

Town of Paradise Housing Element Update

Initial Study and Negative Declaration

June 18, 2009

Prepared for:

Town of Paradise
Community Development Department
5555 Skyway
Paradise, CA 95969

Prepared by:

De Novo Planning Group



A Land Use Planning, Design, and Environmental Firm

4630 Brand Way, Sacramento, California 95819

INITIAL STUDY AND NEGATIVE DECLARATION

FOR THE

TOWN OF PARADISE HOUSING ELEMENT UPDATE PROJECT

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INITIAL STUDY CHECKLIST

PROJECT TITLE

Town of Paradise Housing Element Update

LEAD AGENCY NAME AND ADDRESS

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5555 Skyway
Paradise, CA 95969

CONTACT PERSON AND PHONE NUMBER

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PROJECT SPONSOR'S NAME AND ADDRESS

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5555 Skyway
Paradise, CA 95969

PROJECT LOCATION AND SETTING

The Town of Paradise is located in north central Butte County where the western slopes of the Cascade and Sierra Nevada ranges meet. The topography in the area is composed of mostly steeper canyons from the major drainages. The Town is situated at an elevation of between 1,500 and 2,200 feet.

The Town of Paradise is predominately residential in character, composed mostly of single-family dwellings. Most of the commercial uses are located along the major arterial roads and in the Town's central business district. Agricultural uses, including vineyards, orchards, and grazing land, are located primarily in the southern third of the town. The town contains relatively little industrial development.

GENERAL PLAN AND ZONING

PARADISE GENERAL PLAN

The Paradise General Plan provides a range of residential building types and densities in various areas of Paradise. Densities range from a low of one unit per acre in the Agricultural-Residential designation to 15 units per acre in the Multi-family designation.

PARADISE ZONING CODE

The Zoning Ordinance identifies four residential districts, and six other zones that allow residential development. Some zones have varying zoning treatments, or sub-zones. Below is a brief description of each of the aforementioned zones.

Agricultural Residential (AR) Zones – The agricultural residential (AR) zones are intended for land areas that are planned or are existing residential areas characterized by larger parcels and accessory agricultural land uses, including raising of livestock and other forms of agricultural production. The agricultural residential-1, agricultural residential-3, and the agricultural residential-5 zones are consistent with the agricultural-residential (A-R) land use designation of the Paradise General Plan. The agricultural residential-3 and agricultural residential-5 zones are also consistent with the open-space/agricultural land use designation of the Paradise General Plan.

Rural Residential (RR) Zones – The rural residential (RR) zones are intended for land areas that are planned or are existing single-family rural residential areas characterized by moderately large parcels and with residential densities that range from one to two (2) dwelling units per acre. The rural residential-1, rural residential-2/3, and rural residential-1/2 zones are consistent with the rural/residential (R-R) land use designation of the Paradise General Plan.

Town Residential (TR) Zones – The town residential (TR) zones are intended for land areas that are planned or are existing single-family residential areas characterized by small sized (one-half (1/2) gross acre or less) parcels and the absence of accessory rural land uses, particularly the keeping of livestock. The town residential-1, town residential-1/2 and town residential-1/3 zones are consistent with the town residential (T-R) land use designation of the Paradise General Plan.

Multi-family Residential (M-F) Zone – The multiple-family residential (M-F) zone is intended for land areas that are planned or existing multiple-family residential areas. Dependent upon the presence and application of constraints, maximum potential residential densities cannot exceed fifteen (15) dwelling units per acre and eight (8) dwelling units per acre within mobile home parks. The multiple-family residential zone is consistent with the multi-family residential (M-R) land use designation of the Paradise General Plan.

Agricultural (AG-10) and Agricultural-20 (AG-20) Zones – The agricultural-10/20 (AG-10, AG-20) zones are intended for land areas planned and deemed suitable to remain in their natural, primarily undeveloped state or to be used for open space and agricultural purposes. Such land areas can also be deemed inappropriate for urban development due to steep slopes, a significant lack of public services, and a substantial desire to retain existing agricultural or open space characteristics. The agricultural-10 and agricultural-20 zones are consistent with the open-space/agricultural land use designation of the Paradise General Plan.

Neighborhood-Commercial (N-C) Zone – The neighborhood-commercial zone is intended for land areas that are characterized by existing and planned neighborhood and locally oriented commercial retail and service uses. This zone is primarily applied to small sites adjacent to residential neighborhoods and along designated arterial or collector streets. The neighborhood-commercial zone is consistent with both the neighborhood-commercial (N-C) and the town-commercial (T-C) land use designations of the Paradise General Plan.

Central-Business (C-B) Zone – The central-business zone is intended for land areas located within the central commercial (downtown or core) area of Paradise and that provide for commercial retail and service uses, public uses, professional and administrative office uses, and multiple-family residential uses. The central-business zone is consistent with the central-commercial (C-C) land use designation of the Paradise General Plan and it is potentially consistent with the town-commercial (T-C) Paradise General Plan land use designation.

Community-Facilities (C-F) and Community-Services (C-S) Zones – The community-facilities (C-F) and community-services (C-S) zones are intended for land areas that are planned to or already provide for public and public institutional land uses or private land uses which serve a community purpose or benefit the community. The community-facilities zone is consistent with the public-institutional (P-I), community-service (C-S), and recreational (R) land use designations of the Paradise General Plan. The community-services zone is consistent with the community-service (C-S) and recreational (R) land use designations of the Paradise General Plan. In addition, the community-services zone is potentially consistent with the multi-family residential (M-R) land use designation of the Paradise General Plan.

Community-Commercial (C-C) Zone – The community-commercial zone is intended for land areas that are planned or are providing a full range of locally and regionally oriented commercial land uses, including retail, retail centers, wholesale, storage, hotels and motels, restaurants, service stations, automobile sales and service, professional and administrative offices, etc. Dependent upon the presence and application of constraints, maximum potential residential densities shall not exceed ten (10) dwelling units per acre. The community-commercial zone is consistent with the town-commercial (T-C) land use designation of the Paradise General Plan and it is potentially consistent with the community-service (C-S) Paradise General Plan land use designation.

PROJECT DESCRIPTION

The Town of Paradise Housing Element update would revise the Town’s Housing Element consistent with the requirements of state law. Government Code Section 65583 requires that the Housing Element include the following components:

- A review of the previous element’s goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the preservation, improvement, and development of housing.
- A program which sets forth a schedule of actions that the Town is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element. to identify adequate sites to accommodate the housing needs of all economic segments of the community. The program must do all of the following:
 - Identify actions that will be taken to make adequate sites available to accommodate the Town’s share of the regional housing need, if the need could not be accommodated by the existing inventory of residential sites;
 - Assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate income households;
 - Address and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing;

- Conserve and improve the condition of the existing affordable housing stock;
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserve assisted housing developments for lower income households.

HOUSING ELEMENT CONTENTS

The Town of Paradise Housing Element consists of seven chapters. Chapters 1 through 5 provide an introduction to the document, summarize existing conditions, describe the regulatory framework and constraints relevant to housing, and inventory existing resources available for housing, including available sites under existing General Plan designations and zoning districts. Appendix A identifies potential residential sites based on existing General Plan designations and zoning districts. These chapters do not involve any changes to existing conditions and do not have the potential to affect the environment.

Housing Plan

Chapter 6 is the Town's Housing Plan and identifies the Town's commitment to specific actions in order to maintain and improve the Town's existing housing, promote development of housing affordable to all income levels and special needs populations, require non-discrimination in housing, and meet the requirements of State law related to housing elements.

The Housing Plan in Chapter 6 identifies the following four goals:

- HG-1 Encourage and facilitate the production of all housing types, from affordable workforce housing to executive homes, to meet the Town's share of regional housing needs consistent with the overall goals, objectives, and policies of the Paradise General Plan;
- HG-2 Improve and preserve safe, decent housing and neighborhoods for all the residents of Paradise;
- HG-3 Reasonably accommodate housing designed for persons with special housing needs; and
- HG 4 Encourage energy efficient resources in new residential development as well as the existing housing stock.

