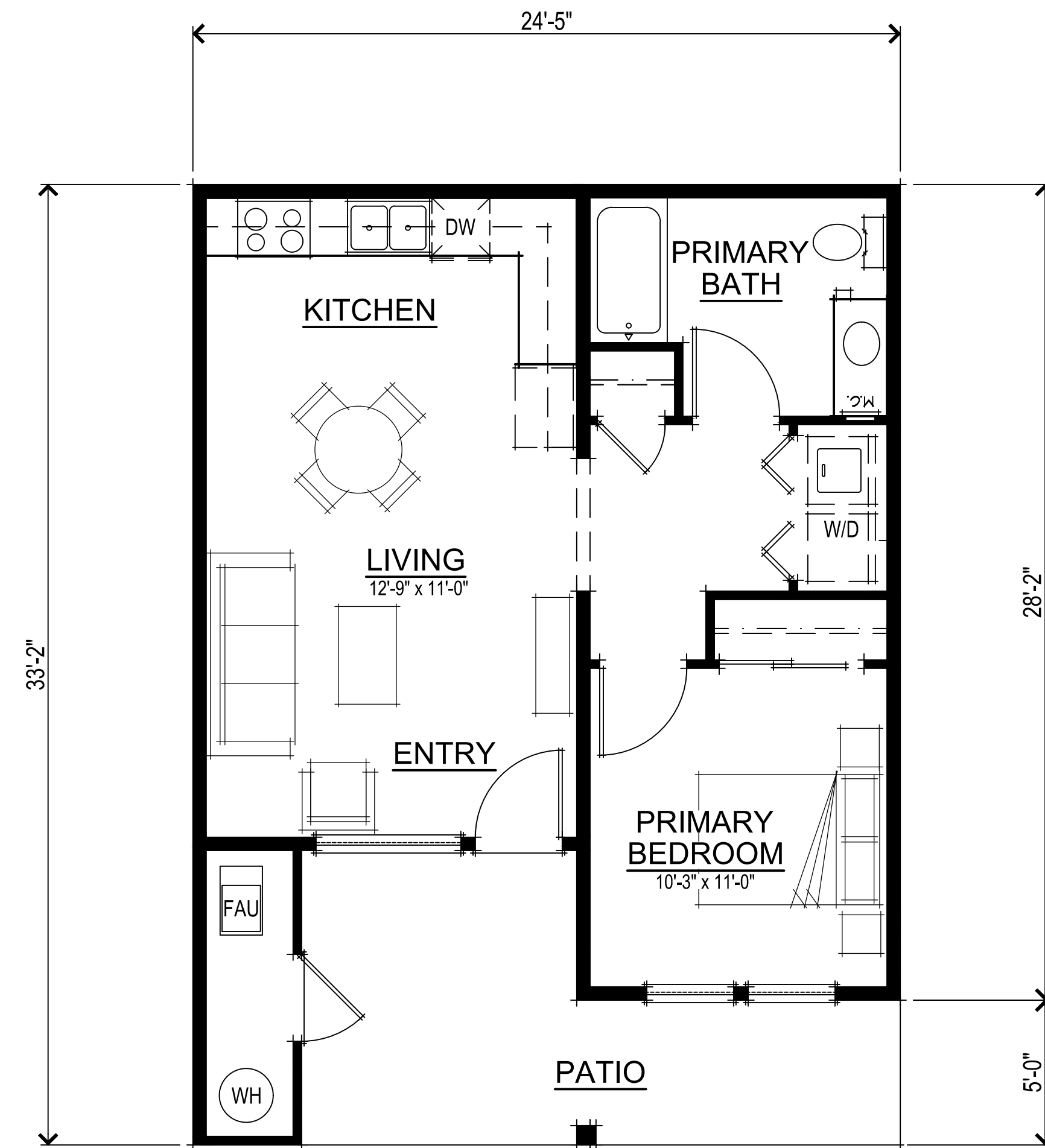
UNIT 1C SQUARE FOOTAGES	
LIVING AREA	619 SQ. FT.
STORAGE	38 SQ. FT.
PORCH	152 SQ. FT.
TOTAL LIVING	809 SQ. FT.

UNIT 1C FLOOR PLAN



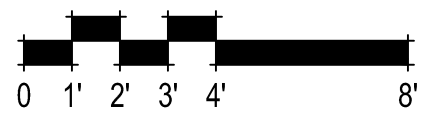
UNIT 1B SQUARE FOOTAGES	
LIVING AREA	619 SQ. FT.
STORAGE	38 SQ. FT.
PORCH	152 SQ. FT.
TOTAL LIVING	809 SQ. FT.

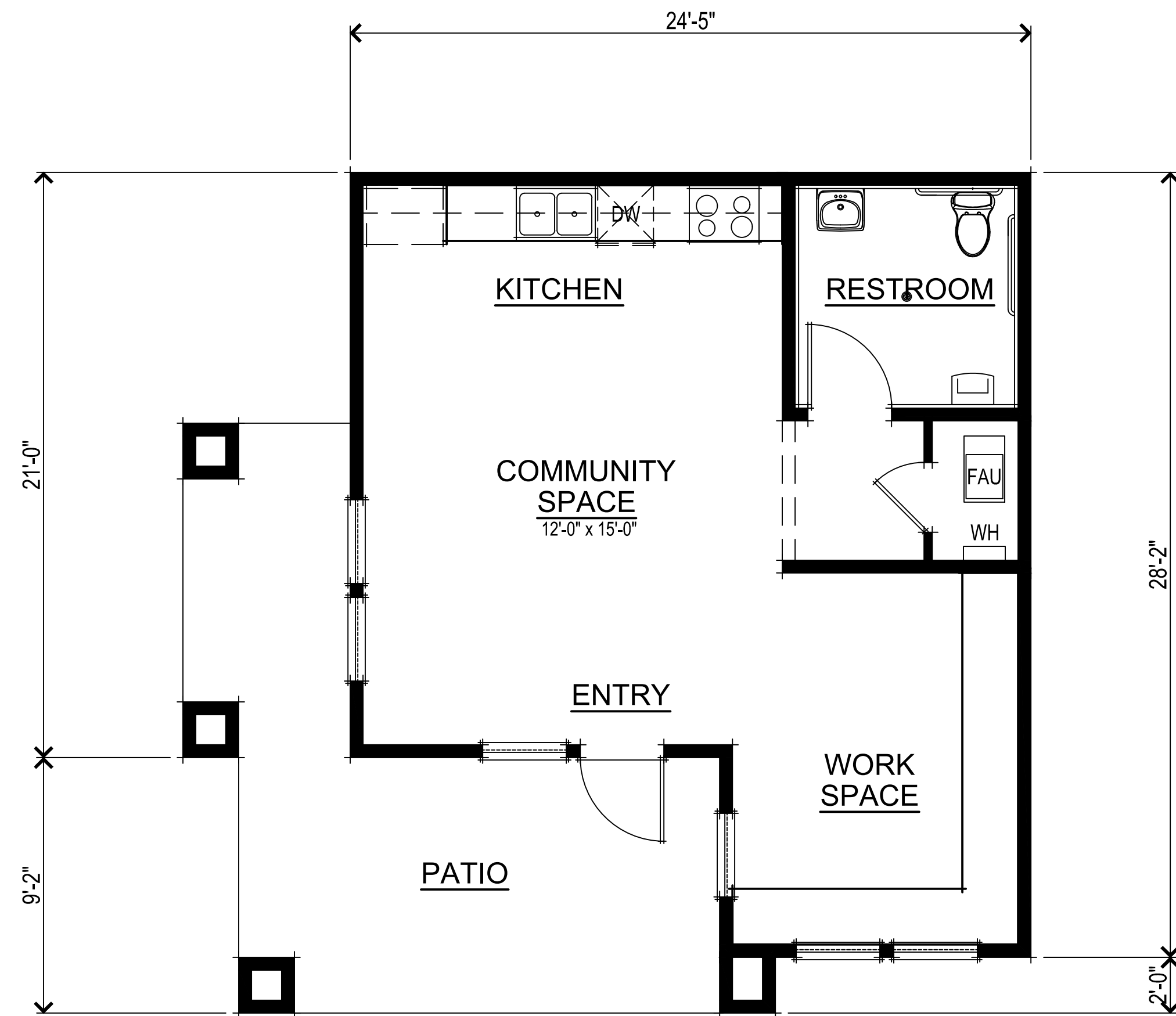
UNIT 1B FLOOR PLAN



UNIT 1A SQUARE FOOTAGES	
LIVING AREA	619 SQ. FT.
STORAGE	38 SQ. FT.
PORCH	152 SQ. FT.
TOTAL LIVING	809 SQ. FT.

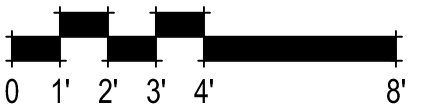
UNIT 1A FLOOR PLAN





COMMUNITY ROOM SQUARE FOOTAGES	
COMMUNITY ROOM	593 SQ. FT.
PORCH	234 SQ. FT.
TOTAL LIVING	827 SQ. FT.

