

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

1. Description of Project:

The project proponent is seeking Town of Paradise approval to modify a conditional use permit to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units. A previously approved use permit allowed for the initial conversion of 45 units to long-term rentals and another 14 to be used for short-term lodging.

2. Name and Address of Project Applicant:

Guillon Inc.
2550 Lakewest Drive, #50
Chico, CA 95928

3. The Initial Study for this Project was Prepared on: October 21, 2022

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

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

6. Any person wishing to respond to this negative declaration may file written responses no later than November 28, 2022 with the Paradise Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969, (530) 872-6291(Ext. 417). The Planning Director or the Planning Commission will review such comments and will either uphold the issuance of a negative declaration or require an environmental impact report to be prepared.

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

By: _____
Susan Hartman, Planning Director

Date: 10/21/22

INITIAL STUDY

FOR

PARADISE BOUTIQUE APARTMENTS CONDITIONAL USE PERMIT MODIFICATION (PL22-00073) APPLICATION

FOR

GUILLON INC.

**PROJECT DESCRIPTION AND
ENVIRONMENTAL SETTING FOR THE
PARADISE BOUTIQUE APARTMENTS CONDITIONAL USE PERMIT MODIFICATION
APPLICATION (PL22-00073)**

PROJECT DESCRIPTION

The project proponent is seeking Town of Paradise approval to modify a conditional use permit to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units. A previously approved use permit allowed for the initial conversion of 45 units to long-term rentals and another 14 to be used for short-term lodging.

ENVIRONMENTAL SETTING

Location

The subject parcel, identified with assessor's parcel number 053-390-016, is located at 5900 Canyon View Drive, Paradise California, in Butte County. The project site is located near the eastern boundary of the Town. The site is located to the east of Pentz Road and north of Peach Lane. It is located within Section 18, Township 22 N, Range 4E, Mount Diablo Base & Meridian.

Land Use and Access

The subject parcel has a zoning of Community Services. The property was partially damaged in the 2018 Camp Fire. Prior to the fire, the subject structure was used as a retirement home and community care facility. There were previously several satellite structures used for more independent living that were destroyed in the fire. The parcel is accessed from Canyon View Drive, via Peach Lane. Both are private roads.

The eastern property line is the edge of Town limits and there is no development in the area immediately east of the subject parcel. Immediately adjacent to the north and west of the parcel are residentially zoned parcels with a mix of vacant lots and newly constructed residences. To the south is the remains of the vacant Feather River Hospital complex, a property that shares the community services zoning.

Vegetation, Topography and Soils

The project site was damaged in the 2018 Camp Fire. While the main structure was not destroyed, the majority of the trees on the site were killed in the fire. The subject parcel has an elevation of between approximately 1,910 feet at its lowest point, where the parcel boundary drops into the adjacent canyon, and 1,988 feet where the subject structure is located. The majority of the developed area of the parcel has an elevation of between 1984 and 1910 feet, making it relatively flat. Prior to the 2018 Camp Fire, the property and surrounding area had land cover containing a mix of shrub land, deciduous forest, evergreen

forest and irrigated landscaping. Most vegetation on the property was burned by the fire, with a mix of dead and living trees remaining.

Soils underlying the project site are characterized as “AVD 0-30%” (Aiken very deep – zero to thirty percent slope). This soil is abundantly found throughout Paradise. The AVD 0-30% soils are generally found to depths of 5-20’ and drain well, making them excellent for the treatment of wastewater.