For each goal, a set of policies and implementation measures are identified. The Housing Plan in Chapter 6 would commit the Town to the following implementation measures, which are specific actions that the Town will take:

HI-1 Reduce Infrastructure Constraints to Development

Continue to reduce infrastructure constraints to new development, particularly those constraints associated with wastewater disposal. The General Plan authorizes an ongoing identification of infrastructure and service limitations including those related to sanitary waste disposal which inhibit housing development.

- The Town will identify programs and resources to address short-term and long-term needs while continuing to investigate potential state/federal funding sources. Programs evaluated each year will be identified in the Annual Housing Report (see HI-9).
- Develop procedures to facilitate the planning and development of clustered and alternative wastewater treatment systems.
- As clustered wastewater treatment systems are developed, the Town will prepare an application process, including fee structure and pamphlet explaining the process, to facilitate development of projects that can use of the systems.
- Once the Downtown Clustered Wastewater Treatment System is under construction, the Town will analyze other areas of Town with significant high density residential development potential and determine areas where clustered wastewater treatment systems may be feasible.

HI-2 Affordable Housing Resources

Promote affordable housing through working with and assisting developers who are interested in producing affordable housing, through providing staff support, identifying available resources, supporting funding applications, and providing funding when available. The Town will take the following actions:

- Coordinate a housing stakeholders group that includes affordable housing developers, that will meet semi-annually to identify potential housing projects, including affordable new construction, special needs housing, and first time homebuyer assistance, and prioritize potential funding efforts.
- Annually encourage nonprofit sponsors to make application to state and federal agencies for affordable senior citizen and/or disabled rental housing.
- Develop an approach to seek funding for affordable housing rehabilitation and new construction that ensures that a variety of populations are addressed (e.g., once one project is funded, support a different type of project in the next funding round). The approach should maximize the Town's available funding resources, prioritize projects that will be very competitive in the funding process, support new construction for a variety of affordable housing needs, and be based on the interest of developers in providing specific housing types.
- Prepare a brochure identifying affordable housing resources and incentives and provide the brochure to development applicants interested in affordable and/or multifamily housing.
- Consider allocating CDBG funds, when available and appropriate, to assist with preparation of HOME applications, and other applicable state and federal program applications in support of affordable housing projects.
- Annually seek funding from CalHOME and other programs to augment the Town's funding sources.

HI-3 Affordable Housing Incentives

Provide incentives through project processing and development regulations to promote affordable and special needs housing. These incentives will include:

- Expedited processing and approvals for such projects, without jeopardizing environmental quality, or the integrity of the overall goals, objectives, and policies of the General Plan.
- Reduction in development standards, such as parking, setbacks, floor area ratios, and lot coverage requirements.
- Continue to require only the minimum design standards for housing construction, provide engineered specifications, and a residential construction guide to interested builders and property owners.
- Identify cost-saving and innovative development approaches that may assist developers in providing affordable housing and developing projects at or near maximum densities.
- Support funding applications in conjunction with HI-2.

The incentives will be described in the brochure prepared under HI-2.

HI-4 Density Bonus

Implement the density bonus requirements of state law by amending the Town's Zoning Ordinance to be consistent with Government Code Sections 65915 and 65917. The ordinance will also identify incentives for affordable housing development.

Develop a Density Bonus brochure that describes how the density bonus program is implemented (e.g., increase in density provided for specific affordability levels), including examples of incentives that an affordable housing project can request, and provides several examples of development projects with various levels of affordability, the associated density bonus, and the resultant project.

HI-5 Publicly Owned Lands Inventory

Develop and maintain an inventory of publicly owned land within the Town and its sphere of influence and analyze that land for potential housing sites. If appropriate sites are identified, the Town may approach developers and funding agencies to facilitate development of the sites with assisted housing.

HI-6 Housing Authority

Support the Housing Authority's continued implementation of the conventional Public Housing Rental Program and the Section 8 existing program, which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs.

HI-7 Promote Second Units

Encourage development of affordable second units through:

- Preparing a Second Units Handbook that provides prototypes preferred by the Town for second units that can be approved with minimal planning and building review. Prototypes should be provided for accessible second units, as well as two-story second units. The Handbook will identify incentives for development of affordable second units, including expedited processing, and explain affordability and monitoring requirements.
- Publicizing the Town's Second Unit Program through handouts available at Town Hall and on the Town's website.

HI-8 Address Discrimination

The Town's Housing and Business Services Division will provide filing information and direct residents with discrimination complaints to the California Department of Fair Employment and Housing and/or the U.S. Department of Housing and Urban Development. Fair housing/non-discrimination requirements will be posted at Town Hall and other public facilities. A log of all complaints will be kept and total complaints will be reported in the Annual Report (HI-9).

HI-9 Annual Report

Provide an Annual Report to the Town Council and Planning Commission which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the Town's housing needs. The Annual Report will address the requirements of Government Code 65400. Submit this report to the Department of Housing and Community Development within 30 days after review by the Town Council.

HI-10 Housing Rehabilitation and Improvement

Continue to provide housing rehabilitation and repair opportunities for lower income, elderly, disabled, and special needs households through:

- Continue to aggressively seeking housing rehabilitation funds through CalHOME, HOME and other state and federal funding sources.
- Continue operating the CDBG and HOME revolving loan fund to fund housing rehabilitation for very low and low income households.
- Support the applications for County HOME and CDBG funds of local non-profit and service providers that provide housing rehabilitation and repair programs.
- Conduct an updated housing conditions survey to identify areas targeted for rehabilitation and use Community Development Block Grant (CDBG) funds for housing rehabilitation projects in target areas.
- Update the brochure, when and if programs change (e.g., increased funding amounts, changes to services provided, etc.) that summarizes housing rehabilitation and housing repair programs available to lower income, elderly, disabled, and other special needs households.

- Continue to advertise availability of housing rehabilitation and repair programs through distribution of brochure at Town Hall, on the Town’s website, and in conjunction with housing code enforcement activities.

HI-11 Condominium and Mobile Home Conversions

Revise Chapter 16.10 of the Municipal Code to address both condominium and mobile home park conversion. The revisions shall require: 1) analysis of rental rates, vacancy rates, and recent growth or decline in the number of multi-family dwellings to determine whether there are adequate housing opportunities for households that may be relocated as the result of a conversion, 2) preparation and implementation of a relocation plan, and 3) relocation assistance to occupants in the event that a mobile home park or apartment complex is converted from rental to another type of housing or use.

HI-12 Down Payment Assistance

Pursue various housing program grants to fund down payment assistance to lower income first time home buyers. Continue to fund down payment assistance programs with RDA, CDBG, HOME, and CalHOME funds, when feasible and appropriate.

HI-13 Enforce Housing Codes

Provide a safe and decent living environment through enforcement of housing codes, including the following actions:

- Inspect housing upon receiving complaints regarding health and safety problems, and require compliance with applicable codes.
- Enforce compliance with the applicable Town adopted housing and building codes to ensure existing residential structures remain in habitable condition.

HI-14 Conversion of At-Risk Units

Reduce the potential conversion of affordable housing to market-rate through the following actions:

- Revise the Zoning Ordinance to require a one year notice to residents, the Town, Butte County Housing Authority, and Community Housing Improvement Program (CHIP) of all proposed conversions of assisted affordable (extremely low, very low, low, and/or moderate income) housing units. Following revision of the Zoning Ordinance, provide the owner of each assisted affordable housing complex in the town with the noticing requirements.
- Continue to maintain communication with the Butte County Housing Authority and local non-profit housing organizations to monitor the potential conversion of assisted housing units to market-rate housing.

HI-15 Removal of Constraints

Continue to assess and update the Zoning Ordinance, Municipal Code, and Town procedures to remove constraints and address changes in state law, particularly regarding housing for special

needs groups, including seniors, the disabled (consistent with requirements of SB 520), large families, farmworkers, and homeless.

HI-16 Reduce Standards for Senior and Disabled Housing

Revise the Zoning Ordinance to provide reduced standards for senior and disabled housing, including:

- Reduce the number of required parking spaces for mobile home parks and senior citizen housing projects.
- Allow disabled persons to potentially locate parking within setback areas subject to administrative Town review.
- Allow reduced parking standards for housing developments associated with seniors and/or persons with disabilities via an administrative Town staff review and approval process.