COMMUNITY ROOM FLOOR PLAN

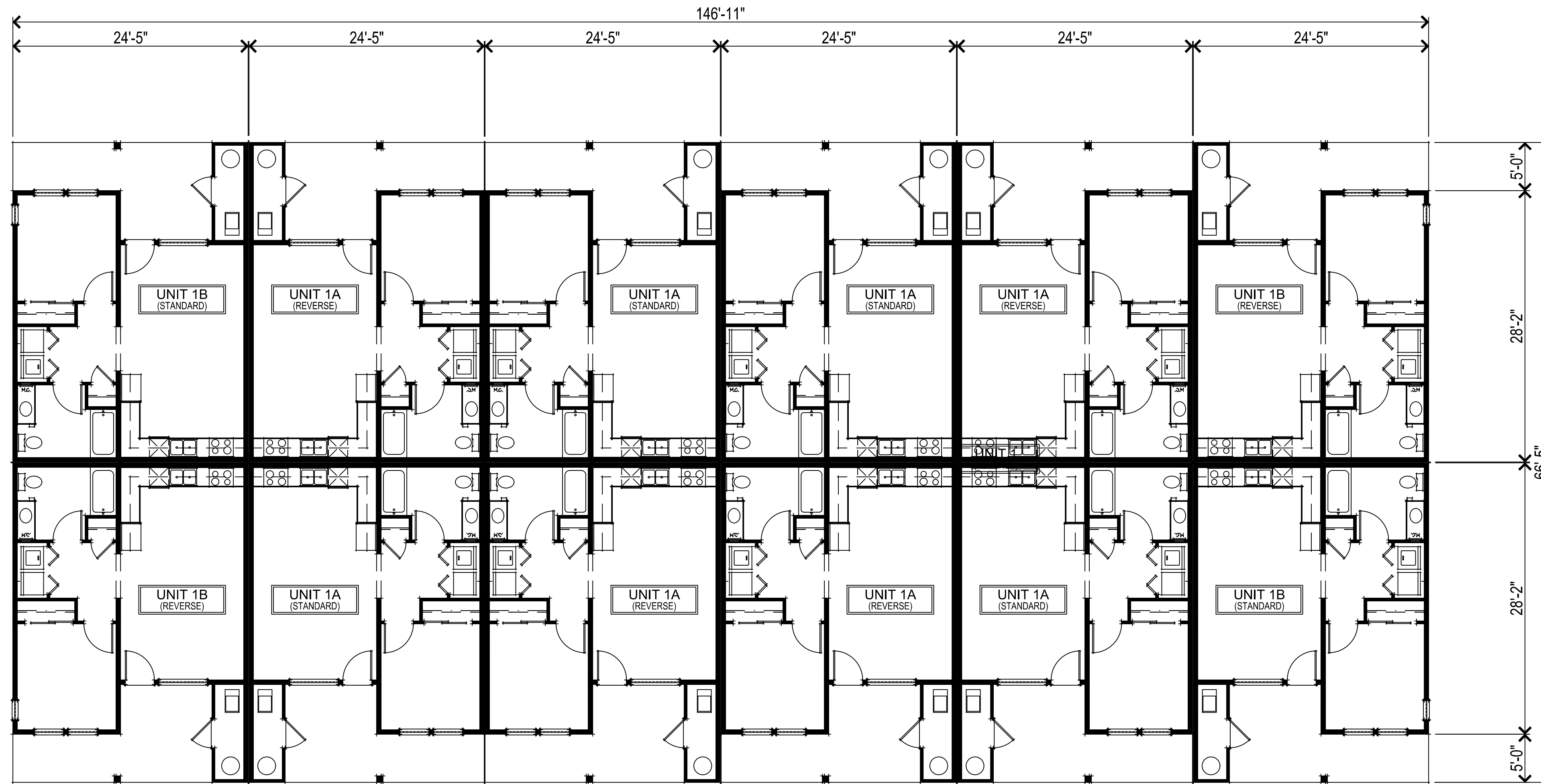


COMMUNITY ROOM FLOOR PLAN

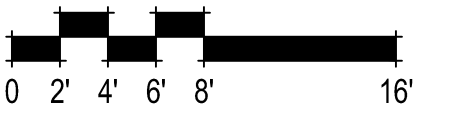
A04







BUILDING A FLOOR PLAN



BUILDING A FLOOR PLAN

A05





TYPICAL MATERIALS

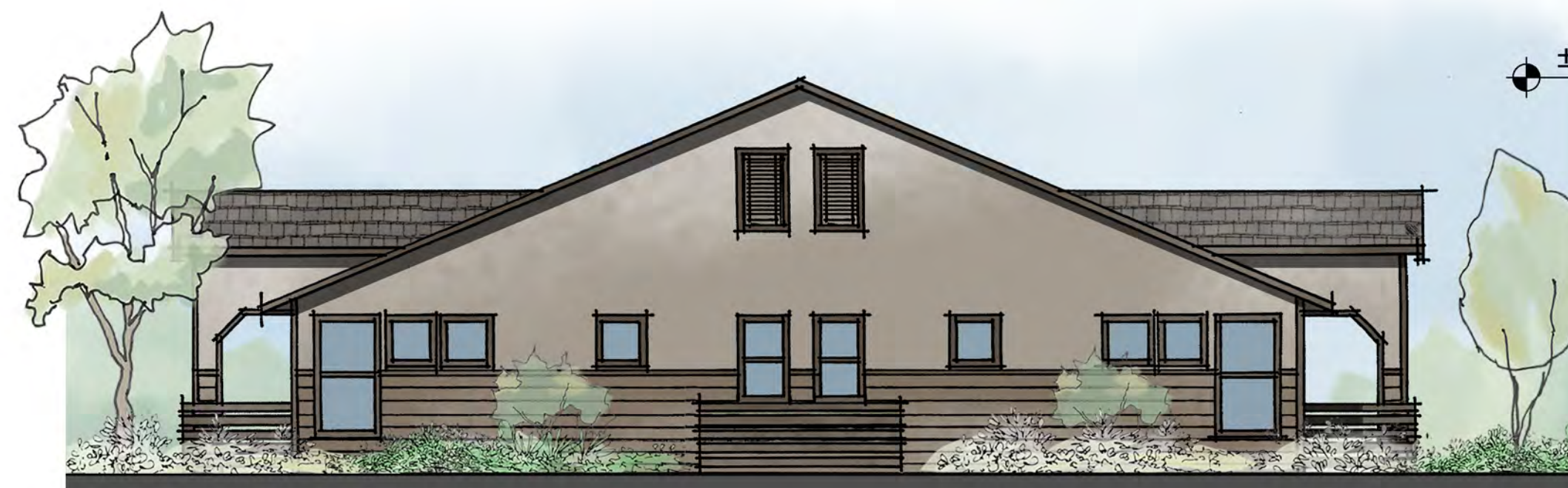
1. EXTERIOR PLASTER
2. HORIZONTAL SIDING
3. ARCHITECTURAL COMPOSITION SHINGLE ROOF
4. FOAM DOOR & WINDOW TRIM
5. DECORATIVE VENT TRIM
6. HORIZONTAL RAIL AT PORCH