Public Services

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

Access:	Peach Lane & Canyon View Drive – both private roads
Communications:	AT&T Telephone /Comcast Cable Services
Electricity:	Pacific Gas and Electric Company
Public Safety:	Town of Paradise
Recreation:	Paradise Recreation and Park District
Schools:	Paradise Unified School District
Sewage Disposal:	Individual wastewater treatment/disposal systems
Water Supply:	Paradise Irrigation District

PROJECT DETAILS

The proposed modification entails renovation and occupancy of an existing residential care facility structure for residential use. A previous use permit secured by the project proponent in 2021 allowed for the partial conversion of the facility, allowing for 45 of the 117 units to be used for residential long-term rentals and another 14 units to be utilized for motel/lodging rentals. The facility is currently operating under that partial capacity. The proposed modification would increase the occupancy from 45 residential units to 103 residential units in addition to the previously permitted 14 motel/lodging units.

The site would be provided access from Canyon View Drive, a private road. Site development for the project would be somewhat limited considering that the main structure remained intact after the 2018 Camp Fire. Proposed project improvements are limited to the construction of new parking facilities and the proposed paving of a portion of Canyon View Drive within the subject parcel.

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

The proposed project would utilize an existing wastewater treatment plant on the project site. No new installation of wastewater facilities is proposed as part of the Project. The approved

wastewater capacity for the Project allows for the conversion of 115 of the 117 existing units. Revised wastewater calculations would be required prior to the occupancy of the additional two units.

TOWN OF PARADISE

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. **Name of Proponents:** Guillon Inc. Construction
2. **Address and phone number of proponents:** 2550 Lakewood Drive, #50, Chico, CA 95928; (530) 513-3626
3. **Date of checklist:** October 21, 2022
4. **Zoning and general plan designation:** Zoning: Community Services (CS) General Plan designation: Community-Service (C-S)
5. **Name of proposal, if applicable:** Paradise Boutique Apartments CUP modification application

II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

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

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

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

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

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

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

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

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

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

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

A, B: Less than significant impact. The subject parcel is located in a Community Services (CS) Zone, which has an underlying general plan designation of Community Service (C-S). Multiple family land uses are allowed in the CS zoning through a site plan review permit while motel and lodging land uses are potentially permitted through a conditional use permit. The Project proposal does not conflict with either the Town's zoning ordinance or general plan requirements

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

C: Less than significant impact. The surrounding land uses are primarily residential in nature, predominantly occupied by parcels zoned for single-family dwellings. The change in land use would not permit any incompatible use would not be out of character for its location, because the facility was previously operated as a residential care facility. The use of the facility for multiple family residential rentals would have a less than significant impact.

D: No impact. Several parcels in the area immediately north to the subject parcel allow for limited agricultural land uses. However, no portion of the proposed project would limit the ability of these parcels to conduct agricultural activities as enumerated in the Agricultural-Residential zoning district. The proposed land use is compatible with the surrounding zoning designations. There would be no impact from the proposed project.

E: No impact. The proposed project would not create any physical barriers or other impediments that could affect the surrounding community. No aspect of the proposed project will physically divide a community. the

project would have no impact.

b. Item 2 – Population and Housing

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

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

c. Item 3 – Geologic Problems

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

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

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

F. Less than significant impact. The proposed project does not include substantial changes to topography or significant amounts of excavation. The residential facility is already constructed and does not require changes to the topography of the project site. The proposed new parking facility is proposed in an area with limited slopes, between approximately 2.6% and 6%. Erosion control measures and other restrictions applied to regulated projects would also ensure that any potential impacts would be limited. Impacts would be less than significant.

