



CHAPTER TWO

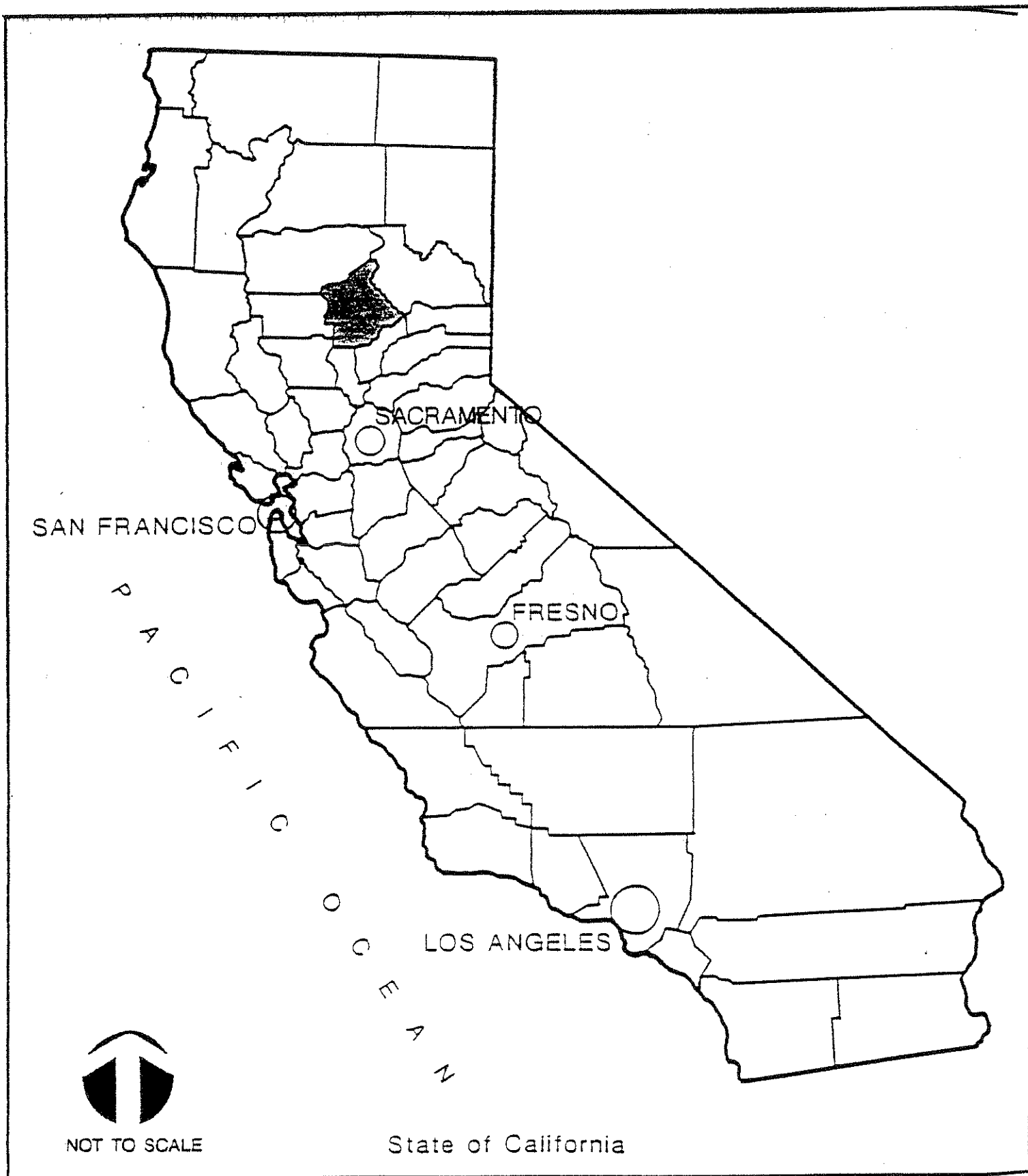
PROJECT DESCRIPTION

2.1 LOCATION

The Planning Area for the proposed *Paradise General Plan* is situated in eastern Butte County in the western foothills of the Cascade-Sierra Nevada Mountains and includes the Town of Paradise and surrounding unincorporated area of Butte County (see Figures 2-1 and 2-2). Located north of Paradise are the smaller unincorporated communities of Magalia, Paradise Pines, Nimshew and De Sabla; to the south of the Town is the Lime Saddle area. These areas are known as the Upper and Lower (Eden) Ridge, respectively. To the southeast is the City of Oroville (the County seat), and to the west is the City of Chico. State Route 191 and the Skyway are the primary access routes to the Town from State Highway 99. State Route 191 becomes Clark Road and bisects the community, ending near the northerly town limits. The South Fork of the Feather River flows through the Feather River Canyon along the easterly edge of the community.

