



## CHAPTER FIVE MANDATORY CEQA SECTIONS

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### 5.1 INTRODUCTION

The California Environmental Quality Act and the *State CEQA Guidelines* require that EIRs include discussion of the following issues:

- The relationship between local short-term uses of the environment and the maintenance and enhancement of long-term productivity (Section 15126(e))
- Any significant irreversible environmental changes which would be involved in the proposed action should it be implemented (Section 15126(f))
- Growth inducing impact of the proposed action (Section 15126(g))
- Cumulative impacts (Section 15130)

### 5.2 SHORT-TERM VERSUS LONG-TERM USES

A general plan is by definition a comprehensive, long-term plan for the physical development of the community. According to the *State General Plan Guidelines*, it is long term in two senses: (1) it establishes goals and projects conditions and needs into the future as a basis for determining objectives; and (2) it establishes long-term policy for day-to-day decision making based upon those objectives. The proposed *Paradise General Plan* has established a planning period of fifteen years. The EIR for the *General Plan* is in fact an assessment of the long-term cumulative impacts of development on the environment in accordance with the Plan.

As discussed in Chapter Three of this EIR, the conversion of undeveloped land and open space to urban uses represents a long-term commitment to a change in use as specified in the Plan. All such development must take place in accordance with the policies of the *General Plan* and mitigation measures approved as part of this EIR.

### **5.3     SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES**

As noted in Section 5.2 above, adoption and implementation of the proposed *Paradise General Plan* would result, over time, in the conversion of currently undeveloped land and open space to urban uses, although significant areas of open space will remain within the Planning Area. While generally considered permanent, such conversion is not a direct adverse impact. The secondary environmental impacts of such changes in use are analyzed in Chapter Three. Secondary impacts which are generally considered irreversible and significant include loss of wildlife habitat and increased water consumption.

### **5.4     GROWTH-INDUCING IMPACTS**

Any general plan which plans for and accommodates future urban development may be considered "growth-inducing". Table 3.1-1 provides information regarding future population and dwelling units upon buildout of the *General Plan* at prescribed population density and land use and building intensity. The impacts of such buildout are assessed in Chapter Three. The *Paradise General Plan* is intended to be growth-accommodating, as opposed to growth-generating. The *General Plan* has been designed to maintain and enhance the environment as growth occurs through policy statements regarding adequate public facilities and services and protection of natural resources.

### **5.5     CUMULATIVE IMPACTS**

As noted in Section 5.2 above, this EIR is by definition an assessment of the cumulative impacts of development in accordance with the proposed *Paradise General Plan*. It is an assessment of the environmental effects of full buildout of the *General Plan*, including existing and proposed development, and future development in accordance with the Plan. Because the actual nature of future developments cannot be known at this time, the EIR is by necessity not as detailed as an EIR on the specific construction projects that might follow, but instead focuses on the secondary effects that can be expected to follow from *General Plan* adoption (*State CEQA Guidelines* Section 15146(b)). This EIR identifies the following significant cumulative impacts:

- Air quality
- Increased water consumption

Table 5.1-1 identifies those projects in the Town of Paradise that have already been approved (but not constructed) or that are currently under consideration. The environmental documents for the previously-approved projects are incorporated by reference in this EIR.

In addition to planned projects within the Town of Paradise, development in the unincorporated area of Butte County and in the cities of Chico and Oroville is addressed

**TABLE 5.1-1**  
**TOWN OF PARADISE**  
**PROPOSED AND APPROVED PROJECTS**

Project Name		Acreage/Lots/ Units	Status	Date Approved
S-1-87	Fraser	11 lots	Expired	3-14-88
S-1-88	Hoiland	9 lots	Map Recorded	6-13-88
S-2-88	Feather River Hospital	32 condos (commercial)	Map Recorded	5-9-88
S-3-88	Schott	9 lots	Map Recorded	9-12-88
S-4-88	Miracle Construction	2 lots	Expired	10-24-88
S-2-89	Hall	6 lots	Map Recorded	8-28-89
S-3-89	Strauss	13 lots		12-11-89
S-4-89	Thacker	9 lots	Map Recorded	1-8-90
S-5-89	Bolin	36 lots	Map Recorded	3-12-90
S-6-89	Donaldson	15 lots	Map Recorded	2-26-90
S-7-89	Point West	13 lots		10-16-90
S-8-89	Marjama	6 lots		7-9-90
S-1-90	Freestone	10 lots	Map Recorded	4-23-90
S-2-90	Kasza	41 lots		4-8-91
S-3-90	Paradisewood Estates	21 lots		

Project Name		Acreage/Lots/ Units	Status	Date Approved
S-4-90	Acorn Ridge Units 4-7	32 lots		6-25-90
S-5-90	Canterbury	11 lots		7-9-90
S-6-90	Perko	10 lots		12-10-90
S-7-90	Cobblestone	Condo conversion	Map Recorded	12-10-90
S-1-91	Paradise Partners	177 lots		
UP-20-88	Paradise Manor Senior Care	114 living units		1990
SPR-5-89	Oak Knoll Estates Retirement Home			9-11-89
UP-12-90	West Recreation Center	N/A		4-22-91
SPR-13-90 UP-15-91	K-Mart Expansion	N/A	Under construction	2-25-91 11-18-91
SPR-2-89 SPR-10-91	Albertson's Expansion	N/A		2-27-89 6-10-91
UP-24-87	Plantation Mobile Home Park	100 spaces (Mobilehome units)		
SPR-11-91	Sierra Builders	10 units		8-26-91



in their respective general plans. The Butte County *General Plan* is summarized in Section 16.1 of Volume III, *Environmental Setting*. Butte County is in the process of a comprehensive general plan update. Current policy has established an Urban Reserve policy south of the town limits, in the Secondary Planning Area. This policy limits development and provides for coordination with the Town regarding land use, zoning, subdivision of land and development standards. North of the town limits, in the Paradise Pines area, there is currently a moratorium in effect on new divisions of land. However, "buildout" development of existing lots of record continues to impact water quality and the circulation system of the Town of Paradise, as described in Chapter Three.

The City of Chico is also beginning the process of a comprehensive general plan update. The impact of development in the City of Chico on the Town of Paradise is largely related to the extent that Paradise residents travel to Chico for employment and shopping. The policies of the proposed *Paradise General Plan* have been designed to create more shopping and employment opportunities in Paradise, and to encourage use of alternative modes of transportation for those trips which are made. The other issue which involves the City of Chico is the proposal which has surfaced previously for a large-scale development of Nance Canyon, which is within the Tertiary Planning Area. This development was initially proposed within the Butte County unincorporated area and may now be under consideration for annexation to the City of Chico.

The City of Oroville is currently in the process of revising its General Plan and adoption is anticipated in late summer of 1992. Although still in the process of formulating the plan, the City's steering committee has proposed design of a plan that would accommodate approximately 70,000 people by the year 2010. This would approximately double the existing holding capacity of between 34,000 and 36,000. There are five residential development projects currently under review by the City: an annexation and 249-lot single family subdivision on 73 acres on the north side of Table Mountain Boulevard; a specific plan that has been placed on hold by the developer; a 47-lot subdivision on 12 acres on 4th Street, north of Grand Avenue; a 49-lot subdivision on 10 acres on Feather Avenue at 20th Street; and a 136-lot subdivision on 30 acres on the south side of Feather Avenue between 18th and 20th Streets.