HI-17 Emergency Shelters and Transitional/Supportive Housing

Revise the Zoning Code to allow emergency shelters, transitional housing, and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5)). Emergency shelters will be allowed by right in the Community Services (C-S) zoning district. Language identifying transitional housing and supportive housing as permitted uses and subject to the same standards as other residential dwellings of the same type will be included in the Zoning Ordinance. The Zoning Code can include objective criteria, such as hours of operation, for approval of the shelter but may not include a discretionary review process. The C-S district has multiple available sites with capacity to meet the Town's homeless needs.

HI-18 Housing for Persons with Disabilities

Prepare an information brochure designed to help the community understand local zoning regulations, building standards, and programs available to reasonably accommodate persons with disabilities.

HI-19 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. Incentives will be identified in the brochure developed to promote affordable housing (HI-2) and will be codified where appropriate.

HI-20 Energy Conservation and Efficiency

Promote energy efficiency and conservation in residential development through:

- Accommodating green building standards, including alternative design and building approaches, into the Municipal Code.
- Reviewing the Town's land use regulations and subdivision ordinances and, where appropriate, amend to include provisions which promote and/or require energy conservation measures as a factor in project approval.

- Support inclusion of weatherization activities including, but not limited to, weatherization, siding, dual pane windows, in the Housing Rehabilitation program.
- Support the SaveUEnergy program (formerly Weatherization Program) operated by Community Action Agency services, which provides free energy audits and energy-saving services to low income households and for a small fee to non-low income households, through advertising availability of this program through the Town's Housing Rehabilitation Program brochure.

None of these goals, policies, or implementation measures in the Housing Element would result in changes to the Paradise General Plan Land Use Map or to the Town-wide Zoning Map. HI-4 would revise the density bonus provisions of the Zoning Ordinance. The Town is currently required by state law to give density bonuses for specific levels/percentages of affordability and HI-4 would not increase potential density bonuses beyond the level allowed under state law. While HI-17 would revise the Zoning Ordinance to allow emergency shelters, it allows emergency shelters in a zone that currently allows a range of commercial and residential uses. Similarly, HI-17 would identify transitional and supportive housing as allowed uses. However, these uses would be allowed in areas designated for residential use and does not designate new areas for development.

The remaining programs would maintain and improve the existing housing stock, provide incentives for affordable housing, promote energy efficiency, and remove constraints to providing housing for special needs households. The programs included in the Housing Element would not change the potential location of development, increase the intensity of development, or result in development that is not consistent with the growth allowed under the Town's General Plan.

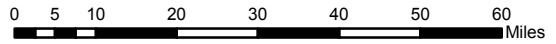
Housing Element law requires the Town to identify adequate sites to meet its regional housing needs allocation (RHNA) of 1,240 units. As described in Chapter 4 of the Housing Element, the Town's existing General Plan designations and zoning districts would accommodate approximately 1,909 new residential units. In order to accommodate its allocated housing needs, the Town does not need to identify additional sites. It is noted that the Town is not required under state law to construct, or cause the construction of, the RHNA and this Housing Element does not obligate the Town to construct 1,240 units. Housing will continue to be constructed at a pace and affordability levels dictated by the overall housing market and economy, based on demand for housing, availability of financing, willingness of property owners to sell or develop their land, and other factors beyond the Town's control.

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (E.G., PERMITS, ETC.)

The Town of Paradise will be the Lead Agency for the proposed project pursuant to the California Environmental Quality Act (CEQA), Section 15050. No specific permits are required to approve the proposed project. However, the proposed project must be certified by the California Department of Housing and Community Development (HCD) after adoption by the Town of Paradise. Once the proposed project is adopted by the Town and certified by HCD, it can be used to obtain federal and state grants for housing projects.



Figure 1. Regional Location Map



De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm



June 9, 2009

Reference Data Source: ESRI StreetMap North America

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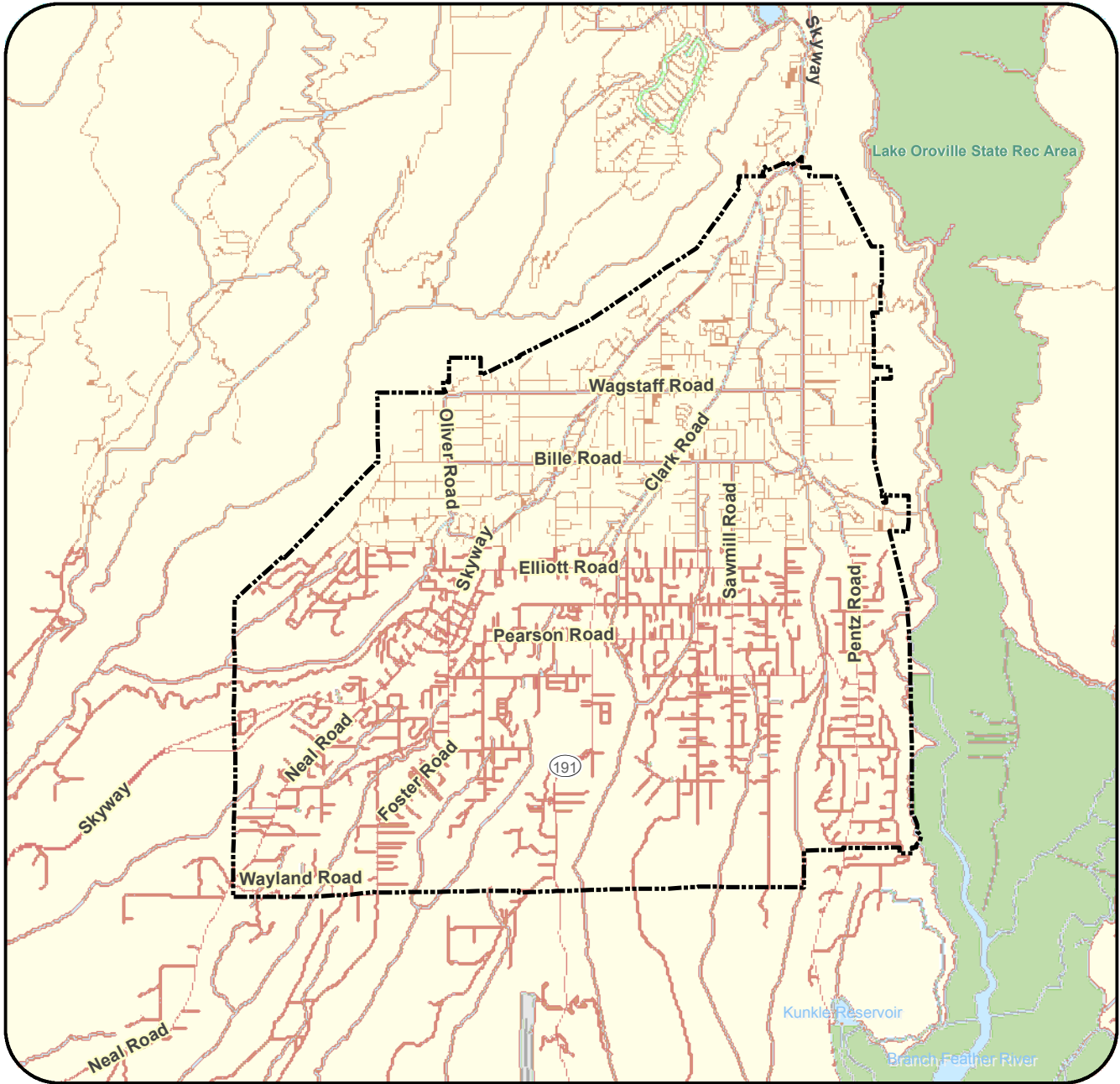
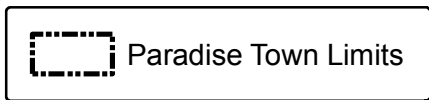
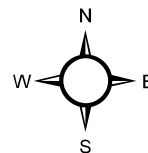


Figure 2. Vicinity Map



Reference Data Source:
ESRI StreetMap USA



De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm



June 17, 2009

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

None of the environmental factors listed below would be potentially affected by this project, as described on the following pages.