Three study areas were established for the Town and surrounding areas for the purpose of the *General Plan*: the Primary Study Area, which reflects the existing Town limits; the Secondary Study Area, which encompasses the existing Sphere of Influence boundary adopted for the Town by the Butte County Local Agency Formation Commission (LAFCO); and the Tertiary Study Area, which extends to the south and west to Highway 99 and Pentz Road. The *Paradise General Plan* refers to these areas as the Primary, Secondary, and Tertiary Planning Areas respectively. These areas are shown on Figure 2-3. For purposes of the EIR, the terms "Study Area", "Planning Area" or "Plan Area" refer collectively to the Primary, Secondary and Tertiary Study Areas.

The Paradise town limits (Primary Study Area) encompasses approximately 11,820 acres, and the Secondary Study Area includes an additional 17,686 acres. The Planning Area includes all or portions of Sections 1, 2, 11, 12, 13, 14, 23, 24, 25, 26, 35 and 36, Township 23 North, Range 3 East; Sections 7, 18, 19, 30 and 31, Township 23 North, Range 4 East; Sections 1,2,3,9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Township 22 North, Range

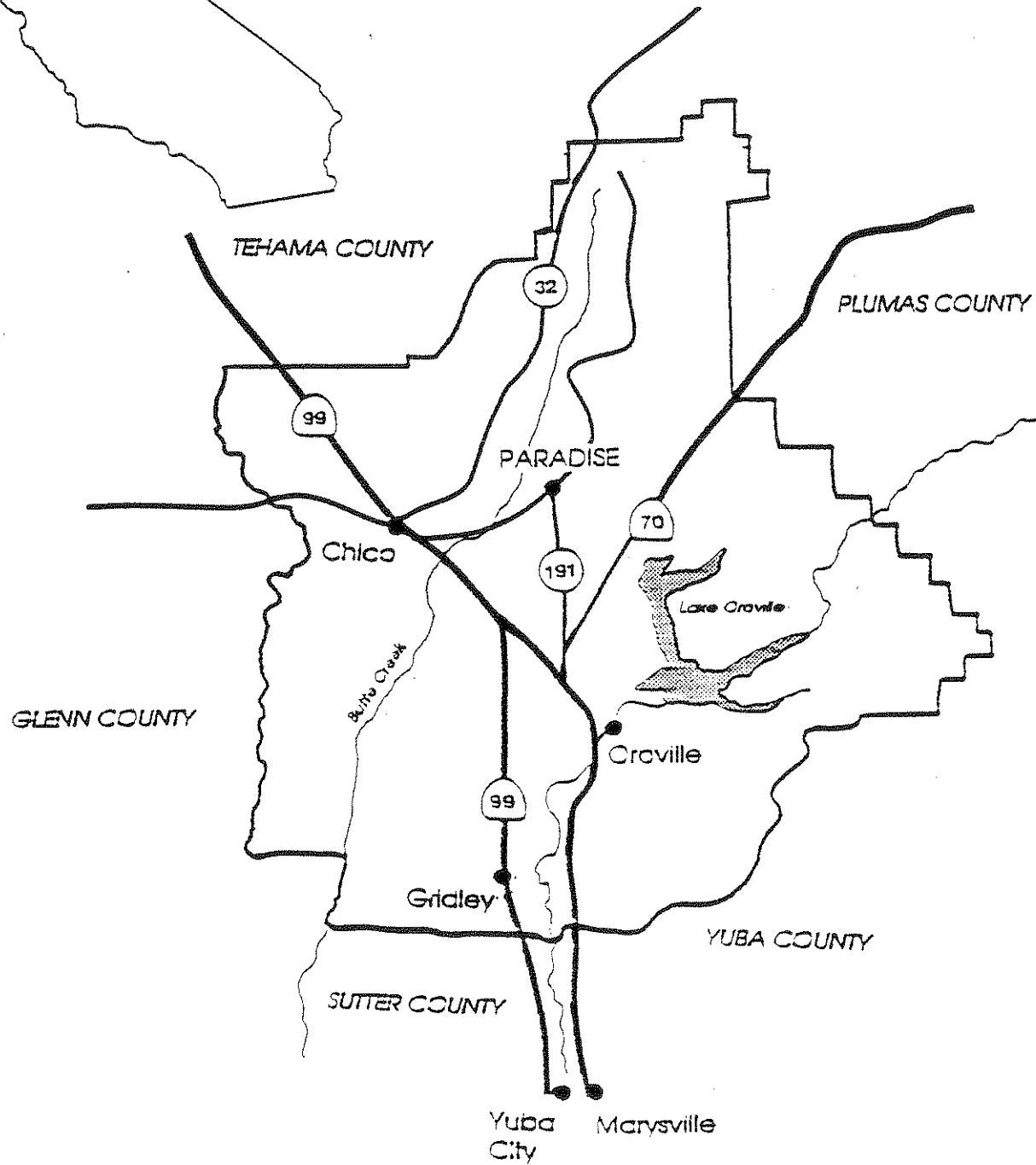


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Butte County Location Map

Figure
2-1

Butte County



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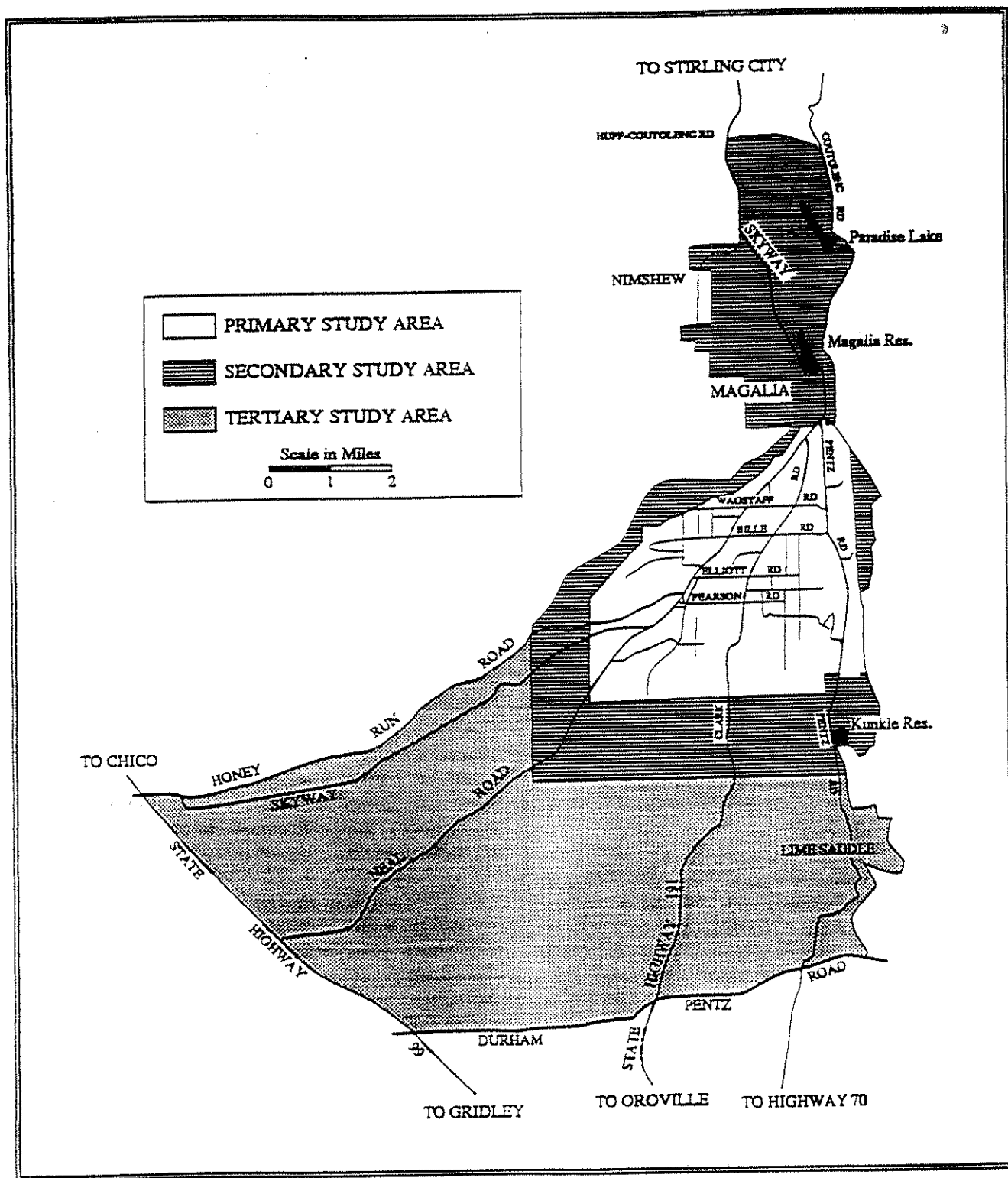
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REGIONAL LOCATION