REAR ELEVATION



RIGHT ELEVATION



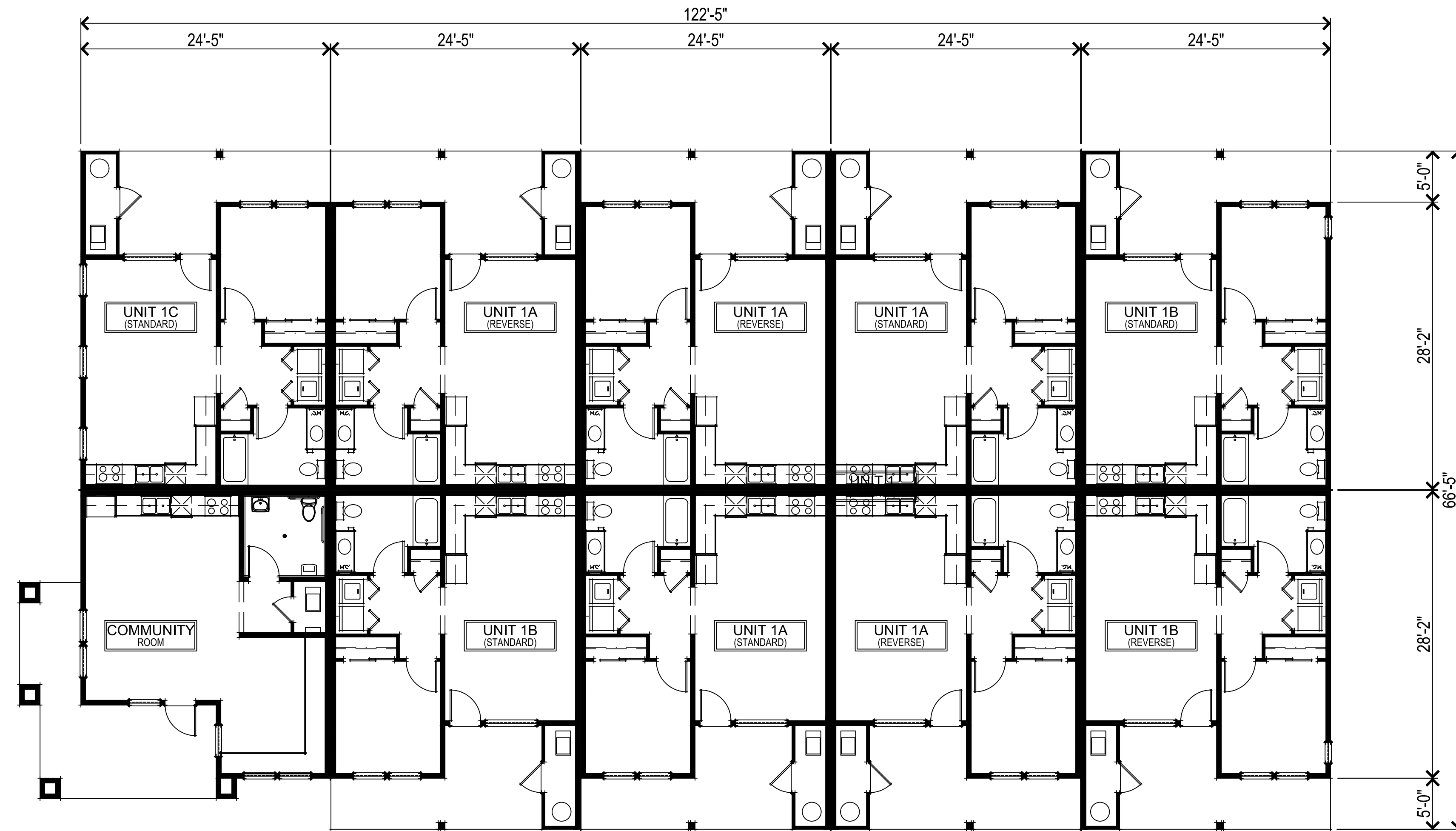
LEFT ELEVATION



FRONT ELEVATION







BUILDING B FLOOR PLAN



BUILDING B FLOOR PLAN

A07

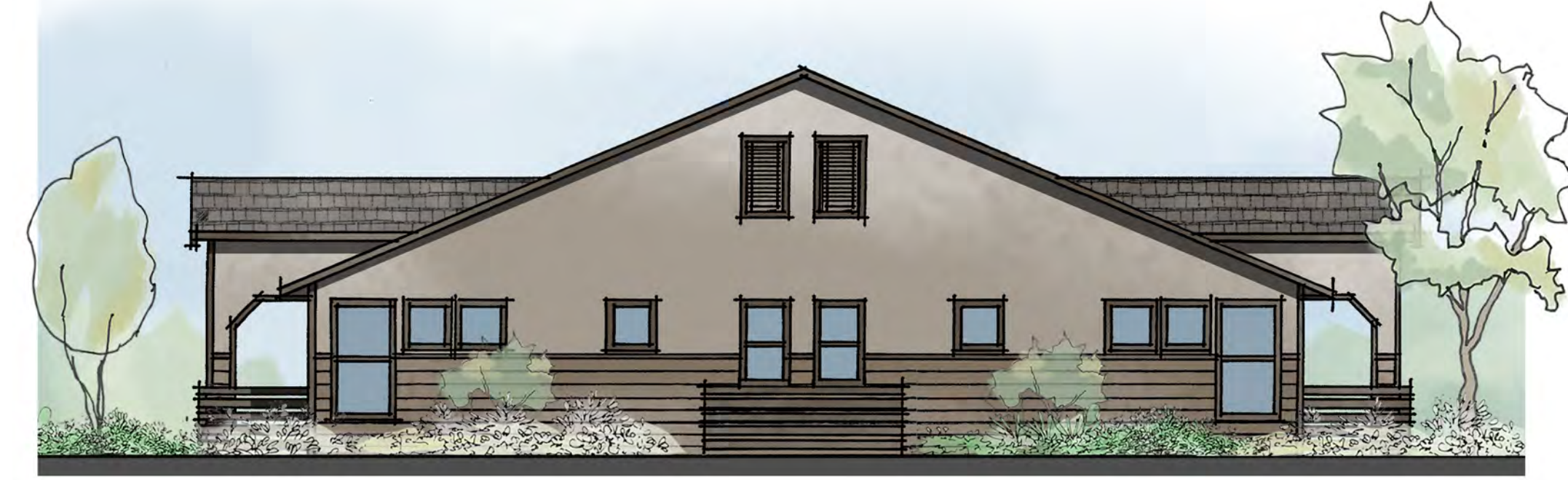


TYPICAL MATERIALS

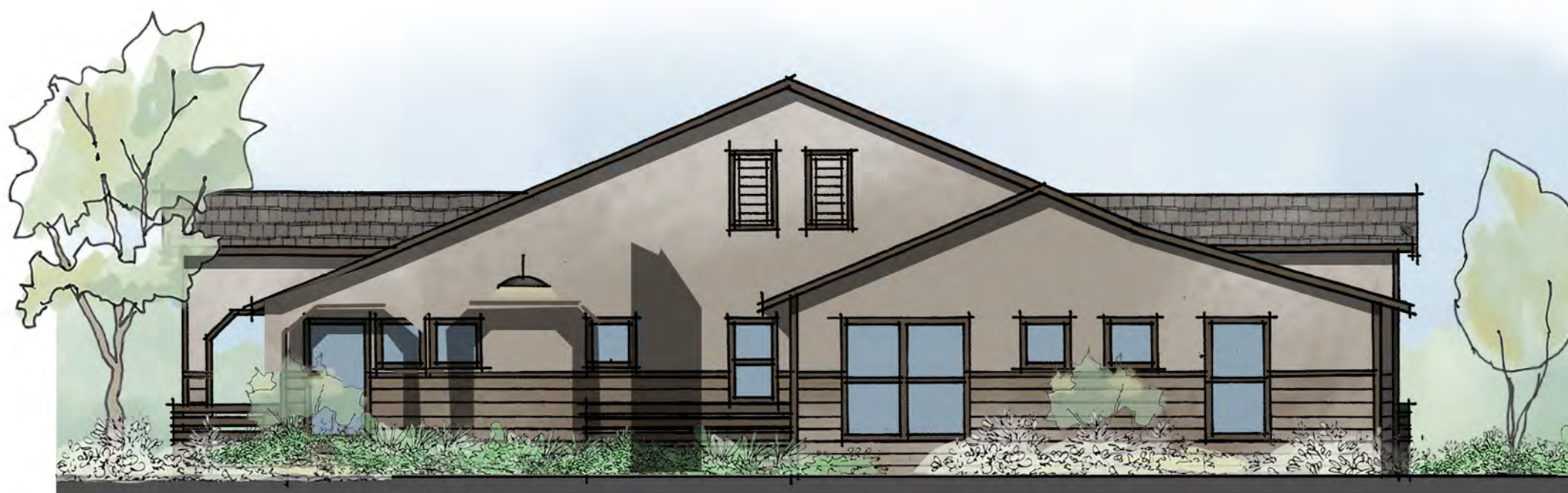
1. EXTERIOR PLASTER
2. HORIZONTAL SIDING
3. ARCHITECTURAL COMPOSITION SHINGLE ROOF
4. FOAM DOOR & WINDOW TRIM
5. DECORATIVE VENT TRIM
6. HORIZONTAL RAIL AT PORCH



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION







**Comp. Roofing**  
CertainTeed - Weathered Wood  
*Or Equivalent Substitute*



**Stucco**  
SW 2844 Roycroft Mist Gray



**Horizontal Siding**  
SW 0038 Library Pewter



**Trim / Fascia**  
SW 7048 Urbane Bronze



**Entry Door / Accent**  
SW 9154 Perle Noir

*Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*











**IRRIGATION:**

THE LANDSCAPE WILL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM THAT CONFORMS TO THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). POINT SOURCE IRRIGATION WILL BE THE PRIMARY MEANS TO IRRIGATE PLANT MATERIAL. CONTROL OF THE SYSTEM WILL BE WITH A 'SMART' WEATHER BASED SYSTEM UTILIZING WEATHER AND SITE SPECIFIC DATA TO CONSERVE WATER WITH STATE OF THE ART EFFICIENCY. A DEDICATED SUB METER WILL SEPARATE THE IRRIGATION WATER USE FROM THE POTABLE SUPPLY. A MASTER VALVE AND FLOW SENSOR WILL BE INCLUDED TO CONTROL WATER FLOW AND TO SHUT THE SYSTEM OFF DURING A HIGH OR LOW EVENT.

**MAINTENANCE:**

THE PROJECT WILL BE PROFESSIONALLY MAINTAINED AND MANAGED BY THE PROJECT PROPERTY MANAGEMENT COMPANY. ANNUAL WINTERIZATION WILL BE PERFORMED AND THE IRRIGATION SYSTEM REGULARLY CHECKED TO OPTIMIZE PERFORMANCE. THE LANDSCAPE PLANT MATERIAL WILL BE PROPERLY CARE FOR, PRUNED AND WEED CONTROL PERFORMED ON A REGULAR BASIS.

**GENERAL NOTES:**

A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE.




THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:

- (1) PROJECT INFORMATION:
  - (A) DATE
  - (B) PROJECT APPLICANT
  - (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
  - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
  - (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
  - (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER FURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL.
- (2) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
- (3) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
- (4) APPLICANT SIGNATURE AND DATE WITH STATEMENT, I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
- (5) WATER EFFICIENT LANDSCAPE WORKSHEET:
  - (A) HYDROZONE INFORMATION TABLE
  - (B) WATER BUDGET CALCULATIONS
    1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
    2. ESTIMATED TOTAL WATER USE (ETWU)
- (6) SOIL MANAGEMENT REPORT:
  - (1) LANDSCAPE DESIGN PLAN;
  - (2) IRRIGATION DESIGN PLAN; AND
  - (3) GRADING DESIGN PLAN.





"THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE TOWN OF PARADISE MUNICIPAL CODE AND STATE WATER CONSERVATION ORDINANCES."

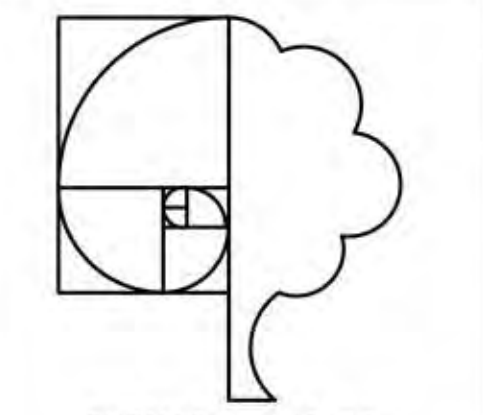
PATH LIGHTING SHALL BE INSTALLED ALONG PATHS OF TRAVEL PER TOWN OF PARADISE DESIGN STANDARDS

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	MALUS X 'FRAIRIFIRE'	FRAIRIFIRE CRAB APPLE	15 GAL	8
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	4
	QUERCUS RUBRA	RED OAK	15 GAL	5

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	COB 4-6	COBBLE 4-6"	RIVER WASHED COBBLE	---	---	2,351 SF
	NON	NON-IRRIGATED HYDROSEED	NATIVE GRASS BLEND	---	---	14,162 SF
	LOW	SHRUB & GROUND COVER	PLANTING AREA	---	---	9,635 SF
	MED	SHRUB & GROUND COVER	PLANTING AREA	---	---	2,380 SF



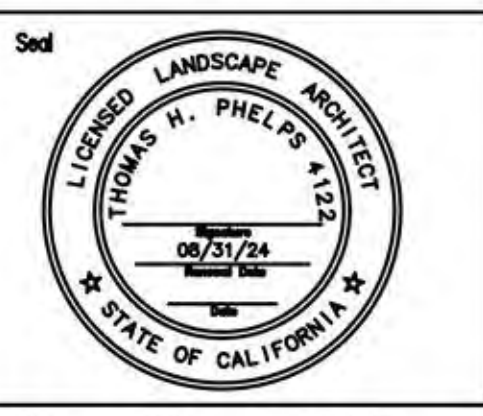
THOMAS H. PHELPS  
 LANDSCAPE ARCHITECTURE  
 IDLA, INC.  
 California Landscape Architect #4122  
 ID #LA-16771 \* HI #LA-16112  
 AZ #76633

P.O. BOX 170129  
 Boise, Idaho 83717  
 thp@idlainc.net  
 (208) 906-1300

NORTHWIND SENIOR  
 THE PACIFIC COMPANIES  
 PENTZ RD AT KINGDOM COURT  
 PARADISE, CALIFORNIA

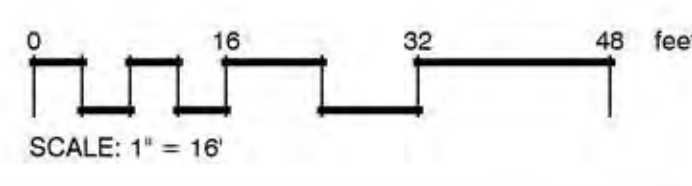
These drawings are instruments of service and are the property of Thomas H. Phelps Landscape Architecture, Inc. They are to be used only for the project and site for which they were prepared. They are not to be used for any other project or site without the written consent of Thomas H. Phelps Landscape Architecture, Inc.

Sheet Title  
**LANDSCAPE PLAN**



No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr.: THP      Sheet No.:  
 Drawn By: THP  
 Scale: 1"=16'-0"  
 Date: 23 DEC 2022  
 File Name: \_\_\_\_\_ of \_\_\_\_\_ sheets





**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.	<b>LAND USE AND PLANNING.</b> 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.	<b>POPULATION AND HOUSING.</b> Would the proposal:						
	a.	Cumulatively exceed official regional or local population projects?	<b>1, 8</b>			<b>X</b>	
	b.	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	<b>1, 8</b>			<b>X</b>	
	c.	Displace existing housing, especially affordable housing?	<b>8, 9</b>				<b>X</b>
3.	<b>GEOLOGIC PROBLEMS.</b> Would the proposal result in or expose people to potential impacts involving:						
	a.	Fault rupture?	<b>11, 12</b>			<b>X</b>	
	b.	Seismic ground shaking	<b>11, 12</b>			<b>X</b>	
	c.	Seismic ground failure, including liquefaction?	<b>11, 12</b>			<b>X</b>	
	d.	Seiche, Tsunami or volcanic hazard?	<b>13</b>				<b>X</b>
	e.	Landslides or mudflows?	<b>11</b>			<b>X</b>	
	f.	Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	<b>10</b>			<b>X</b>	
	g.	Subsidence of the land?	<b>12</b>			<b>X</b>	
	h.	Expansive soils?	<b>7</b>			<b>X</b>	
	i.	Unique geologic or physical features?	<b>1, 9</b>				<b>X</b>
4.	<b>WATER.</b> Would the proposal result in:						
	a.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<b>3, 10</b>			<b>X</b>	
	b.	Exposure of people or property to water related hazards such as flooding?	<b>3, 10</b>			<b>X</b>	
	c.	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	<b>3, 10</b>				<b>X</b>
	d.	Changes in the amount of surface water in	<b>3, 10</b>				<b>X</b>

			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.	<b>AIR QUALITY.</b> 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.	<b>TRANSPORTATION/CIRCULATION.</b> 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.	<b>BIOLOGICAL RESOURCES.</b> 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.	<b>ENERGY AND MINERAL RESOURCES.</b> 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.	<b>HAZARDS.</b> 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.	<b>NOISE.</b> 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.	<b>PUBLIC SERVICES.</b> 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.	<b>UTILITIES AND SERVICE SYSTEMS.</b> 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.	<b>AESTHETICS.</b> 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.	<b>CULTURAL RESOURCES.</b> 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.	<b>RECREATION.</b> 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.	<b>WILDFIRE.</b> 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.	<b>Greenhouse Gas Emissions.</b> 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.	<b>MANDATORY FINDINGS OF SIGNIFICANCE.</b>						
	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.