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology /Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact 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. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Al McGreehan
6/18/09

Al McGreehan, Town Planning Director Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- **Potentially Significant Impact.** This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- **Less than Significant With Mitigation Incorporated.** This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- **Less than Significant Impact.** A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- **No Impact.** These issues were either identified as having no impact on the environment, or they are not relevant to the Project.

ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 17 environmental topic areas.

I. AESTHETICS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a-d): Less than Significant. Views of scenic resources, including the Sutter Buttes, Coastal Range, Sierra Nevada, Skyway viewshed, scenic water resources, and other scenic resources in the county are available from highways and roadways in Paradise. The proposed project does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Furthermore, the Town has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. The goals, policy guidance, and implementation measures in the Housing Element Update would not result in any impact to scenic vistas or resources, would not degrade the visual character of the Town, and would not cause light or glare impacts beyond what has already been contemplated in the General Plan for which an EIR is certified.

II. AGRICULTURE RESOURCES: WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

RESPONSES TO CHECKLIST QUESTIONS

Response a): No Impact. According to the Farmland Mapping and Monitoring Program all land in Butte County that is designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance lies within the valley areas. The foothill areas, including the Town of Paradise, are designated as Urban and Built Up, Grazing, or Other. Some of the areas within the foothills that are designated as “Other”, including land in the vicinity of Paradise above 2,200 feet, are capable of timber production. There are no timber harvest operations within the Town limits. Furthermore, there are no agricultural operations within Paradise that will be significantly impacted as a result of the proposed project. Implementation of the proposed project would have no impact on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

Response b): No Impact. The proposed project does not propose any changes to General Plan land use designations or zoning districts, and would have no impact on zoning for agricultural use. There are no active Williamson Act contracts within the Town of Paradise. The closest parcel(s) that are currently under a Williamson Act contract are located to the northwest of the Town limits within the unincorporated county. The proposed project will not affect those parcels. Implementation of the proposed project will have no impact on a Williamson Act contract.

Response c): No Impact. See responses a) and b) above. The proposed project will have no impact on agricultural lands or operations.

III. AIR QUALITY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-e): Less Than Significant. The proposed project does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Furthermore, the Town has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. The Housing Element Update will not impact the rate or intensity of development, but may result in broadening the range of affordability levels and special needs population that may reside in housing; these issues will not affect the potential for impacts to air quality. Therefore, the proposed project will not have air quality impacts. The Housing Element Update does encourage energy-efficiency, which may result in an indirect improvement to air quality. The project would not result in any indirect or cumulatively adverse impacts on air quality.

The proposed project would not conflict with or obstruct the implementation of the air quality plan, or violate any air quality standard. Additionally, the proposed project would not expose sensitive receptors to substantial pollutant concentrations or objectionable odors.

IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations by the California Department of Fish and Game or US Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a-d): Less than Significant. The region is composed of a very diverse range of habitat types. These include chaparral, woodland, forest, grassland, meadows, and riparian, among others. This diverse plant mosaic within the region allows for some of the most diverse plant communities in the state. Within these plants communities there are numerous special status plants, many of which only occur in the region.

The California Natural Diversity Data Base (CNDDDB) search identified several documented special-status species within Butte County. All species are presumed present at any given time throughout their habitat range. Some species require localized micro-habitats, while others are highly mobile and may occur throughout the County. Documented special status species with their protective status and habitat requirements are summarized below.

Invertebrates. Several special-status invertebrates occur within the Butte County region. These include: the California linderiella fairy shrimp, conservancy fairy shrimp, vernal pool fairy

shrimp, and vernal pool tadpole shrimp, which requires vernal pools and swale areas within grasslands; the valley elderberry longhorn beetle, which is an insect that is only associated with blue elderberry plants, oftentimes in riparian areas and sometimes on land in the vicinity of riparian areas; and the Sacramento anthicid beetle and Sacramento valley tiger beetle, which are insects that are found in loose sandy areas.

Reptiles and Amphibians. Special-status reptiles and amphibians that occur within the region include: the California horned lizard, which occurs in a variety of habitats including, woodland, forest, riparian, and annual grasslands, usually in open sandy areas; the California red legged frog, which occurs in stream pools and ponds with riparian or emergent marsh vegetation; California tiger salamander, which is found in grassland habitats where there are nearby seasonal wetlands for breeding; the Cascades frog, which is found in water and surrounding vegetation in mountain lakes, streams, and ponds up to timber line, the foothill yellow-legged frog, which occurs in partly shaded and shallow streams with rocky soils; the giant garter snake, which is found in freshwater marshes sloughs, ponds, lakes, agricultural wetlands, and irrigation canals; the mountain yellow-legged frog, which occurs in streams, lakes, and ponds at higher elevations; the northwestern pond turtle, which requires aquatic environments located along ponds, marshes, rivers, and ditches; San Joaquin coachwhip, which requires dry open scrub, rocky or open hillsides, prairies, oak/pine woodlands; and western spadefoot toad, which requires grassland habitats associated with vernal pools.

Fish. Special-status fish that occur within the region include: Central Valley fall/late fall-run Chinook salmon, Central Valley steelhead, spring-run Chinook salmon, and winter-run Chinook salmon, which are all found in the rivers, streams, and tributaries of the Sacramento River Basin, including Butte Creek.

Birds. Special-status birds that occur within the region include: American bittern, American dipper, bank swallow, black swift, black tern, California black rail, common loon, great blue heron, great egret, greater sandhill crane, little willow flycatcher, northern harrier, Nuttall's woodpecker, Swainson's hawk, tricolored blackbird, western yellow-billed cuckoo, and white-faced ibis, which are associated with streams, rivers, lakes, wetlands, marshes, and other wet environments; the Aleutian Canada goose, which is associated with agricultural fields; the American peregrine falcon and bald eagle, which require open water to forage for food, while they typically perch on cliffs, large trees, or snags; the California spotted owl, which require mixed woodlands/forests; California thrasher, which lives in chaparral and valley foothill habitat; ferruginous hawk, grasshopper sparrow, loggerhead shrike, short-eared owl, western burrowing owl, which lives in open areas, usually grasslands, with scattered trees and brush; the flammulated owl, hermit warbler, Lewis' woodpecker, northern goshawk, olive-sided flycatcher, red-breasted sapsucker, Vaux's swift, and white-headed woodpecker, which live in coniferous habitats; Lawrence's goldfinch, oak titmouse, and rufous hummingbird, which lives in oak woodland or chaparral habitat; and raptors that are present in varying habitats throughout the region.

Mammals. Special-status mammals that occur within the region include: Fringed myotis bat, greater western mastiff bat, long-eared myotis bat, long-legged myotis bat, pacific western big-eared bat, pale Townsend's big-eared bat, small-footed myotis, spotted bat, and Yuma myotis bat, which occur in a variety of habitats, including grasslands, foothill woodlands, coniferous forest, caves, mines, and buildings; Marysville Heermann's kangaroo rat, which occurs in grasslands, chaparral, valley foothill hardwood, and coniferous habitats; pacific fisher, which occurs in deciduous riparian forest, coniferous forests; the San Joaquin pocket mouse, which

occurs in annual grassland and scrub habitats; and the Sierra Nevada snowshoe hare, which occurs in mixed coniferous habitats along forest edges.

Sensitive Natural Communities. The Town of Paradise contains sensitive natural communities, such as oak woodland, riparian, streams, rivers, wet meadows, wetlands, jurisdictional waters, and vernal pools. Streams, rivers, wet meadows, and vernal pools (wetlands and jurisdictional waters) are of high concern because they provide unique aquatic habitat (perennial and ephemeral) for many endemic species, including special-status plants, birds, invertebrates, and amphibians. These aquatic habitats oftentimes qualify as protected wetlands or jurisdictional waters and are protected from disturbance through the Clean Water Act (CWA).

Migratory Corridors. There are many native fish and wildlife species within the County that migrate or utilize movement corridors. The most notable for their protection status include the Chinook salmon (*Oncorhynchus tshawytscha*) and steelhead trout (*Oncorhynchus mykiss*). The Columbian black-tailed deer (*Odocoileus hemionus columbianus*) is a migratory wildlife species that is not recognized as a special-status species, but preserving deer habitat and migration corridors is of concern to the CDFG in many foothill and mountainous regions of California including Butte County.