FIGURE

2-2

PARADISE, CA



PLANNING AREAS (GENERALIZED)



3 East; Sections 6, 7, 18, 19, 30 and 31, Township 22 North, Range 4 East; Sections 1 through 31, Township 21 North, Range 3 East; Sections 6, 7, 8, 17, 18 and 19, Township 21 North, Range 4 East; Sections 25, 34, 35 and 36, Township 22 North, Range 2 East; Sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24, 25, and 26, Township 21 North, Range 2 East; Mount Diablo Base and Meridian; and a portion of the Esquon Rancho Spanish land grant, which has not been surveyed.

2.2 DESCRIPTION OF PROPOSED GENERAL PLAN

Chapter 1.0 of Volume I, the *Policy Document*, Section 1.1 explains the purpose and nature of the *General Plan*. Chapter 2.0 describes the *Land Use Diagram*, *Circulation Diagram* and *Land Use Constraints Diagram* and includes land use designations and standards, circulation system classifications, planned circulation system improvements and classifications, and a population density/land use and building intensity matrix. Chapter 6.0 contains the goals, objectives, policies, implementation measures, standards and programs which comprise the *Paradise General Plan*.

2.3 RELATED ACTIONS

Following adoption of the *Paradise General Plan*, the Town will undertake amendments to the Zoning and Subdivision Ordinances to achieve consistency with the *General Plan*. It is intended that this EIR will also be used by the Town as the environmental documentation for subsequent proposed Zoning and Subdivision Ordinance amendments.