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

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

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

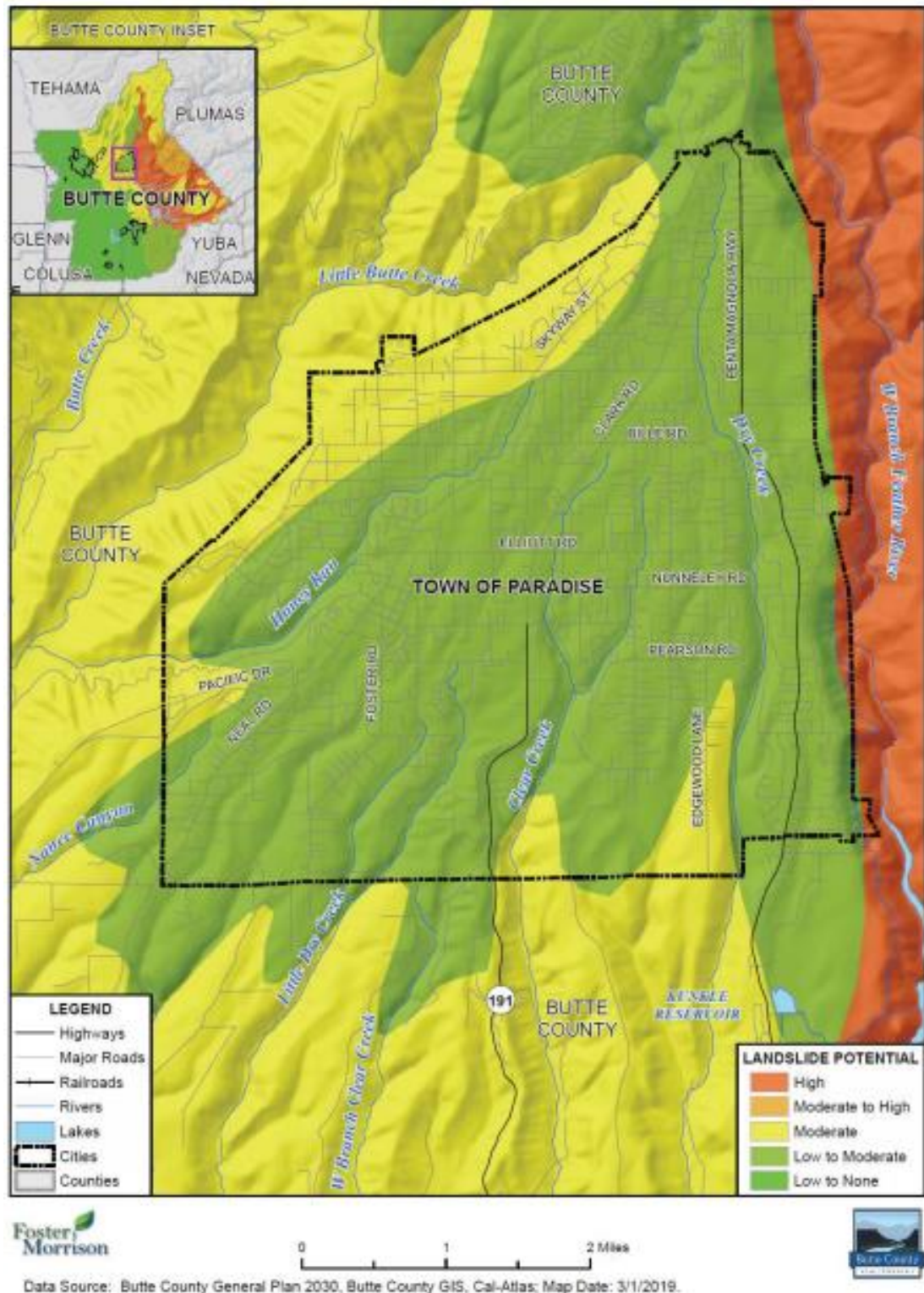


Figure 2: Landslide Potential

d. Item 4 – Water

A, B: Less than significant impact. The proposed change of use would have no impact to any water features or ability to affect surface runoff. However, the change in occupancy would require an increase in parking. Additional parking facilities could create the potential for increased water runoff, velocity, and erosion. The creation of additional impervious surfaces for the proposed parking facility may alter drainage patterns, reduce absorption rates and increase the volume of storm water drainage from the site. However, these impacts are expected to be minor and typical of the construction of paved parking facilities. The inclusion of standard best management practices, required of all construction, and requirements imposed on regulated projects by the Town of Paradise Post-Construction Standards Plan would further reduce the risk of construction related runoff. Impacts from the project would be less than significant.