Salmon and Steelhead. Salmon and steelhead trout are anadromous fish species that are present in the San Joaquin and Sacramento River Basins. The Sacramento River system has historically supported steelhead trout and four distinct spawning runs of Chinook salmon: fall, late fall, winter, and spring. The Central Valley steelhead was federally listed as threatened in 2003. The fall/late fall-run salmon is a federal and state species of concern, and a candidate species for federal listing. The spring-run Chinook salmon population is listed as threatened by both federal and state agencies. Winter-run Chinook salmon population is listed as a federally and state endangered species. Populations of Central Valley Steelhead and Chinook salmon have been supported by hatcheries within the Sacramento River Basin.

Spring-run Chinook salmon migrate, hold, spawn, and rear in Butte Creek up to the reach of stream below Centerville powerhouse. Fall-run Chinook salmon spawn and hold in Butte Creek, but to a lesser extent. Adult and juvenile migration habitat is located in waterways within Butte Creek. The spawning habitat of Central Valley steelhead exists in Butte Creek.

Riparian habitat is critical for the maintenance of high quality fish habitat. It provides cover, controls temperature, stabilizes stream banks, provides food, and buffers streams from erosion and impacts of adjacent land uses. Riparian vegetation also affects stream depth, current velocity, and substrate composition.

Migratory Deer. Three separate migratory deer herds occupy the eastern foothills and mountains in Butte County and depend on these areas for all or part of their habitat requirements: East Tehama, Bucks Mountain, and Mooretown. Deer that remain in a restricted area on a year-round basis are considered resident populations. Resident deer herds share the winter ranges with all of the migratory herd populations.

Impact Summary. The proposed project does not propose the construction of new development or rehabilitation of existing development. The Town has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. The goals, policies, and implementation measures in the Housing Element Update would not result in any impact to any special status

species, any impact to riparian or other sensitive habitats, including wetlands, or any impact to migration routes for wildlife species in the region. Future development potential in the Town would continue to be consistent with what has already been addressed in the General Plan for which an EIR is certified. Implementation of the proposed project would have a less than significant impact on this environmental topic.

Responses e-f): Less than Significant. The Housing Element Update has been prepared to be consistent with the Town's adopted General Plan and ordinances. Future development projects would be required to be consistent with local policies and ordinances. A joint HCP/NCCP is currently in the process of being prepared for the western half of Butte County. Because the HCP/NCCP is not yet adopted, there is no potential for conflict with this document. Implementation of the proposed project would have a less than significant impact on this environmental topic.

V. CULTURAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a-d): Less than Significant. The proposed project does not propose the construction of new development or rehabilitation of existing development. The Town has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. While future residential development may affect these resources, any future development would be consistent with what has already been addressed in the General Plan for which an EIR is certified. The Housing Element Update does not change the potential location or intensity of development. The goals, policies, and implementation measures in the Housing Element Update would not result in any impact to cultural, paleontological, or archaeological resources or human remains. Implementation of the proposed project would have a less than significant impact on this environmental topic.

VI. GEOLOGY AND SOILS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the 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.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-d): Less than Significant. The eastern portion of Butte County, including the Town of Paradise, is located in the Sierra Nevada province, characterized by igneous and metamorphic rocks. The geographic distribution of earthquake activity is referred to as seismicity. Seismicity can result in hazards caused by fault displacement and rupture, ground shaking, liquefaction, lateral spreading, and landslides. Seismicity is generally measured based on the amount of energy released at a fault.

Seismicity is directly related to the distribution of fault systems within a region. Depending on activity patterns, faults and fault-related geologic features may be classified as active, potentially active, or inactive. The entire state of California is considered seismically active and is susceptible to seismic ground shaking, however, the most highly active fault zones are along the coastal areas. The Cleveland Hill Fault is the only active fault in the Butte County region, where activity on August 1, 1975, resulted in the Oroville earthquake. This earthquake had a

Richter magnitude of 5.7 and resulted in approximately 2.2 miles of ground rupture along the western flank of Cleveland Hill. The Town of Paradise has a relatively low potential for seismic activity based on historical records of seismic activity and fault zone hazards mapping.

Fault Rupture. A fault rupture occurs when the surface of the earth breaks as a result of an earthquake, although this does not happen with all earthquakes. These ruptures generally occur in a weak area of an existing fault. Ruptures can be sudden (i.e. earthquake) or slow (i.e. fault creep). The Alquist-Priolo Fault Zoning Act requires active earthquake fault zones to be mapped and it provides special development considerations within these zones. . While it is possible for a fault rupture throughout seismically active areas of California, there are no Alquist-Priolo Fault zones within Paradise.

Seismic Ground Shaking. The potential for seismic ground shaking in California is expected. As a result of the foreseeable seismicity in California, the State requires special design considerations for all structural improvements in accordance with the seismic design provisions in the California Building Code. These seismic design provisions require enhanced structural integrity based on several risk parameters. Although there would be no housing that would directly result from the proposed project, any future housing under the General Plan would be built in accordance with the seismic design standards in the building code. As such, implementation of the proposed project would result in a less than significant impact from seismic ground shaking.

Liquefaction. Liquefaction typically requires a significant sudden decrease of shearing resistance in cohesionless soils and a sudden increase in water pressure, which is typically associated with an earthquake of high magnitude. The potential for liquefaction is highest when groundwater levels are high, and loose, fine, sandy soils occur at depths of less than 50 feet. The Town of Paradise is considered to be at a low risk of hazards from liquefaction.

Landslides. Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for landslides. One of the most common causes of landslides is construction activity that is associated with road building (i.e. cut and fill). The potential for landslides increases in the eastern portion of Butte County, including the Town of Paradise where slopes increase.

Lateral Spreading. Lateral spreading typically results when ground shaking moves soil toward an area where the soil integrity is weak or unsupported, and it typically occurs on the surface of a slope, although it does not occur strictly on steep slopes. Oftentimes, lateral spreading is directly associated with areas of liquefaction. The Town of Paradise is considered to be at a low risk of hazards of lateral spreading.

Erosion. Erosion naturally occurs on the surface of the earth as surface materials (i.e. rock, soil, debris, etc.) is loosened, dissolved, or worn away, and transported from one place to another by gravity. Two common types of soil erosion include wind erosion and water erosion. The steepness of a slope is an important factor that affects soil erosion. Erosion potential in soils is influenced primarily by loose soil texture and steep slopes. Loose soils can be eroded by water or wind forces, whereas soils with high clay content are generally susceptible only to water erosion. The potential for erosion generally increases as a result of human activity, primarily through the development of facilities and impervious surfaces and the removal of vegetative cover.

Expansive Soils. Expansive soils are those that shrink or swell with the change in moisture content. The volume of change is influenced by the quantity of moisture, by the kind and amount of clay in the soil, and by the original porosity of the soil. Shrinking and swelling can damage roads and structures unless special engineering design is incorporated into the project plans.

The proposed project does not propose the construction of new development or rehabilitation of existing development. The Town has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. While future residential development may affect these resources, any future development would be consistent with what has already been addressed in the General Plan for which an EIR is certified. The Housing Element Update does not change the potential location or intensity of development. The goals, policies, and implementation measures in the Housing Element Update would not result in development in areas not considered for residential or mixed-use development in the General Plan and would not expose any persons or structures to hazards associated with seismic occurrences or expansive soils, nor would the project result in erosion impacts. Implementation of the proposed project would have a less than significant impact on this environmental topic.