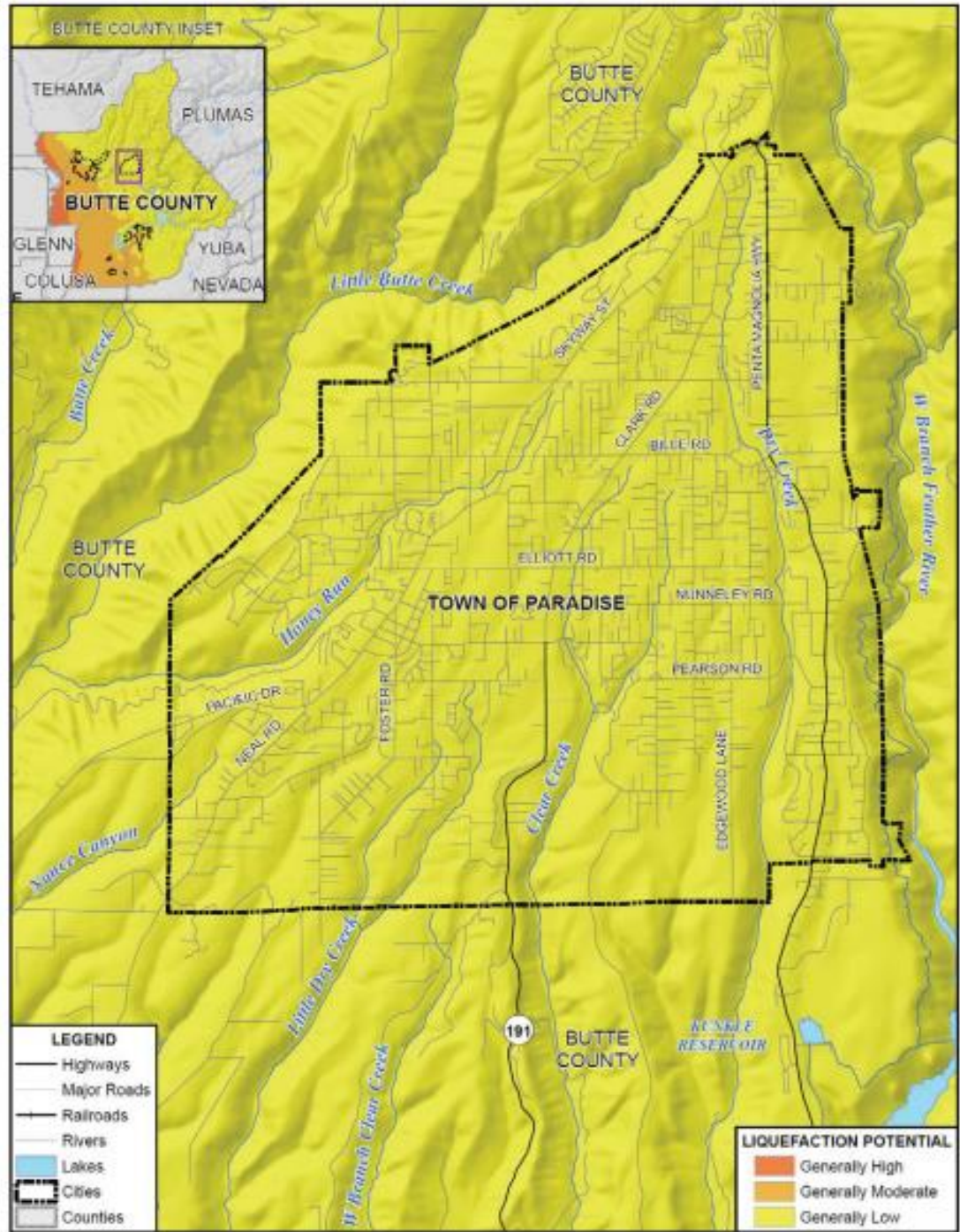


The site currently has a nominal 1% slope from the Pentz Rd frontage to the back of the lot (westward). From south to north, along the Pentz Rd frontage, there is approximately a 5% rise in elevation as you head north. It is planned for any soils cut along the northeast side of the property to be filled 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.

Butte County  
Local Hazard Mitigation Plan Update  
October 2019

Town of Paradise

Annex 1

Figure 1: Liquefaction Potential

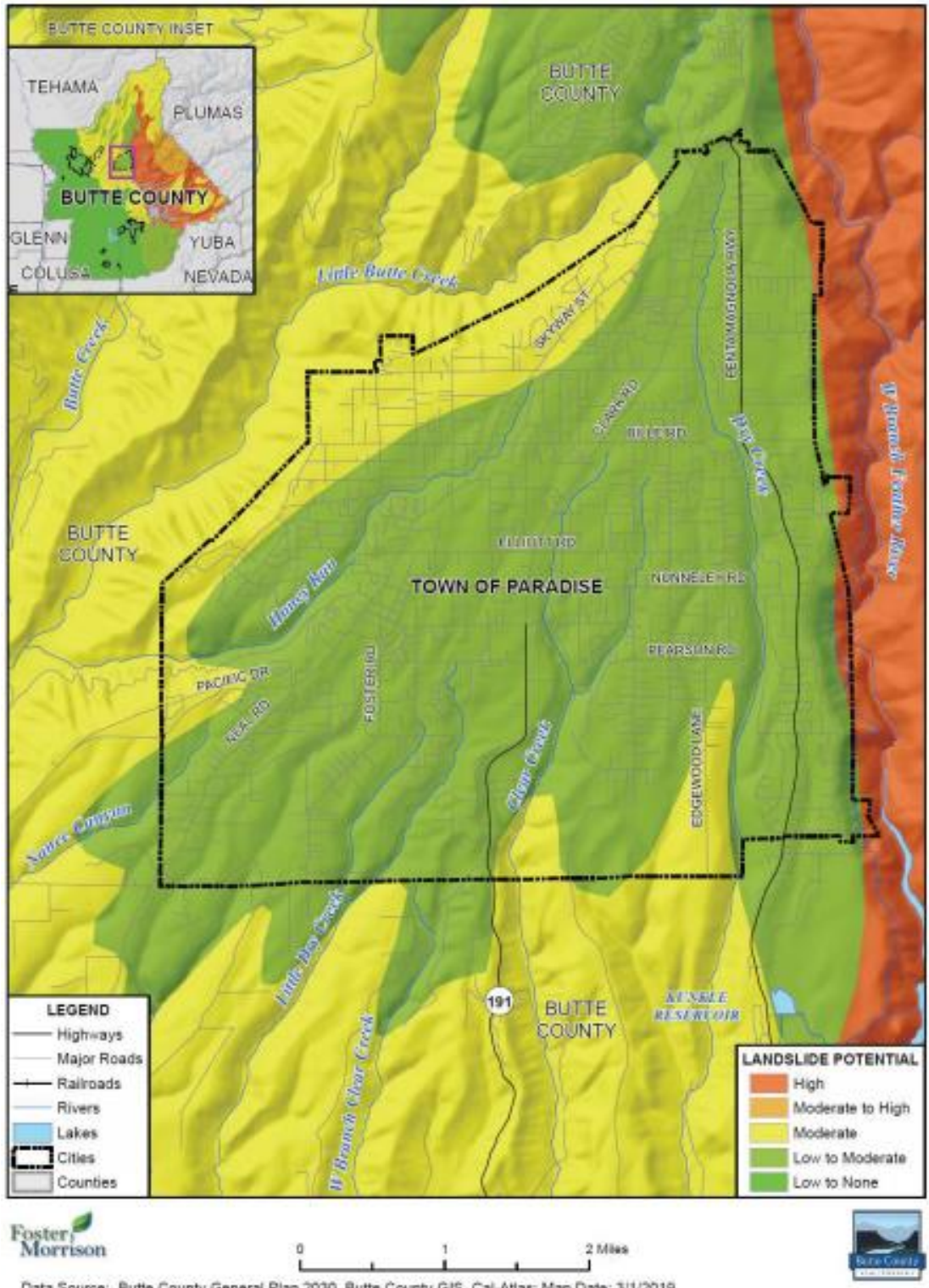


Figure 2: Landslide Potential

**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
<b>Construction Thresholds</b>	<b>137 lbs/day, not to exceed 4.5 tons/year</b>	<b>137 lbs/day, not to exceed 4.5 tons/year</b>	<b>80 lbs/day</b>
Construction phase Modeled	0.89 lbs/day	4.99 lbs/day	0.26 lbs/day
<b>Operation Thresholds</b>	<b>25 lbs/day</b>	<b>25 lbs/day</b>	<b>80 lbs/day</b>
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**

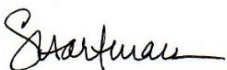
**A, B: Less than significant impact.** As outlined in the above environmental checklist, the project would not cause impacts with potential to degrade the quality of the environment, threaten habitat, reduce wildlife population levels, threaten plant communities. The project is also unlikely to negatively 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



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**Town of Paradise**

**Planning Commission Agenda Summary**

**Agenda Item: 9(a)**

**Date: February 21, 2023**

**ORIGINATED BY:** Anne Vierra, Assistant Planner  
**REVIEWED BY:** Susan Hartman, Community Development/Planning Director  
**SUBJECT:** Planning Commission Discussion of the Draft Annual Housing Element Progress Report for Calendar Year 2022

**COMMISSION ACTION REQUESTED:**

1. Be prepared to publicly discuss this matter and to provide direction via an adopted motion to staff regarding any specific recommendations to be forwarded to the Town Council to facilitate additional and/or further implementation of the 2022 Paradise General Plan Housing Element. (ROLL CALL VOTE)

**Background:**

Government Code Section 65400 requires each local jurisdiction to prepare an annual report on the status and progress in implementing its General Plan Housing Element using forms and definitions adopted by the California State Department of Housing and Community Development (HCD). The annual progress report must be submitted to HCD and the Governor's Office of Planning and Research (OPR).

Section 65400 further states that the annual Housing Element progress report "shall be at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments." In order to provide an opportunity for members of the public to provide this input, staff desires to provide the progress report for Town Council consideration during their regularly scheduled March 14, 2023 meeting, thereby facilitating submittal to HCD and OPR by the end of March 2023.

The attached annual Housing Element progress report reveals that, of a total of six hundred thirteen (613) new dwelling units, the majority of permits applied for were for above-moderate income dwelling units. This annual report reflects both the final year of the 2014-2022 Housing Element from January through May of 2022, and the first year for the 2022- 2030 Housing element adopted June 10, 2022 through December 2022. The remaining units designated in the 2014-2022 planning period were only for very low-income levels at 44 units. Remaining units needed for the 2022-2030 planning period are 4,918 Above Moderate, 1,252 Moderate, 338 Low, and 380 Very Low-income levels.