C, D, E: No impact. No ponds, creeks, or other surface water is present within the project area or any immediately adjacent property. The west branch of the Feather River runs through the Canyon to the east of the property, approximately 0.36 miles from the main building at its closest point at an elevation of 1,170 ft. Due to its distance and significantly lower elevation, impacts from the project site would not be likely to make any impact to the Feather River. There would be no risk of impacts to surface water and be no impact from the proposed project.

F, G, H, I: No impact. The project is located on a parcel which would remain primarily pervious to water. The CS zoning area restricts impervious area to a maximum of 80% of lot coverage. However, the project would remain less than 50% impervious. No underground construction is being proposed as part of the project or would be required of the proposed renovation. Groundwater in the area would not be reduced, have its flow altered, be interrupted, or otherwise impacted. No wells would be utilized to provide water for the project. The project would not result in decreased groundwater availability for public or private water supplies. Potential contaminants from wastewater systems are controlled by adherence to the Town of Paradise's Local Agency Management Program, as approved by the Central Valley Water Board in 2016. No project components would introduce contaminants to groundwater, meaning there would not be a risk of contamination. There would be no impact from the proposed project.

e. Item 5 – Air Quality

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

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

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

Source: Butte County AQMD, 2018

Figure 3: Butte County Air Quality Attainment Status

The proposed Project does not include any construction of buildings. Proposed new construction is limited to a parking lot and the paving of a portion of the existing Canyon View Drive. Short term construction related emissions and operational emissions were modeled using the California Emissions Estimator Model (CalEEMod) to compare against the BCAQMD's thresholds of significance (See table 1). Short term construction activities would result in a temporary increase in vehicle emissions and fugitive dust from the project area. The Project would not violate any air quality standards or contribute to an existing or projected air quality violation. Impacts would be less than significant.

Project phases	ROG	NOx	PM10 or Smaller
Construction Thresholds	137 lbs/day, not to exceed 4.5 tons/year	137 lbs/day, not to exceed 4.5 tons/year	80 lbs/day
Construction phase Modeled	0.21 lbs/day	2.05 lbs/day	1.76 lbs/day
Operation Thresholds	25 lbs/day	25 lbs/day	80 lbs/day
Operational phase Modeled	8.79 lbs/day	9.45 lbs/day	2.38 lbs/day

Figure 4: CalEEMod project modeling results

B: Less than significant impact. No parks, playgrounds, schools, day care center, nursing homes, or other similar sensitive receptors are located in close proximity to the proposed project are. The nearest sensitive receptor is the Feather River Hospital, which has not been in operation since the 2018 Camp Fire, located approximately 1,900 feet from the project area. The proposed project site is in proximity to residentially zoned areas. The project may cause short-term impacts to air quality typical of construction projects including dust and vehicle emissions from increased vehicle use and heavy equipment, grading, and road base application. These impacts are short-term in nature. Adherence to the required grading and dust emissions control plan would ensure that impacts would be reduced. Accordingly, impacts from the proposed project would be less than significant.

C: No impact. The Project would not create any structures or features that could potentially alter air movement, moisture, temperature, or create any change in climate. There would be no impact from the proposed project.

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

f. Item 6 – Transportation / Circulation

A: Less than significant impact. The proposed change of use has the potential to create an increase in vehicle trips to and from the project area, consisting of construction-related traffic during the renovation of the dwelling units and traffic from the long-term operation of the rental units.

However, because the Town of Paradise and the area of Canyon View Drive and Peach Lane lost such a substantial portion of its existing housing and population, traffic impacts from the proposed project are not expected to exceed the amount of traffic either road supported before the fire. Additionally, the nearby Feather River Hospital has remained vacant since the time of the Fire and is not expected to reopen in the near-term, meaning traffic levels are currently far below the pre-fire levels. A traffic study prepared by Headway Transportation in October of 2022 concluded that traffic volumes in the area of Canyon View Drive and Peach Lane were considered to be “very low”. Impacts from the project would be less than significant.