Response e): Less than Significant Impact. The wastewater infrastructure in the Town of Paradise and throughout the unincorporated areas immediately adjacent to Paradise has relied mostly on septic and leach field systems in past years. This situation is a viable alternative for new development at lower densities, but not for development at densities of 10 units per acre or higher. Development within Paradise is constrained by the lack of a community wastewater collection and treatment system. The Town is currently researching a clustered wastewater treatment system that combines several discharges, treats the waste in one biological treatment plant to a high quality level and discharges to sub-surface land disposal. The clustered system is an alternative design that is accepted by the Town and serves as a means to allow development to move forward without the impacts that are associated with the septic leach line systems that currently serve most of the Town. This alternative can be feasible for a larger project, or a consortium of property owners, but is a constraint to small individual projects due to the relatively high cost. The proposed project includes an implementation measure requiring the Town to continue to pursue alternative wastewater treatment systems and to provide processes to facilitate use of these systems as they are constructed. However, the Housing Element Update does not propose to construct nor does it require the construction of such a system. As such, implementation of the proposed project would have a less than significant impact on this environmental topic.

VII. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-c): No Impact. A “hazardous material” is a substance or combination of substances that, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may pose a potential hazard to human health or the environment when handled improperly. The proposed project does not propose new development or any use that would result in the transport, use, or disposal of hazardous materials. Furthermore, the proposed project would not result in a foreseeable upset, accident, or emission of hazardous materials. Implementation of the proposed project would have a less than significant impact on this environmental topic.

Responses d): Less than Significant. There is one location in Paradise that is registered with the Department of Toxic Substances Control and included on the Cortese List. The Site (World Radiator & Air Conditioning) is located at 8336 Skyway and has been used as a radiator and air conditioning repair facility since the 1970s. Operations at the Site included repairing and testing of radiator and recharging of air conditioners in automobiles. Activities included sanding, soldering, painting and storage of spent antifreeze. Coolant removed from radiators was also left on site. The Site is zoned community commercial and land use surrounding the Site is zoned commercial and residential.

A preliminary investigation was completed at the Site by DTSC Enforcement Personnel on October 7, 1997. The site was referred to the Circuit Environmental prosecutor and a case against the owner/operator was filed. The owner/operator was found to be guilty. Operations at the Site have ceased. In February 2002, DTSC issued an Imminent and Substantial Endangerment Determination and Remedial Action Order to the owner/operator requiring investigation and cleanup of the Site. In March 2002, DTSC issued a Notice of Determination of Non-compliance with Order to the owner/operator because he was not financially capable of completing the required works. This Site is not proposed for residential development in the General Plan and the proposed project does not provide any policy guidance that would change the use of this site. Implementation of the proposed project would have a less than significant impact on this environmental topic.

Response e-f): No Impact. The Paradise Skypark Airport is a privately owned, public use airport located south of the Town limits. The proposed project does not propose new development or any use that would result in a safety hazard from this airport. Implementation of the proposed project would have a less than significant impact on this environmental topic.

Response g): No Impact. The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Implementation of the proposed project would have no impact on this environmental topic.

Response h): Less than Significant. Wild fires are a major hazard in the State of California. Wild fires burn natural vegetation on developed and undeveloped lands and include timber, brush, woodland, and grass fires. While low intensity wild fires have a role in the ecosystem, wild fires put human health and safety, structures (e.g., homes, schools, businesses, etc.), air quality, recreation areas, water quality, wildlife habitat and ecosystem health, and forest resources at risk.

Wildland fire hazards exist in varying degrees over approximately 70 percent of Butte County. The highest wild fire risk to human health and safety occurs in the foothill communities, including the Town of Paradise. This area is considered urban-wildland interface. Fires that occur within the urban-wildland interface areas affect natural resources as well as life and property. During the past decade, Butte County has experienced several large and damaging wildfires in and around the wildland urban interface areas, including Paradise. The Town of Paradise is on the National Registry as a fire threatened community and has a Moderate to High Fire Hazard Rating.

The proposed project does not propose the construction of new development or rehabilitation of existing development. The Town has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. While future residential development may affect

these resources, any future development would be consistent with what has already been addressed in the General Plan for which an EIR is certified. The Housing Element Update does not change the potential location or intensity of development. The goals, policies, and implementation measures in the Housing Element Update would not result in any impact associated with fire hazards. Implementation of the proposed project would have a less than significant impact on this environmental topic.

VIII. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) 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?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

*RESPONSES TO CHECKLIST QUESTIONS***Response a-j): Less than Significant.**

Water Quality Standards and Waste Discharge Requirements. The Town of Paradise is the largest unsewered incorporated community in California. Wastewater treatment facilities within the town consist of privately owned septic tanks and soil absorption disposal systems known as leach fields, together with several engineered subsurface disposal systems serving commercial and institutional facilities. In anticipation of an eventual need for centralized wastewater management facilities, portions of a future sanitary sewer system have been constructed along the Skyway. However, there are no existing connections to the system. Businesses and residences in the vicinity of the future sewer system continue to rely on septic tank/leach field systems for wastewater treatment and disposal.

Paradise formed a wastewater design assessment district to finance the preliminary steps to construct a wastewater collection, treatment, and disposal facility, including the environmental impact reports, feasibility studies, engineering plans, cost estimates, legal expenses, the acquisition of easements and rights-of-way. In 1992, Paradise formed the Town of Paradise Onsite Wastewater Management Zone (Zone). The purpose of the formation of the Zone was to identify, permit, inspect, monitor, and regulate repairs and new construction of onsite wastewater systems which is required for new development. This was accomplished for the protection of public health and the environment. The Zone currently permits and regulates over 11,000 various wastewater systems. The system varies in complexity from standard septic tanks and absorption fields to small biological wastewater treatment systems.

A typical on-site septic system can only accommodate densities at up to 10 units per acre and even this is a high intensity requiring ideal soil and site conditions. In order to facilitate the development of higher density residential uses, the Town has also taken steps to provide alternatives to on-site wastewater treatment and to encourage high density residential developments using alternative wastewater treatment systems. The Town is in the process of developing a clustered wastewater treatment system to accommodate development in the Downtown Revitalization Master Plan area. This area includes sites zoned M-F, C-S, C-B, N-C, and C-C. The M-F and C-S districts allow up to 15 units per acre when served by a clustered wastewater treatment system. The C-B district allows 15 dwelling units per acre and the N-C and C-C zoning districts allow 10 dwelling units per acre. The Town continues to research alternative methods of on-site septic and off-site treatment to accommodate increased densities. The approved Paradise Community Village project will be served by an on-site wastewater treatment system, which will allow the project to develop with densities of 11.9 to 13.0 dwelling units per acre.

New development must demonstrate that there are adequate facilities in place to meet the wastewater demands of the new project, without violating water quality standards or waste discharge requirements. The Town has historically, and continues to take concrete steps to find alternative solutions for the treatment and disposal of wastewater, as described above.

Groundwater. Water is provided by two water purveyors, the Paradise Irrigation District and the Del Oro Water Company. Paradise Irrigation District is the major supplier of water with approximately 9,800 municipal and residential/commercial customers. Del Oro Water Company serves three unincorporated areas adjacent to Paradise with approximately 13,387 customers.

Paradise Irrigation District (PID). PID is an Independent Special District governed by a five member Board of Directors elected by the voters of the district. They are a non-profit agency that operates for the sole benefit of the lands and people within its boundaries. PID was originally formed in 1916 under the laws of the State Water Code for the purpose of providing agricultural water to approximately 1,000 ridge residents. Today PID delivers water to approximately 9,800 municipal and residential/commercial customers. The primary source of water supply is surface water from rainfall stored in two reservoirs with a total capacity of 12,293 acre feet. The water system includes 169 miles of transmission and distribution pipelines and a 22.8 mgd state of the art treatment plant, constructed in 1994. PID obtains its water from a series of two reservoirs on Little Butte Creek (Magalia Reservoir and Paradise Reservoir). The reservoir system has a storage capacity of 14,140 acre-feet, and the firm annual yield is calculated at 7,890 acre-feet. Water is transported to the town through a single transmission line. Distribution lines, booster pumps and surface-level tank reservoirs serve various pressure zones throughout the town.

Del Oro Water Company (Del Oro). Del Oro was established in 1963 to meet the water needs of the Paradise Pines area in Magalia, California. Del Oro currently serves Paradise Pines, Magalia, and Lime Saddle, which are unincorporated areas adjacent to Paradise. Paradise Pines is an unincorporated rural residential community located immediately north of Paradise with 11,810 customers. Magalia is an unincorporated area of approximately 400 acres located between Paradise Pines and the Town of Paradise with approximately 680 customers. Lime Saddle is an area of approximately 2,750 acres that extends south from the Town of Paradise to Lake Oroville with approximately 897 customers.