Since the adoption of the Housing Element on June 10, 2022 (Resolution 14-22), staff continues to pursue opportunities to further the implementation of housing program objectives in addition to those programs where implementation involves ongoing directives to promote affordable housing through various means. The report contains a detailed enumeration of each program and its implementation status as of December 31, 2022. This is the final year reporting on the 2014-2022 Housing Element and is also the first-year report for the 2022-2030 Housing Element.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		PARADISE	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Reduce Infrastructure constraints to development	Continue to reude infrastructure constraints to new development particularly those constraints to development	Annually an ongoing - 2030	ongoing
Affordable Housing Resources	Continue to promote affordable housing by working with and assisting developers who are interested in producing affordable housing and by providing staff support.	program funded ongoing Housing stakeholders group held by July 2022 Affordable housing brochure prepared by Dec 2022	Two affordable housing RFPs were awarded in 2022 for CDBG-DR funding.
Affordable Housing incentives	Provide incentives through project processing and development regulations to promote extremely low, very low, and low income households.	Dec-22	
Density Bonus, SSA Overlay, and other opportunities for increased density	Revise the density bonus ordinance (Chapter 17.44) to be consistant with Government Code Sections 65915 and 65917 and identify incentives for affordable housing development	conduct publicity campaign for the program once annually in addition to hosting information on Town website	
Publicly Owned Land Inventory	Continue to maintain an inventory of publicly owned land in the Town and its sphere of influence for potential housing sites.	updated biannually	ongoing
Housing Authority	support the Housing Authority's continued implementation of the conventional Public Housing Rental Program and the Housing Choice Voucher	ongoing	ongoing
Small lot consolidation and development	Continue to encourage consolidation of small multi family parcels as well as as small, commercially designated parcels appropriate for residential use.	small lot owners contacted by June 2023	
Promote Second Units	Continue to encourage development of affordable second units.	Dec-22	ADU handbook Drafted and sent to graphic designer December 2022
Address Discrimination	Continue to provide filing information and direct residents with discrimination complaints to the CA Dept of Fair Employment and Housing and/orthe US Dept of Housing and Urban Development	ongoing	
Annual Report	Provide an annual report to the Town Council and Planning Commission that describes 1. implementation of Housing Element to date, 2. the amount an type of housing activity and 3. an updated summary of the Town's housing needs.	ongoing	
Housing Rehabilitation and Improvement	Continue to provide housing rehabilitation and repair opportunities for extremely low income, very low incoume, low income, elderly, disabled, developmentally disabled and speecial needs households.	update housing conditions survey by Dec 2023, Update housing brochure no less than annually by December of each year	
Condominium and Mobile Home Conversions	Revise Chapter 16.10 of the municipal code toa ddress both condominium and mobie home park conversions	Municipal Code Revisions by June 2024	
Enforce Housing Codes	Provide a safe and decent living environment through enforcement of housing codes.	Ongoing	
Fire Resiliency	Increase wukdfire resiliency through identified actions.	Safety Element Adoption by July 2023. Meetings with insurance companies by Oct 2023. Meeting on wildfire risk reduction buffers by January 2024. Community engagement plan on a wild fire risk reductions by August 2024	



Transitional/ Supportive Housing	Revise the zoning ordinance to allow transitional housing and supportive housing by-right in zones where multifamily and mixed uses are permitted.	Amend Zoning Ordinance by June 2024	
Housing for Persons with Disabilities	Continue to ensure that new housing for persons with disabilities and home improvements intended to provide accessibility for projects for persons with disabilities are reasonably accommodated.	Brochure prepared by March 2023, after the 2022 building code adoption	
Special Needs Housing	Provide incentives, such as a density bonus, expedited processing, relaxation of development standards etc to encourage development of housing for persons with special needs	outreach program within a year of adopting housing element, Prepare brochure by June 2023. Review Zoning ordinance by Dec 2022	
Residential Care facilities	The Town will amend the zoning regulations to include provisions to allow residential care facilities of any size only subject to those restrictions that apply to residential uses in the same zone to make it easier to locate these types of facilities.	Amend Zoning Ordinance by June 2024	
Energy conservation and efficiency	Promote energy efficiency and conservation in residential development.	review every 2 years and revise codes as necessary	2022 title 24 energy codes adopted November 2022
Utilize ADUs to provide affordable housing in higher opportunity areas	Using the Town's mastered ADU plans would be required to affirmatively market an ADU to populations with inappropriate housing needs.	ongoing	secured contract with architect to design mastered ADU plans for use by the public
Non enforcement of private CC&Rs	Continue to disallow the governmental enforcement of private Covenants, Conditions, and Restrictions given their potential to cause areas of affluence and exclusion	ongoing	ongoing
Affirmatively Market Affordable Developments	Require affordable housing developments be affirmatively marketed to households with disproportionate housing needs.	Ongoing, Marketing plans are submitted at time of building inspection.	
Monitoring of Fair Housing issues	The Town will gather and assess fair housing issues by reporting indicators in the annual progress reports.	Annual reporting by April 1 mid cycle evaluation in December 2026 with action on any necessary adjustments by December 31, 2026	
Facilitate Diverse Housing Types in the Sewer service area	Utilize zoning tools to facilitate the construction of diverse housing types and a mix of uses within the sewer service area.	June 2024 for mixed use incentives and January 2025 for rezoning parcels with the sewer overlay zone	
Utilize an Equity lens in upcoming planning activities	Utilize an equity lens in the upcoming General Plan update as well as the ongoing implementation of the Long-Term Community Recovery Plan.	ongoing between 2023 - 2025 during the general plan update	
Fund Minor Home Repairs	Continue to fund minor home repairs for income eligible households through the owner occupied rehab program.	conduct publicity campaign for the program once annually in addition to hosting information on Town website	
Targeted Accessibility Upgrades	Target Accessibility upgrades in area with greatest need Implement the Transportation Master Plan to prioritize intersection improvements where ADA upgrades are needed	During public road repaving project from August 2022 through 2025	ongoing - in progress
Enhanced Home Hardening Programs	Through partnerships with the Paradise Reige and Butte County Fire Safe Councils explore home hardening programs that allow policy holders to lower their insurance rates.	Meeting on Wildfire Risk Reduction Buffers by Jan 2023. Community engagement plan on wildfire risk reduction buffers by Aug 2023.	Participated in Wildfire Risk Reduction Buffer meeting hosting by Paradise Recreation and Parks District 9/23/22

Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	141	-	-	-	-	-	-	-	-	-	100	41	
	Non-Deed Restricted		-	-	-	-	-	19	58	19	4			
Low	Deed Restricted	100	-	1	-	7	2	-	-	-	-	505	-	
	Non-Deed Restricted		1	-	-	-	-	61	80	225	53	75		
Moderate	Deed Restricted	93	-	-	-	-	-	-	-	-	-	602	-	
	Non-Deed Restricted		-	4	-	3	1	-	86	181	123	204		
Above Moderate		303	-	9	-	17	16	-	292	481	399	1,544	-	
Total RHNA		637												
Total Units			1	14	-	27	19	61	477	945	594	613	2,751	41
<b>Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).</b>														
		5										6	7	
		Extremely low-income Need	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		71	-	-	-	-	-	6	6	-	2	14	57	



**Town of Paradise**

**Planning Commission Agenda Summary**

**Agenda Item: 9(b)**

**Date: February 21, 2023**

**ORIGINATED BY:** Susan Hartman, Community Development  
Director – Planning & Wastewater

**REVIEWED BY:** Kevin Phillips, Town Manager

**SUBJECT:** Preparation of an Annual Report to the Town Council  
Regarding the Present Status of the 1994 Paradise  
General Plan and Progress Toward its Implementation  
**(2022 Calendar Year)**

**COMMISSION ACTION REQUESTED:**

1. Consider adopting a motion to forward the annual implementation status report to the Town Council. (ROLL CALL VOTE)

**Background:**

California Government Code Section 65400 requires a local planning agency (i.e. Paradise Planning Commission and staff) to annually review and provide a report to the local legislative body (Paradise Town Council) regarding progress toward the implementation of its general plan. The wording of Government Code Section 65400 is as follows:

**Provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement and development of housing...**

Since adoption of the 1994 Paradise General Plan, staff and the Planning Commission have jointly crafted and forwarded to the Town Council annual reports detailing our progress toward implementation of the plan. These previously generated reports were the result of work effort on the part of staff and Planning Commission members and have served as the format foundation for the proposed **Calendar Year 2022 1994 Paradise General Plan Implementation Status Report** attached to this memorandum for your consideration.

The format of the attached report is based upon and linked to the contents of the previous annual reports. Planning Commissioners should focus their attention on the implementation status of all **policies and implementation measures** currently established within the 1994 Paradise General Plan and its subsequently adopted amendments. In addition, the report is formatted in a manner that is directly linked with the **Volume I - Policy Document of the 1994 Paradise General Plan** by specific listing of individual general plan policies, implementation measures and their respective Volume I - Policy Document page number. Updated comments regarding the past year's progress toward implementation of individual policy statements and implementation measures are **shaded** and **bolded**. Keep in mind that, as an almost 30-year-old document, many

of the policies and programs to be implemented have been so for many years so current year-to-year changes are relatively minor.

As an effort for the proposed report to be meaningful, you may need to refer to your personal copy of the 1994 Paradise General Plan (Volume I - Policy Document) for the actual text of individual general plan policies and implementation measures. Alternatively, you may access the policy document via the Town's website ([townofparadise.com](http://townofparadise.com)).

**Analysis:**

The 1994 Paradise General Plan has already begun being updated, first with the Housing & Safety Elements. Once those two elements have both been certified, at a state-level, the remaining elements will be opened for revisions through a new RFP process. The updating of a General Plan is a multi-year effort, with the update of the remaining elements anticipated to take around 3 years. Until then, staff and Planning Commission will continue to provide annual status reports, as few as they may be, of plan implementation to the Town Council regarding the 1994 General Plan.

**Financial Impact:**

There is no General Fund impact for acceptance and forwarding of the 1994 General Plan Implementation Status Report.



**CALENDAR YEAR 2022**

**1994 PARADISE GENERAL PLAN**

**IMPLEMENTATION STATUS REPORT**

**Presented to the  
Paradise Planning Commission**

**February 2023  
REPORT OF THE PLANNING COMMISSION**



**1994 PARADISE GENERAL PLAN**  
**IMPLEMENTATION STATUS REPORT**  
**FOR CALENDAR YEAR 2022**

**LAND USE ELEMENT:**

**GROWTH AND LAND USE DEVELOPMENT:**

<b><u>Policy/ Implem. Measure</u></b>	<b><u>Text Page</u></b>	<b><u>Policy Brief</u></b>	<b><u>Implementation Status</u></b>
LUP-1	(6-3)	Recognize site limitations	Implemented and ongoing.
LUP-2	(6-3)	Factor in constraints analysis	Implemented and ongoing.
LUP-3	(6-3)	Minimize grading	Implementation ongoing as opportunity so afforded.
LUP-4	(6-3)	Specific Plan for south of town	Not yet implemented. Private work effort was initiated in 2006 for a portion of the secondary planning area south of town limits; and has been idle due to funding and staffing shortages. Butte County General Plan 2030 was adopted October 2010 and includes directive to develop a specific plan for a portion of this area, for which the Town will provide input.
LUP-5	(6-3)	Open Space/Ag designation	Implemented.
LUP-6	(6-3)	Annexations south of town	Not implemented due to lack of necessity.
LUP-7	(6-3)	35' maximum building height	Implemented and ongoing.
LUP-8	(6-3)	Evaluate cumulative impacts	Required by law; implemented and ongoing.
LUP-9	(6-3)	Public notice requirements	Implemented and ongoing.
LUP-10	(6-3)	Encourage planned developments	Ongoing directive; implemented as opportunities arise.
LUP-11	(6-3)	Design projects to avoid constraints	Implemented and ongoing.
LUI-1	(6-4)	Track residential growth rate	Implemented and ongoing.
LUI-2	(6-4)	Prepare Specific Plan	Not implemented. See LUP-4.