B: No impact. The project would make no changes to any public or private road outside of the proposed paving of an existing portion of Canyon View Drive. The project would not create any hazardous design features such as sharp curves, dangerous intersections, or similar features. No incompatible use is proposed as part of the project. No impact would occur as a result of the project.

C: Less than significant impact. The project site is served by the Paradise Fire and Police departments. No portion of the project would affect the ability of emergency services to access and serve the property or reduce their ability to serve other properties in town. Correspondence with the CAL FIRE, which serves as the Town’s fire agency, confirmed that current emergency response times are 4 minutes and 48 seconds to reach the project site. The project would not result in inadequate emergency access. The impact of the project would be less than significant.

D: Less than significant impact. The proposed parking would meet the requirements of the Town of Paradise’ parking standards. The project requires 147 spaces to accommodate the proposed 117 residential units. The proposed parking lot would add an additional 79 parking spaces, bringing the total amount of parking spaces on the project site to 151. Impacts would be less than significant.

E, F: No impact. Circulation is governed by the Town of Paradise General Plan’s circulation element, Town code regarding streets and public places, and Town code regarding vehicles and traffic. The project would not conflict with any provision of the general plan or any other governing document. No pedestrian, public transit, or bicycle facilities are in or near the project area. The proposed project would not conflict with any applicable plans. No project components would create hazards or barriers to pedestrians or bicyclists. There would be no impact from the proposed project.

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

g. Item 7 – Biological Resource

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

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

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

Any potential habitat for these listed species was likely destroyed or significantly reduced in the 2018 Camp Fire, which significantly damaged the project parcel. Impacts to endangered, threatened, and rare species are not expected as a result of the proposed project. No surface water is present within the project location, meaning there is likely no suitable habitat for the foothill yellow-legged frog. Although native trees and areas of understory vegetation on the site provide shelter and food sources for a variety of localized bird, rodent and other animal populations, it is not anticipated that the change of use from a residential care facility to rental housing would significantly displace animal populations because new construction proposed with the Project is limited to the repaving of a roadway and the construction of a new parking facility. Additionally, the area of natural habitat on the site is partially diminished due to the 2018 Camp Fire. Impacts to local animal populations are anticipated to be less than significant.

B, C: Less than significant impact. The Town of Paradise General Plan outlines several goals and policies related to the preservation of trees or other natural communities. The Town of Paradise does not recognize heritage trees or any other locally designated special natural communities on the project site. A tree removal permit is required for the removal of any tree with a diameter at breast height of 10 inches or greater. The project would not conflict with any other local policy or ordinance protecting biological resources. No tree removal is

being proposed as part of this modification. Impacts from the proposed project would be less than significant.

D: No impact. No surface water, wetlands, marshes, vernal pools, riparian habitat, or similar features are present on the project site. There would be no impact.

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

h. Item 8 – Energy and Mineral Resources

A: No impact. The Town of Paradise has no published renewable energy plans. The interior renovations, new parking facilities, and roadway paving that would result from the Project would be built to current California building code, including all energy use standards. No conflict with local or State energy plans are expected. There would be no impact from the proposed project.

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

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

i. Item 9 – Hazards

A, C, D: Less than significant impact. The project's short-term construction may include the transport and use of potentially hazardous materials including concrete and solvents. The use of these materials is typical of construction

projects and would not indicate a high risk of hazards to the public or environment. The Project would not interfere with any emergency response or evacuation plan or create any health hazards. Impacts from the project would be less than significant.

B: Less than significant impact. The subject parcel is located within the area of the Butte County Local Hazard Mitigation Plan and the Town of Paradise & Upper Ridge Wildfire Evacuation Plan. The project would not create any structures or other impediments that would affect the execution of the Wildfire Evacuation Plan or any other emergency response actions. Communications with CalFire, which serves the Town's fire protection needs, confirmed that emergency response times to the property were 4 minutes and 48 seconds. The project would have no impact to emergency response or evacuation. Impacts would be less than significant.