PID and Del Oro provide potable water for the Town of Paradise, including unincorporated communities immediately outside the town limits. These water purveyors have adequate infrastructure systems and water supplies to meet the service demand of the Town, including General Plan growth projections and the housing demands identified in the Housing Element. As described above, the primary source of water in Paradise is treated surface water from Magalia Reservoir and Paradise Reservoir. Groundwater supplies make up only a very small portion of the potable water supplies used to serve Paradise.

Drainage Patterns, Runoff, and Water Quality. New housing projects that are constructed in Paradise are subject to the requirements of the Town's General Plan, Zoning Ordinance and Development Code. These documents include policies, programs and measures designed to protect water quality, drainage patterns and ensure that new residential development does not result in impacts to nearby water bodies. New residential development is required to comply with the Town of Paradise 1998 Interim Drainage Design Guidelines prior to project approval. These guidelines, which are administered by the Public Works Department, include specifications regarding the construction of on-site detention basins, on- and off-site stormwater conveyance infrastructure and water quality protection measures.

New construction is also required to avoid impacts to streams and other water bodies, and where avoidance is not feasible, must obtain the appropriate permits from the U.S. Army Corps of Engineers or the California Department of Fish and Game to offset and mitigate any impacts to streams, rivers or water bodies. Additionally, the Regional Water Quality Control Board provides a list of measures and best management practices (BMPs) that must be adhered to during project construction activities. These measures ensure that pollutants and silt do not runoff the project site during construction activities.

Flood Hazard Area. Due to the topography of the area, very few areas in the Town are subject to flooding.

Dam Failure and Mudflows. Due to the relatively steep slopes found throughout the Paradise area, and the recent wildfires that have impacted the region, there is the potential for mudflows to occur in the area. A dam failure can occur as the result of an earthquake, as an isolated incident because of structural instability, or during heavy runoff that exceeds spillway design capacity. Butte County has two dams that are identified by the Division of Safety of Dams as Major Dams; the Oroville and the Sly Creek Dams. The Oroville Dam, owned and operated by the State Department of Water Resources, is an earthen dam built in 1962 at a height of 742 feet with a reservoir capacity of 3,537,577 acre-feet. The Sly Creek Dam is owned and operated by the South Feather Water and Power Agency. This earthen dam was built in 1961 at a height of 271 feet tall and has a reservoir capacity of 65,050 acre-feet.

Butte County does not have a history of dam failure; however, the Oroville Dam is identified as having the potential of inundating habitable portions of the County in the unlikely event of dam failure. The City of Oroville actively works with and encourages the Department of Water Resources to manage the Oroville Dam water regime to reduce risk related to dam failure and inundation. However, Oroville Dam is located at a lower elevation than the Town of Paradise, and in the unlikely event that a dam failure occurred at this location, the Town of Paradise would not be inundated.

Impact Summary. Implementation of the Town's Housing Element will not lead directly to new residential growth. The Housing Element does include policies and programs to encourage the development of additional housing in the town at allowable residential densities. The Housing Element update does not propose the construction of new development or rehabilitation of existing development. The Town has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. While future residential development may affect these resources, any future development would be consistent with what has already been addressed in the General Plan for which an EIR is certified. The Housing Element Update does not change the potential location or intensity of development. The goals, policies, and implementation measures in the Housing Element Update would not result in any new environmental impacts, including impacts to waste discharge violations or impacts to water quality standards or groundwater supplies, would not change runoff or drainage patterns, and would not place people or structures at risk of flooding, mud flow, or other hydrological hazards. Implementation of the proposed project would have a less than significant impact on this environmental topic.

IX. LAND USE AND PLANNING - Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a): No Impact. Implementation of the Housing Element would not result in any changes to the Paradise General Plan Land Use Map. The vacant parcels identified in the Housing Element that may be suitable for residential development in Paradise are scattered throughout the Town and intermixed with existing residential neighborhoods. Implementation of the Housing Element would not result in any projects that would physically divide an established community. There is no impact.

Response b): No Impact. The analysis contained within the Housing Element demonstrates that the Housing Element is consistent with the Town's General Plan. Both the General Plan and the proposed Housing Element have been thoroughly reviewed for internal consistency. There is no impact.

Response c): No Impact. There are no applicable habitat conservation plans (HCP) adopted that affect the Town of Paradise. The Butte County Association of Governments (BCAG) is in the process of preparing a joint HCP/NCCP (natural community conservation plan) for the western portion of Butte County. It is anticipated that this document may be completed in 2011. Implementation of the Housing Element would not conflict with any adopted HCPs, and there is no impact.

X. MINERAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) 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?				X
b) 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?				X

RESPONSES TO CHECKLIST QUESTIONS

Response a-b): No Impact. The Office of Mine Reclamation periodically publishes a list of mines regulated under SMARA that is generally referred to as the AB 3098 List. The Public Contract Code precludes mining operations that are not on the AB 3098 List from selling sand, gravel, aggregates or other mined materials to state or local agencies. There are 16 mines identified on the AB 3098 list in Butte County. Table 1 identifies the active mines located in the county.

Table 1 – AB 3098 List – Active Mines in Butte County

<i>Mine ID</i>	<i>Mine Name</i>	<i>Mine Operator</i>
91-04-0001	Pentz Plant	BCJ Sand and Rock, Inc.
91-04-0004	Wildlife Area	Granite Construction Company
91-04-0006	Bangor Rock Quarry Site A	Roy E. Ladd, Inc.
91-04-0007	Vance Avenue Pit #1	Mathews Readymix, Inc.
91-04-0008	Mathews Readymix – State Land	Mathews Readymix, Inc.
91-04-0011	Table Mountain Quarry	Martin Marietta Materials
91-04-0012	Franklin Aggregate Plant	Franklin Construction Company, Inc.
91-04-0014	Lucky 7	Duke Sherwood Contracting, Inc.
91-04-0015	Morris Ravine Mine	Mineral Resources, LLC
91-04-0018	Almond Avenue Mine	Butte County, Department of Public Works
91-04-0020	Blue Lead Mine	Loafer Creek, LLC
91-04-0021	Permit # 92-43 Vance Avenue, Pit #2	Mathews Readymix, Inc.
91-04-0025	Pine Creek	Anderson Brothers Corporation
91-04-0028	Diamler Rock	Granite Construction Company
91-04-0029	Pentz Aggregate Mine	Pentz Aggregates
91-04-0022	Ron Harmon Mine	TRI-R-Tractor Service

SOURCE: DEPARTMENT OF MINING AND GEOLOGY 2009

There are no active mines located within the Town of Paradise. The proposed project would not result in the loss of availability of a known mineral resource or mineral resource recovery site. Implementation of the proposed project would have a less than significant impact on this environmental topic.

XI. NOISE -- WOULD THE PROJECT RESULT IN:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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 expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-f): Less than Significant. Implementation of the Housing Element could indirectly facilitate the construction of new housing in the future. The primary sources of noise associated with new housing development and operation are construction noise (short-term) and increased noise from vehicle traffic (operational). New residential construction would generate temporary short-term sources of noise that would be subject to the Town's allowable construction time periods. Increases in noise associated with vehicle traffic would be relatively minor, as the majority of the new residential development anticipated over the life of the Housing Element would be spread throughout the Town in relatively small development projects, which would disperse traffic throughout the Town and not result in significant noise increases on Town roadways. If larger residential projects are proposed, those projects would be subject to individual CEQA review, and a determination of potential noise impacts, and mitigation measures (if needed) would be identified. The nearest airport to the Town is the Paradise Skypark Airport. Development within the vicinity of the Paradise Skypark Airport is subject to the rules and requirements of the Butte County Airport Land Use Compatibility Plan, which restricts residential development within the airport overflight zones and within certain noise contour boundaries.

However, while the Housing Element encourages residential development, it does not propose residential development beyond that allowed under the General Plan, for which an EIR has been certified. These impacts are less than significant.