LUI-3	(6-4)	Amend PMC for grading	Implemented via Town adoption of the 2010 and 2016 California Green Building Standards Code.
LUI-4	(6-4)	Amend zoning for GP consistency	Fully implemented (1997).

**PUBLIC SERVICES AND INFRASTRUCTURE:**

LUP-12; 13; 14	(6-4)	Growth not to exceed availability of public services	Implemented via planning process reforms; an ongoing directive.
LUP-15	(6-5)	Improve public service capacity	Implemented and an ongoing directive.
LUP-16	(6-5)	No discretionary residential permit unless adequate public services	Implemented and ongoing.
LUP-17	(6-5)	Encourage service districts to expand or enhance capacity	Partially implemented and ongoing as opportunities arise.
LUP-18	(6-5)	TOP and PID meet bi-annually	The Town/PID Liaison Committee met three time in 2021 to publicly discuss several issues of import to the Town and PID.
LUP-19	(6-5)	Densities based on constraints	Implemented and ongoing.
LUP-20	(6-5)	Police and Fire service levels	Implemented and ongoing.
LUP-21	(6-5)	Assessment districts	Partially implemented and ongoing as needed.
LUP-22	(6-5)	Fees for service delivery costs	Partially implemented via the Town’s development impact fee program.
LUP-23	(6-5)	Feasibility of annexation	Implemented and an ongoing directive.
LUP-24	(6-5)	Feasibility of merging with PID	Feasibility studies are tabled by the Town pending adequate funding and other post Camp Fire factors.
LUP-25	(6-5)	Designate general locations for public and open space uses	Fully implemented.
LUP-26	(6-6)	Findings for public service and infrastructure capacity	Implemented and ongoing.
LUI-5	(6-6)	Capital improvements program	The Town developed & adopted a \$121M 5-year capital improvements program in 2020.
LUI-6	(6-6)	Assure adequate water delivery	Partially implemented and ongoing.
LUI-7	(6-6)	Implement <i>Master Storm Drain Study &amp; Facilities Plan</i>	<b>An updated Storm Drainage Master Plan was adopted by the Town in 2022.</b>

LUI-8	(6-6)	Public safety impact fees	Implemented and ongoing.
LUI-9	(6-6)	Service fees for existing uses	Partially implemented and ongoing directive.
LUI-10	(6-6)	Development impact fees	Partially fund implemented and ongoing.
LUI-11	(6-6)	Investigate forms of assessment districts	Partially implemented and ongoing.
LUI-12	(6-6)	LAFCO to study any potential merging with special districts	Not implemented; lack of necessity prior to 2018 Camp Fire.
LUI-13	(6-6)	Monitor population trends for effects on public services	Implemented and ongoing.

**LAND USE DISTRIBUTION AND LOCATION**

LUP-27; LUP-28	(6-7)	Create Central Commercial Area	Implemented via Town Council adoption of Town Resolution No. 01-37 in November, of 2001.
LUP-29	(6-7)	Central Commercial area to focus on visitors	Implemented and ongoing.
LUP-30	(6-7)	CIP for revitalization areas	Ongoing Directive. In 2021, work began on the Almond Street and Gap Closure projects which will install walkable pathways, lighting, landscaping, and road repairs in the Downtown.
LUP-31	(6-7)	Retail sales and infill on Skyway	Implemented and ongoing as opportunities arise.
LUP-32	(6-7)	Discourage strip development on Clark Rd	Ongoing directive.
LUP-33	(6-8)	Encourage existing strip fill in	Ongoing directive.
LUP-34	(6-8)	Larger retail to locate in centers with adequate facilities	Ongoing directive.
LUP-35	(6-8)	Professional office development	Ongoing directive.
LUP-36	(6-8)	Expand industrial park	Town efforts to acquire/develop additional business or industrial park property continue as opportunities arise.
LUP-37; 38	(6-8)	Lt Industrial/Business Park areas	Implemented.
LUP-39	(6-8)	Preserve residential neighborhoods	Ongoing directive and implemented.

LUP-40	(6-8)	Community facilities compatibility	Ongoing directive.
LUP-41	(6-8)	Airport compatibility uses	Ongoing directive.
LUP-42	(6-8)	Locations for cemeteries	Implemented.
LUP-43	(6-8)	Timber production areas	Implemented.
LUP-44	(6-8)	Locations for gateway areas	Implemented.
LUI-14	(6-8)	Provisions for mixed land uses	Implemented.
LUI-15	(6-8)	Zoning consistent with GP	Implemented.
LUI-16	(6-8)	Provide for visitor services	Implemented.
LUI-17	(6-8)	Adopt Capital Improvements Plan	Implemented. See comment for LUI-5.
LUI-18	(6-8)	Develop. guidelines for large retail	Largely implemented via adoption of town-wide design standards in March, of 2010. <b>Updated commercial design standards in the Downtown and Community Commercial corridors were adopted in 2022.</b>

#### LAND USE DENSITIES

LUP-45	(6-9)	Higher density compatibility	Ongoing directive.
LUP-46	(6-9)	Higher density locations	Partially implemented and ongoing.
LUP-47	(6-9)	½ acre minimum residential lot size	Ongoing implementation.
LUP-48	(6-9)	High density residential locations	Partially implemented and ongoing.
LUP-49	(6-9)	Higher density requirements	Ongoing directive, implemented as opportunities are afforded.
LUP-50	(6-9)	Low density Multi-Family locations	Ongoing directive and partially implemented.
LUI-19	(6-9)	Zoning consistent with GP	Implemented and ongoing directive.
LUI-20	(6-9)	Make findings consistent with GP	Implemented and ongoing.
LUI-21	(6-9)	Safety standards for high density	Implemented.
LUI-22	(6-9)	Identify difficult to develop areas	Implemented and ongoing.

#### ECONOMIC DEVELOPMENT/REDEVELOPMENT

LUP-51	(6-10)	Attract needed industries	Partially implemented; additional implementation as new opportunities
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			arise. <b>A post-fire non-residential market study was completed in early 2022.</b>
LUP-52	(6-10)	Promote reuse of empty buildings	Ongoing directive. Dissolution of RDA eliminated a primary funding source for the façade renovation program, which targeted reuse of existing buildings. In 2021 staff worked with commercial developers for the reuse of empty buildings in the Paradise Plaza shopping center and old CVS building.
LUP-53, 54	(6-11)	Town theme for Central Comm.	Implemented. Town-wide Design Standards are adopted. Various PMC sign regulation changes adopted in 2010 have assisted as well. <b>Refer to LUI-18.</b>
LUP-55	(6-11)	35' max commercial height	Implemented and ongoing.
LUP-56	(6-11)	Screen commercial parking areas	Ongoing directive; implemented.
LUP-57	(6-11)	Artisan and tourist center	Chamber of Commerce and the Paradise Art Association continue to sponsor cultural events. The Town has formed a committee that includes local business owners as part of an effort to promote Downtown beautification and commerce.
LUP-58	(6-11)	Create scenic gateway areas	Ongoing directive; partially implemented.
LUP-59	(6-11)	Support retention of open space	Ongoing directive.
LUP-60	(6-11)	Common theme for gateway areas	Implemented via PMC zoning code text amendments and adoption of design standards in 2010.
LUP-61	(6-11)	Eliminate unsightly materials near entrances to town	Ongoing directive.
LUP-62; 63	(6-11)	Promote town as tourist destination	Ongoing and partially implemented.
LUP-64	(6-11)	Bed and breakfast locations	This directive is implemented via Town's zoning regulations.
LUP-65	(6-11)	Develop destination resort	Ongoing directive, but not implemented.
LUP-66	(6-11)	Update <i>Downtown Revitalization Plan</i> as needed	Adopted plan implementation is promoted via 2010 adoption of Design Standards.
LUP-67	(6-12)	Sites for business park	Partially implemented. See LUP-51.
LUI-23	(6-12)	Calif. "Main Street" program	Functionally Implemented. "Main Street" concepts/components were



			incorporated within the adopted Downtown Revitalization Plan and the 2010 Design Standards.
LUI-24	(6-12)	Promote farmers market	Ongoing implementation. <b>The Chico Certified Farmers' Market at the Holiday shopping center was held from June to October 2022.</b>
LUI-25	(6-12)	Staffing business development Programs and activities	Ongoing implementation.
LUI-26	(6-12)	Design guidelines for commercial	Implemented. <b>Refer to LUI-18.</b>
LUI-27	(6-12)	Enforce comm. zoning ordinance	Implemented.
LUI-28	(6-12)	Design review committee	Not ongoing or needed since 2010 due to adoption of Town's Design Standards.
LUI-29	(6-12)	Apply design guidelines to existing businesses	Implemented.
LUI-30	(6-12)	Land use controls in gateways	Implemented via adoption of scenic highway corridor zoning regulations and 2010 adoption of Design Standards specific to gateway areas.
LUI-31	(6-12)	Funding for gateway areas	Partially implemented as opportunities arise.
LUI-32	(6-12)	Upgrade entrance signs	A post-Camp Fire volunteer group, "The Sign Committee", conducted an online vote for new entrance signs to Town and is working on funding to replace them. <b>The entrance sign on Skyway completed construction in 2022.</b>
LUI-33	(6-12)	Review sign regulations	Ongoing directive and implemented.
LUI-34	(6-12)	Promote completion of auditorium	Implemented.
LUI-35	(6-12)	Facilitate weekend tourist events	Implementation ongoing.
LUI-36	(6-12)	Parking facilities study	Ongoing directive as part of the Downtown Revitalization Master Plan.
LUI-37	(6-12)	Improve code enforcement program	Implemented and ongoing as funds permit. Additional code enforcement staff was brought on in 2021.
LUI-38	(6-12)	Outdoor display ordinance	Implemented via adoption of ord. No. 550 in 2014 (see LUI-37 also).
LUI-39	(6-13)	Relocate nonconforming uses	Ongoing directive.

## INTERGOVERNMENTAL COORDINATION

LUP-68	(6-13)	Use BCAG for land use decisions	Ongoing and partially implemented as opportunities are afforded.
LUP-69	(6-13)	Regional decision making	Ongoing and partially implemented as opportunities are afforded.
LUP-70	(6-13)	Butte County urban reserve policy	Ongoing and partially implemented as opportunities are afforded.
LUP-71	(6-13)	Protection of Paradise watershed	Ongoing and partially implemented as opportunities are afforded.
LUI-40; 41; 42	(6-13)	Coordination with Butte County	Ongoing and partially implemented as opportunities are afforded.

**LAND USE CONTROLS**

LUP-72	(6-14)	Relocation of nonconforming uses	Ongoing directive.
LUP-73	(6-14)	Discourage expansion of legal nonconforming uses	During post Camp Fire in 2019 the Town adopted specific and short-term natural disaster regulations within Section 17.39.300 [Restoration of damaged nonconforming use] of the Paradise Municipal Code.
LUP-74	(6-14)	Improve code enforce program	Implemented and ongoing.
LUP-75	(6-14)	Comm. handicap accessibility	Ongoing and implemented.
LUP-76	(6-14)	Revise local CEQA guidelines	Implemented.
LUI-43; 44	(6-14)	Zone parcels consistent with GP	Implemented.
LUI-45	(6-14)	Consistently enforce regulations	Implemented and ongoing.