E: Less than significant impact. The subject parcel is designated by Cal Fire as a being within a very high fire hazard severity zone, as is the majority of the Town. The Town of Paradise, through local ordinance, is also designated as very high fire severity zone. The majority of trees in the project area were destroyed in the 2018 Camp Fire, reducing the potential for any fires to spread to other areas. Proposed new construction for the Project is limited to the construction of a new parking area and the paving of a portion of Canyon View Road. An increase in paved area on the property could result in a minor decrease in fire risk on the subject parcel. The Town Fire Marshal reviewed the project materials and raised no concerns about the risk of fire related to the occupancy of an existing habitable structure. The impact would be less than significant.

j. Item 10 – Noise

A, B: Less than significant impact. The short-term construction activities required to renovate the subject site would cause a temporary increase in ambient noise levels on the project site. Construction activities would be subject to the restrictions of the Town Noise Ordinance and would not cause any long-term or significant impact. Long term increases to ambient noise levels would not occur as a result of the Project. Noise levels from the long-term operation of the facility are expected to be similar to those of the residential care facility. No noise-generating components or features are proposed as part of the Project. Impacts from the project related to noise would be less than significant.

k. Item 11 – Public Services

A: Less than significant impact. The proposed project would not create a need for any new government services or facilities. The Town has the capacity to

provide services such as fire protection, police protection, schools, parks, and other services, for a larger population than currently resides in Paradise. The project would not conflict with any Town of Paradise General Plan goals, policies, or programs related to public services. Fire protection services are provided by the Paradise Fire Department. Fire flow requirements are the responsibility of the Paradise Fire Department with the cooperation of the Paradise Irrigation District (PID). Information provided by the Fire Department indicate that fire flows in the vicinity are sufficient to serve the needs of the project. The Fire department has confirmed that emergency response times to the project site are 4 minutes and 48 seconds. The project would result in a less than significant impact to fire protection services.

B: Less than significant impact. Policing services in the project area are provided through the Paradise Police Department. The Town has capacity to provide police services to a much larger population than currently resides in Paradise due to the Camp Fire. The Project, being substantially similar to the previous use, would not cause an increased demand for police services. The Paradise Police Department reviewed the project proposal and confirmed that it has the capacity to serve the project. Impacts to police protection from the project would be less than significant.

C: Less than significant impact. The creation of the proposed new dwelling units could result in new students, adding demand to the local school system. With the vast majority of the Town's pre-fire population not recovered, the school system and facilities have ample capacity to serve this need. No foreseeable impact to school services would result from the project. Impacts to school services from the proposed project would be less than significant.

D, E: Less than significant impact. Roadways serving the project area include Peach Lane and Canyon View Drive; both of which are private roads. Peach Lane connects to Pentz Road, a public street. No concerns were raised by the Town Engineer about the project's impact to Pentz Road and no significant impacts to public roadways are expected as a result of the proposed Project. The Town public infrastructure and government services including roads have the capacity to serve this population. No new facilities, increases to service area, or other impacts to city services would result from the proposed project. Impacts from the project would be less than significant.

I. Item 12 – Utilities and Service Systems

A, B: Less than significant impact. Demand for power, natural gas, and communications infrastructure would be typical of a multi-family residential structure of this type. Because the facility previously operated as a residential care facility, suitable infrastructure for the Project is still in place and demand is expected to be similar. No excessive power demand is expected to be created by the project. The property would have electrical and natural gas services established through PG&E. Infrastructure including undergrounded electric lines, natural gas, phone, and internet lines have already been established. Minor repairs and upgrades are proposed to provide cooking facilities that did not have them when operated as a residential care facility. Impacts from these services would be limited and would not require the installation of new power, natural gas, or communications infrastructure elsewhere. Nor would any substantial alteration to those utilities occur as a result of the project. Impacts from the project would be less than significant.