XII. POPULATION AND HOUSING -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial 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)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-c): Less than Significant. The proposed project provides policy guidance to facilitate housing development that is consistent with the regional housing needs as determined by the State of California. It was discovered that the Town does in fact have adequate housing sites to accommodate the regional housing needs over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. The policy guidance would not result in any direct or indirect impacts on population growth, or displacement of people or housing beyond what has already been contemplated in the General Plan for which an EIR is certified. The proposed project does not specifically entitle or propose the construction of new development. Implementation of the proposed project would have a less than significant impact on this environmental topic.

XIII. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-e): Less than Significant.

Fire Protection

The Paradise Fire Department has 22 full-time personnel, two full-time support staff, four part-time support staff, and 28 volunteer firefighters. The Department operates three fire stations and maintains 14 emergency apparatus, with specialized teams for fire suppression, technical rescues, hazardous materials response, vehicle extraction, and emergency medical response. Statistics show that they provided services for approximately 3,500 incidents per year.

Police Protection

The Paradise Police Department is the agency responsible for providing 24-hour law enforcement service throughout the Town. Police service includes administration, patrol, and services (investigative, narcotics, traffic, and school resources). The Department is staffed with 26 staff members. Statistics show that they provided services for over 28,000 incidents in 2008.

Schools

The Paradise Unified School District serves the Town of Paradise and offers a wide range of educational opportunities for students. The School District supports traditional campuses, charter schools, home study opportunities, preschools, and adult education programs. The schools include: Paradise elementary, Children’s Community Charter, Ponderosa Elementary, Paradise Intermediate School, Paradise Charter Middle School, Home Tech Charter School, Honey Run Academy, Paradise High School, Paradise Adult School, Paradise Preschool, and Pearson’s Center.

The Butte County Office of Education provides local and regional educational programs, services, and support to the individual school districts within the county. The office provides help to establish and maintain a consistent level of educational quality among the various school districts and serves as a link between the local districts and the requirements of state and federal education programs.

Parks

The Paradise Recreation and Park District encompasses approximately 169 square miles primarily centered on the Town of Paradise. The District provides a comprehensive recreation program and manages 432 acres of park land and recreational facilities. Of the 432 acres, only 75 acres are partially or fully developed. Facilities within the District are owned and operated by the District, Pacific Gas and Electric, Paradise Irrigation District, Bureau of Land Management, and the School Districts.

Other Public Facilities

The Butte County Library provides library services to Paradise residents from its headquarters in Oroville and a branch in Paradise. The library offers basic services for adults and limited programming for children. In addition, the library operates the local California Literacy Campaign. The library has a full time staff, including a full-time literacy staff, and resident volunteers.

Impact Summary

The proposed project does not propose the construction of new development or rehabilitation of existing development. The Town has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. While future residential development may affect these resources, any future development would be consistent with what has already been addressed in the General Plan for which an EIR is certified. The Housing Element Update does not change the potential location or intensity of development. As a result, the proposed project will not have any direct or indirect impacts on public services such as fire, police, schools, parks, and other services that are not already contemplated in the General Plan for which an EIR is certified. Implementation of the proposed project would have a less than significant impact on this environmental topic.

XIV. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?			X	
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?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-b): Less than Significant. The Paradise Recreation and Park District encompasses approximately 169 square miles primarily centered on the Town of Paradise. The District provides a comprehensive recreation program and manages 432 acres of park land and recreational facilities. Of the 432 acres, only 75 acres are partially or fully developed. Facilities within the District are owned and operated by the District, Pacific Gas and Electric, Paradise Irrigation District, Bureau of Land Management, and the School Districts.

The proposed project does not propose the construction of new development, nor does it require annexation or rezoning for land for future development. Development would be at levels and intensities contemplated in the General Plan for which an EIR is certified. Implementation of the proposed project would have a less than significant impact on this environmental topic.

XV. TRANSPORTATION/TRAFFIC -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-g): Less than Significant. Regional access to the Town of Paradise is provided via the Skyway and State Route (SR) 191. The Skyway connects from SR 99 just south of Chico to Paradise in a southeasterly direction. SR 191 connects from SR 70 just north of Oroville to Paradise in a northerly direction.

The street classification system within Paradise consists of arterials, collectors, and local streets. The system consists of three major north/south streets (Skyway, Clark Road, and Pentz Road) and four east/west arterial streets (Wagstaff Road, Bille Road, Elliott Road, and Pearson Road). Other arterial streets include: Sawmill Road, Nunneley Road, and Libby Road. There is a network of collector and local streets that feed into these arterials.

The proposed project does not propose the construction of new development or rehabilitation of existing development. The Town has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. While future residential development may affect

these resources, any future development would be consistent with what has already been addressed in the General Plan for which an EIR is certified. The Housing Element Update does not change the potential location or intensity of development. The goals, policies, and implementation measures in the Housing Element Update would not result in any direct or indirect impacts on the transportation system. Implementation of the proposed project would have a less than significant impact on this environmental topic.

XVI. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

RESPONSES TO CHECKLIST QUESTIONS**Responses a), b), d), e):**

Refer to Section VIII- Hydrology and Water Quality for a description of water supply and wastewater disposal.

PID and Del Oro provide potable water for the Town of Paradise, including unincorporated communities immediately outside the town limits. These water purveyors have adequate infrastructure systems and water supplies to meet the service demands of the Town, including growth envisioned under the General Plan. As such, implementation of the proposed project would have a less than significant impact on the water infrastructure and supplies.

The wastewater infrastructure in the Town of Paradise and throughout the unincorporated areas immediately adjacent to Paradise has relied mostly on septic and leach field systems in past years. This situation is a viable alternative for new development at lower densities, but not

for development at densities of 10 units per acre or higher. Development within Paradise is constrained by the lack of a community sanitary collection and treatment system. The Town is currently researching a clustered wastewater treatment system that combines several discharges, treats the waste in one biological treatment plant to a high quality level and discharges to sub-surface land disposal. The clustered system is an alternative design that is accepted by the Town and serves as a means to allow development to move forward without the impacts that are associated with the septic leach line systems that currently serve most of the Town. This alternative can be feasible for a larger project, or a consortium of property owners, but is a constraint to small individual projects due to the relatively high cost. The proposed project includes an implementation measure requiring the Town to continue to pursue alternative wastewater treatment systems and to provide processes to facilitate use of these systems as they are constructed. Any alternative wastewater treatment system would require appropriate approvals and permits that will ensure that they are developed in accordance with federal and state law and that they minimize impacts on the environment. Implementation of the proposed project would have a less than significant impact on wastewater infrastructure and capacity.

Response c): Less than Significant. As described above under Section VIII- Hydrology and Water Quality, new residential development would be required to construct on-site stormwater detention and drainage facilities, consistent with the Town of Paradise's 1998 Interim Drainage Design Guidelines. Implementation of the Housing Element would not result in the direct need to construct new or expanded stormwater drainage facilities. This is a less than significant impact.

Responses f-g): Less than Significant. The proposed project does not specifically entitle or propose the construction of new development that would require solid waste disposal services. The proposed project does not propose the construction of new development or rehabilitation of existing development. The Town has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation or rezoning of land to accommodate the regional housing needs. While future residential development may affect these resources, any future development would be consistent with what has already been addressed in the General Plan for which an EIR is certified. The Housing Element Update does not change the potential location or intensity of development. As a result, the proposed project will not have any direct or indirect impacts on the solid waste services. Implementation of the proposed project would have a less than significant impact on this environmental topic.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 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, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b), c): Less than Significant. As described throughout the analysis above, the proposed project will not result in any changes to General Plan land use designations or zoning districts, would not result in annexation of land, and would not allow development in areas that are not already planned for development in the General Plan and Zoning Ordinance. While the project encourages development of affordable housing and removal of constraints to the development of housing, development would continue to occur as envisioned under the General Plan. An EIR has been certified for the General Plan that identifies potential significant effects associated with its implementation. The proposed project would not result in new adverse environmental impacts. The project would not threaten a significant biological resource, nor would it eliminate important examples California history or prehistory. The proposed project does not have impacts that are cumulatively considerable, nor would it have substantial adverse effects on human beings. Implementation of the proposed project would have a less than significant impact on these environmental topics.

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