**TERTIARY PLANNING AREA**

LUP-77; 78; 79	(6-15)	Projects in tertiary area should not be approved if adverse impacts on Town of Paradise	Partially implemented and ongoing directive.
LUP-80; 81	(6-15)	Projects in tertiary area should have open space	Partially implemented and ongoing as opportunities are afforded.
LUP-82	(6-15)	Projects in tertiary area should Acknowledge high fire hazards	Partially implemented and ongoing as opportunities are afforded.
LUI-46; 47	(6-15)	Coordinate with county	Implemented and ongoing. Town staff provided input for the Butte

		agencies/districts	County General Plan 2030 adopted in October of 2010.
LUI-48	(6-15)	Joint powers agreements	Partially implemented.
LUI-49	(6-15)	Expand Sphere of Influence	Partially implemented.
<b><u>CIRCULATION ELEMENT:</u></b>			
CP-1	(6-18)	LOS "D" or better for roadways	Partially implemented and ongoing.
CP-2	(6-18)	Circulation problems eliminated	<b>In March 2022 a new Paradise Transportation Master Plan was adopted which identifies needed roadway improvements/connections. In late 2022, the Town prioritized identified road projects for its +/- \$229M CDBG-DR Infrastructure allocation to be carried out between 2023-2028.</b>
CP-3	(6-18)	Impacts of street extensions	Ongoing directive and implemented.
CP-4	(6-19)	Mitigate circulation impacts	Ongoing and implemented on case-by-case basis.
CP-5	(6-19)	Upper Ridge roadway impact fees	Partially implemented and ongoing. Butte County collects development impact fees for upper ridge development, a portion of which is earmarked for Skyway and Clark Roads in Paradise.
CP-6	(6-19)	Additional street connections	Ongoing directive. <b>Refer to CP-2.</b>
CP-7	(6-19)	New traffic signal synchronization	Partially implemented. Synchronized traffic signals from Elliott Road to Neal Road along Skyway were completed in 2014. Grant secured in 2015 will fund signalization of the Black Olive Drive/Skyway intersection, further improving signal synchronization along Skyway.
CP-8	(6-19)	Regulate truck routes	Implemented and ongoing.
CP-9	(6-19)	Establish park-and-ride facilities	Ongoing, partially implemented as opportunities afforded.
CP-10	(6-19)	Sidewalk and pathway program	Ongoing directive. Pearson Road improvements/signalization at Recreation Drive were completed in 2013. Infill sidewalks, curbs and gutters along Pearson Road between Academy Dr. and Skyway was constructed in 2017. Grant funding has been secured for environmental review and design for new sidewalks along Birch, Elliott, Foster and Black Olive Drive. Grant funding was secured for construction of new sidewalks along Pearson Road between Academy and Black Olive Drives. The Almond Street and Gap Closure projects, which began in 2021, will install walkable

CP-11	(6-19)	Bicycle and hiking trails	pathways, lighting, landscaping, and road repairs in the Downtown. Ongoing directive; partially implemented. The Downtown Paradise Safety Project installed bicycle lanes along Skyway between Elliot and Pearson Roads in 2014. Bicycle lanes along Pearson Rd. between Pentz and Clark Roads and along Maxwell Dr. were largely completed in 2015. Shoulder widening and the addition of bicycle lanes on Pearson Road from Clark Road to Pentz Road was completed in 2016. Construction/installation of flashing beacons at trailway crossing of major streets completed in 2018. <b>Class 1 multi-use paths are included in multiple road improvement projects allocated for the CDBG-DR infrastructure funding in 2022 to be completed between 2024-2026.</b>
CP-12	(6-19)	Butte County road standards	Implemented. Butte County and the Town have adopted compatible road standards for the Town's Sphere of Influence.
CP-13	(6-19)	Trip reduction plan programs	Partially implemented and ongoing. <b>In 2022, the Town adopted local-level VMT policies from the 2020 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) from BCAG for reducing vehicle miles traveled at a project level.</b>
CP-14	(6-19)	Senior and handicapped transit	Ongoing directive; partially implemented via Paradise Express service.
CP-15	(6-19)	Expand public transit services	Consolidation of County-wide transit services has helped promote implementation.
CP-16	(6-19)	Improve commercial parking	Ongoing directive implemented as opportunities arise. Construction of an additional public parking facility in the Central Commercial area was completed in 2011.
CP-17	(6-19)	Improving traffic flows	Ongoing and partially implemented.
CP-18	(6-20)	Roadway extension workshops	Ongoing and partially implemented.
CP-19	(6-20)	Increase transit opportunities	Partially implemented. The component regarding children has not been implemented due to lack of available funding.
CP-20	(6-20)	Town Engineer to review circulation studies for revision	BCAG development of a Regional Transportation Plan initiated in 2014/2015 has assisted. <b>The 2022 Transportation Master Plan reviewed the Town's daily traffic needs.</b>

CI-1	(6-20)	Access standards along arterials.	Ongoing directive.
CI-2	(6-20)	Road connection feasibility study	<b>Completed in the March 2022 Transportation Master Plan.</b>
CI-3	(6-20)	Establish development impact fees	Implemented and ongoing.
CI-4; 5	(6-20)	Road maint. agreement w/ B.C.	Ongoing and partially implemented.
CI-6	(6-20)	Locations for pathways	Ongoing and partially implemented. <b>Additional opportunities identified in the Action Transportation Plan section of the 2022 Transportation Master Plan and are partially funded through the CDBG-DR infrastructure allocation.</b>
CI-7	(6-20)	Pedestrian pathways for private development	Partially/potentially implemented by covenant agreements.
CI-8	(6-20)	Improve road shoulders	Ongoing implementation via various public infrastructure projects.
CI-9	(6-20)	Transportation facilities	Ongoing directive.
CI-10	(6-21)	Utilizing transportation funds	Ongoing implementation as funds permit.
CI-11	(6-21)	Butte County Circulation Element	Refer to comment for CP-5.

**HOUSING ELEMENT:**

**NOTE: A separate report detailing implementation of the Town of Paradise Housing Element is prepared for Planning Commission review and recommended referral to the Town Council. The format and contents of the Housing Element report is dictated by the California Department of Housing and Urban Development and is therefore generated as a stand-alone, but related document.**

**NOISE ELEMENT:**

NP-1	(6-33)	Noise level acoustical analysis	Ongoing implementation as needed.
NP-2	(6-33)	Transportation noise levels	Ongoing implementation as needed.
N-3	(6-33)	Exterior noise levels	Ongoing implementation as needed.
N-4	(6-33)	Noise mitigation measures	Ongoing implementation as needed.
N-5	(6-33)	Acoustical analysis standards	Ongoing implementation as needed.



N-6; 7	(6-33)	Paradise Skypark Airport levels	Ongoing implementation as needed.
NP-8	(6-33)	Preserve quiet residential areas	Ongoing directive.
NP-9	(6-33)	Control obtrusive noise	Ongoing implementation via noise regulations of the Paradise Municipal Code.
NP-10	(6-34)	Development near care facilities	Ongoing implementation as needed.
NI-1; 2	(6-34)	Monitor mitigation compliance	Ongoing implementation as needed.
NI-3	(6-34)	Noise insulation standards	Implemented and ongoing.
NI-4; 5	(6-34)	Review and update noise element	Ongoing implementation as required.
NI-6	(6-34)	Improve noise ordinance	Implemented and ongoing.
NI-7	(6-34)	Adopt Airport Land Use Plan	Implemented.

**SAFETY ELEMENT:**

SP-1	(6-41)	Public service response times	Ongoing implementation as needed.
SP-2	(6-42)	Adequate road improvements	Ongoing implementation as needed.
SP-3	(6-42)	Fire and crime prevention design	Implemented and ongoing.
SP-4	(6-42)	Adequate fire flow	Ongoing implementation at staff level. See LUP-6 and LUP-18.
SP-5	(6-42)	Require brush removal	Implemented and ongoing. In 2021, Town Council adopted amendments to Chapter 8.58 of the Paradise Municipal Code, <i>Defensible Space and Hazardous Fuel Management</i> , which allowed the temporary use of goats for weed abatement as well as required a defensible space clearance with every title transfer in Town starting April 2022.
SP-6	(6-42)	Adoption of Uniform Fire Code	Implemented and ongoing.
SP-7	(6-42)	New fire station locations	Implemented and ongoing. In 2021 the Town closed escrow on a more centralized property to serve as a new location for Fire Station 82.
SP-8	(6-42)	County SRA fire safety standards	Ongoing directive.
SP-9	(6-42)	Adverse effects of increased runoff	Implemented and ongoing.
SP-10; 11	(6-42)	Development in floodways	Implemented and ongoing. <b>A new Special Permit Zone study was completed in 2022, identifying post-fire areas of town to be reviewed for</b>

SP-12	(6-42)	Master Storm Drain Study Plan	<b>potential flooding and drainage impacts.</b> Implemented and ongoing. <b>The updated Storm Drainage Master Plan was completed in 2022.</b>
SP-13	(6-42)	Airport height restriction policy	Ongoing implementation as needed.
SP-14	(6-42)	Detrimental and toxic discharge	Ongoing implementation via regulatory efforts of the Town's Onsite Sanitation Division, the County Dept. of Public Health Services and RWQCB.
SP-15	(6-43)	Projects to minimize soil erosion	Implemented an Erosion and Sediment Control Plan for all development projects complying with the Town's Phase II MS4 NPDES General Permit issued by the State Water Board.
SP-16	(6-43)	Erosion control on sloped lots	Ongoing implementation as needed.
SP-17	(6-43)	No development on slopes $\geq 30\%$	Ongoing implementation as needed.
SI-1	(6-43)	Standards for adequate fire flow	Implemented and ongoing.
SI-2	(6-43)	Review and amend existing roadway standards	Ongoing directive. <b>Updated roadway standards were included in the 2022 Transportation Master Plan.</b>
SI-3	(6-43)	Public safety impact fees	Partial funding implemented and ongoing.
SI-4	(6-43)	Public safety service fees	Not implemented at this time due to legal (Prop.218) constraints.
SI-5	(6-43)	Earthquake and fire danger Education for residents	Implemented and ongoing.
SI-6	(6-43)	Enforce UBC (bldg) and UFC (fire)	Implemented and ongoing.
SI-7	(6-43)	Adequate dry brush clearance	Implemented and ongoing.
SI-8	(6-43)	Amend ordinances as necessary to require erosion control	Ongoing and partially implemented.
SI-9	(6-43)	Evaluate and implement the Master Storm Drain Study	Ongoing as opportunities arise. <b>Multiple project improvement recommendations in the 2022 Storm Drainage Master Plan are being implemented through the CDBG-DR infrastructure funding.</b>
SI-10	(6-43)	Adopt Airport Land Use Plan	Implemented.
SI-11	(6-43)	Airport Commission review	Ongoing implementation as needed.

SP-18; 19	(6-45)	Siting of HHW facilities	Functionally implemented and ongoing as a result of establishment and successful operation of the Town's HHW facility. The facility was temporarily closed in 2020 due to lack of funding and staffing post-Camp Fire. <b>Grant funding was secured in 2022 for semi-annual HHW events.</b>
SP-20; 21	(6-45)	Countywide HHW agreements	Ongoing. See County Hazardous Waste Management Plan.
SP-22	(6-45)	HHW transportation routes	Ongoing. See County Hazardous Waste Management Plan.
SP-23; 24	(6-45)	Siting of collection facilities in the industrial area	Implemented.
SI-12	(6-46)	Develop. to consider HHW Element	Ongoing implementation as needed.
SI-13	(6-46)	Regional facility siting	Ongoing implementation as needed.
SI-14	(6-46)	Hazardous waste data collection	Ongoing implementation as needed.
SI-15	(6-46)	Ordinances compliant with AB 2948	Ongoing implementation as needed.
SI-16	(6-46)	Develop HHW reduction program	Ongoing implementation as needed.
SI-17	(6-46)	Program to manage waste oil	Implemented.
SI-18;19	(6-46)	Develop HHW educational programs	Ongoing implementation as needed.
SI-20	(6-46)	HHW air quality standards	Ongoing and implemented.
SI-21;22	(6-46)	Collection and education programs	Ongoing and implemented.

**OPEN SPACE/CONSERVATION ELEMENT:**

OCEP-1; 2; 3	(6-49)	Scenic highway corridors	Implemented.
OCEP-4	(6-49)	New billboard size and location restrictions	Implemented and ongoing.
OCEP-5; 6	(6-49)	Protecting scenic view corridors	Ongoing implementation as needed.
OCEI-1	(6-50)	Development standards to maintain Integrity of scenic highway	Implemented via Town adoption of scenic highway zoning regulations.
OCEI-2	(6-50)	Utility locations in gateways	Implemented as needed.
OCEI-3	(6-50)	New billboard regulations	Implemented and ongoing.

OCEP-7	(6-51)	Open space as infill tool	Implemented, ongoing directive.
OCEP-8	(6-51)	Trailways with new development	Ongoing and partially implemented as needed; Yellowstone Kelly Heritage Trailway (formerly Paradise Memorial Trailway) extension completed in 2010 indicates progress.
OCEP-9	(6-51)	Public access to Lookout Point	Implemented and ongoing via Butte County.
OCEP-10	(6-51)	Linear park around trailway	Partially implemented/ongoing via Trailway Plan & recent improvements.
OCEP-11	(6-51)	Work with PRPD for park locations	Implemented and ongoing.
OCEP-12	(6-51)	Work to acquire open space	Ongoing directive and merits implementation due to 2018 Camp Fire circumstances.
OCEI-4;	(6-51)	Work with PRPD to develop open space specific plan	The PRPD adopted a revised and updated 15-year District Master Plan during 2010 that will assist in implementation of this directive.
OCEI-5	(6-51)	Park facilities consistent with GP	Implemented and ongoing.
OCEI-6	(6-51)	Expansion of Sphere of Influence	Not implemented due to lack of necessity.
OCEI-7	(6-51)	Open space east of Neal Rd	Partially implemented as an ongoing directive.
OCEP-13	(6-52)	Protect large trees	Ongoing directive and implemented as opportunities afforded.
OCEP-14; 15	(6-52)	Maintenance of natural habitat	Partially implemented and ongoing.
OCEP-16	(6-52)	Protect area fisheries	Partially implemented and ongoing.
OCEP-17	(6-52)	Protect deer herd migration routes	Ongoing directive.
OCEP-18; 19	(6-53)	Protect view sheds	Ongoing and partially implemented.
OCEP-20; 21	(6-53)	Protect neighboring views	Ongoing and partially implemented.
OCEP-22	(6-53)	Underground utilities encouraged	Partially implemented and ongoing. The Town established two new underground utility districts in 2016. During 2019 PG&E agreed to and commenced undergrounding some of its electrical transmission lines along the Skyway and within the Town. <b>During 2022, PG&amp;E continued to install multiple miles of underground utilities.</b>
OCEP-23	(6-53)	Preserve groundwater quality	Implemented and ongoing.
OCEP-24; 25	(6-53)	Protect town's water resources	Implemented and ongoing.
OCEP-26	(6-53)	Keep natural riparian vegetation	Partially implemented and ongoing via case-by-case analysis.
OCEP-27	(6-53)	Land uses near sensitive lands	Implemented and ongoing.

OCEP-28	(6-53)	Control grading in subdivisions	Implemented and ongoing.
OCEP-29	(6-53)	Golf course operation encouraged	Ongoing directive.
OCEP-30	(6-53)	Grey water usage ordinance	Implemented and ongoing. The Town adopted grey water use regulations in 2014.
OCEP-31	(6-53)	Retention of agricultural lands	Ongoing partial implementation.
OCEP-32;33	(6-53, 54)	Identify ag and timber lands	Implemented.
OCEP-34; 35	(6-54)	Support programs to recycle	Implemented/ongoing via execution of a solid waste franchise agreement with NRWS.
OCEP-36	(6-54)	Archaeologically sensitive lands	Implemented and ongoing.
OCEI-8	(6-54)	Develop standards for stream and drainage way protection	Implemented and ongoing.
OCEI-9	(6-54)	Low density on sensitive land	Implemented and ongoing.
OCEI-10	(6-54)	Regulations for creek discharges	Implemented and ongoing via RWQCB and the Town's Wastewater Management District.
OCEI-11	(6-54)	Seek grants for reforestation	Partially implemented and ongoing as opportunity affords itself.
OCEI-12	(6-54)	Mitigation for tree removal	Largely implemented via tree ordinance regulations. The Town was awarded a grant in 2020, through FEMA's Hazard Mitigation Grant Program, for the advanced planning of reseeded (due to loss of trees in the Camp Fire) in the Town's rights-of-way and public lands. The grant will include the study of how to control brush and provide for reseeded training to homeowners.
OCEI-13	(6-54)	Encourage Arbor Day	Ongoing directive.
OCEI-14	(6-54)	Preserve natural wildlife areas	Implemented and ongoing.
OCEI-15	(6-54)	Undergrounding utilities	Partially implemented and ongoing. See OCEP 22.
OCEI-16	(6-54)	Acquire conservation easements	Not implemented; lack of funding.
OCEI-17	(6-54)	Establish Williamson Act program	Not implemented; lack of local opportunities.
OCEI-18	(6-55)	Compliance with CEQA archaeological impacts	Implemented and ongoing directive.
OCEI-19; 20	(6-55)	Use of qualified archaeologists	Implemented and ongoing.
OCEI-21; 22; 23; 24	(6-55)	Implement recycling programs	Implemented and ongoing. See OCEP-34; 35 and SP-18; 19 comments
OCEI-25	(6-55)	Eliminate leaf burning	Progress toward implementation has been achieved; <b>the post-fire</b>



OCEI-26	(6-55)	Support water conservation	<b>reopening of the green waste yard has helped reduce the need to burn.</b> Partial implementation and ongoing. See note for LUP-6 and LUP-18.
OCEI-27	(6-55)	PRPD impact mitigation program	Implemented and ongoing.
OCEP-37	(6-56)	Cogeneration possibilities	Not implemented due to a history of limited opportunities and constraints predating the 2018 Camp Fire.
OCEP-38	(6-56)	Support recycling	Implemented.
OCEP-39	(6-56)	Siting of multi-family housing	Ongoing directive.
OCEP-40	(6-56)	Commercial sign design	Implemented by Town-wide Design Standards adopted in 2010.
OCEP-41	(6-57)	Landscape plan standards	Implemented and ongoing. <b>Landscaping incorporated into the updated Design Standards for the Downtown and Community Commercial corridors in 2022.</b>
OCEP-42	(6-57)	Pedestrian and bicycle consideration in new subdivisions	Ongoing and partially implemented on a case-by-case basis.
OCEP-43	(6-57)	Bike lanes on collector streets	Implemented as opportunities arise.
OCEI-28	(6-57)	Energy conservation partnership	Partially implemented and ongoing.
OCEI-29	(6-57)	Energy conservation ordinance	Functionally implemented through adoption of 2022 Green Building Standards.
OCEI-30	(6-57)	Energy conservation in zoning	Ongoing directive.

**EDUCATION AND SOCIAL SERVICES ELEMENT:**

**SOCIAL SERVICES ELEMENT - (Education and Schools)**

ESP-1-7	(6-59)	School siting requirements	Ongoing directives; implemented as opportunities arise.
ESP-8	(6-60)	PUSD review of rezone	Ongoing directive.
ESP-9; 10	(6-60)	PUSD considerations for density	Implemented and ongoing.

ESI-1	(6-60)	PUSD to review GP amendments	Implemented and ongoing.
ESI-2	(6-60)	Notify PUSD of Fed or State develop.	Ongoing directives implemented as opportunities arise.
ESI-3; 4	(6-61)	Ongoing review of school sites	Ongoing directives implemented as opportunities arise.
ESI-5	(6-61)	Findings for school capacities	Not implemented.
ESI-6	(6-61)	PUSD impact mitigation program	Not implemented; prohibited by California State law.

**SOCIAL SERVICES ELEMENT - (Senior Services):**

ESP-11-13	(6-62)	Needs of the aging and elderly	Partially implemented and ongoing.
ESP-14-16	(6-62)	Help improve senior facilities/svcs	Partially implemented and ongoing.
ESI-7	(6-62)	Work with senior groups	Partially implemented and ongoing but no formally established liaison.
ESI-8; 9	(6-62)	Add Community Services land uses	Implemented.
ESI-10	(6-62)	Alternative means to improve svcs	Partially implemented via federally funded Town housing programs.

**SOCIAL SERVICES ELEMENT - (Child Day Care):**

ESP-17-19	(6-63)	Large family daycare requirements	Implemented.
ESI-11	(6-63)	Streamline large family daycares	Implemented. Updated large family daycare ordinance in 2021 to comply with current state law requiring they be treated the same as small family daycares (permitted-by-right).

**SOCIAL SERVICES ELEMENT - (The Arts)**

ESP-20	(6-64)	Encourage art and retail crafts	Partially implemented and ongoing as opportunities are afforded.
ESP-21	(6-64)	Dramatic theater facility siting	Implemented and ongoing.
ESP-22	(6-64)	Add arts program opportunities	Implementation ongoing.
ESP-23	(6-64)	Local arts education program	Partially implemented and ongoing.
ESI-12	(6-64)	Ongoing support of the arts	Partially implemented, but no formally established liaison.
ESI-13	(6-64)	Feasibility of art related incentives	Not being implemented by local government efforts but via private sector (Paradise Ridge Chamber, etc.).
ESI-14	(6-64)	Display local art within Town Hall	Partially implemented and ongoing. No art, through the Paradise Art

ESP-24	(6-65)	Education on value of library	Center, has been displayed post-fire or during COVID due to restricted access to the building.
ESP-25	(6-65)	Assist in funding library programs	Limited implementation effort.
ESP-26	(6-65)	Support offerings of local library	Not implemented. Such opportunities have yet to materialize.

**SOCIAL SERVICES ELEMENT - (Library Services)**

ESI-15	(6-65)	TOP and library liaison	Limited implementation effort.
ESI-16	(6-65)	Consolidate library with TOP	Not implemented. No advocacy nor demand for implementation currently exists.

**SOCIAL SERVICES ELEMENT - (Activities for Teenagers):**

ESP-27; 28	(6-66)	Facilities available for teens	Implemented and ongoing. PRPD programs/activities contribute greatly <b>as does the newly reopened Boys &amp; Girls Club in 2022.</b>
ESP-29	(6-66)	Solicit teen input	Limited implementation as opportunities are afforded.
ESI-17; 18	(6-66)	Develop avenues for teen input	Implemented as the opportunity arises.
ESI-19	(6-66)	Teens on citizen committees	Limited opportunities for implementation.

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