C: Less than significant impact. No new construction of water treatment facilities would be required for the project. The Paradise Irrigation District indicated that it has the capacity to serve the proposed water requirements but that the individual water connection would need to be assessed prior to full occupancy. If approved, the project will be conditioned in a manner that is consistent with the requirements of Paradise Irrigation District. Impacts from the proposed project would be less than significant.

D: Less than significant impact. The mode of sewage disposal for parcel is to be provided via an existing on-site wastewater treatment system that previously served the residential care facility. Staff members of the Town of Paradise Wastewater division have carefully evaluated the project design along with the environmental characteristics of the project site. Town wastewater division staff have determined that the project, as currently designed, does not align with the requirements of the Town of Paradise sewage disposal ordinance for the creation of the proposed 58 new dwelling units, with approved septic calculations only allowing for a maximum of 56. If approved, the project will be conditioned in a manner that is consistent with the requirements of Town sewage disposal regulations, requiring septic calculations inclusive of the 58 proposed new units. Therefore, no significant adverse effect regarding sewage disposal is foreseen and no mitigation measures appear to be necessary. Impacts from the proposed project would be less than significant.

E: Less than significant impact. The proposed change of use from a residential care facility to residential rental units would have no impact to stormwater drainage facilities. However, the proposed parking facility and road construction on Canyon View Drive does have the potential to alter stormwater

runoff and would create impacts due to the creation of new impervious surfaces. The proposed project would be required to comply with the Town's post-construction standards, ensuring that post-construction runoff rates would not exceed those of the project site's pre-construction conditions. Impacts from the project would be less than significant.

F: Less than significant impact. Solid waste would be generated during the construction process. However, Calgreen standards require at least 65% of nonhazardous construction and demolition waste to be recycled and/or salvaged. These State recycling standards ensures that short-term construction waste would amount to a less than significant impact. AB 341 requires that multiple-family residential dwellings of 5 or more units arrange for recycling services. As such, no aspect of the long-term operation of the proposed project is expected to generate an unusual or excessive quantity of solid waste. Solid waste creation from the operation of the residential rentals is expected to be similar to the residential care facility that operated previously. Impacts would be less than significant.

G: Less than significant impact. Water service in the Town of Paradise is established through the Paradise Irrigation District. The Paradise Irrigation District indicated that it has the capacity to serve the proposed water requirements but that the individual water connection would need to be assessed prior to full occupancy. If approved, the project will be conditioned in a manner that is consistent with the requirements of Paradise Irrigation District. Impacts would be less than significant.

m. Item 13 – Aesthetics

A: No impact. There are no State Scenic Highways or eligible State Scenic Highways in the Town of Paradise according to the California Department of transportation. The Town of Paradise General Plan does not expressly identify any scenic vista areas in the Town. No impacts to State recognized or eligible scenic highways would occur as a result of the proposed project. The proposed project would have no impact on any recognized local or State scenic vista.

B: Less than significant impact. The Town of Paradise General Plan recognizes several Scenic Corridors and Gateway areas. Pentz Road is identified as a locally recognized scenic highway corridor. However, no new structures are proposed as part of the Project. Construction of the proposed parking facility and roadway paving are would not alter the visual character of the project site as they occur at the ground level and would not interrupt views to the canyon. Impacts to the visual quality of the proposed project site would be less than significant.

C: Less than significant impact. The subject structure is already in place and there are no structural changes proposed that would increase light or glare. The Town of Paradise requires that all exterior lighting be designed, established, and maintained to reflect away from nearby and adjoining residences within 200 feet. The proposed project would have a less than significant impact.

n. Item 14 – Cultural Resources

A, B: Less than significant impact. No excessive or atypical amount of ground disturbing work is proposed as part of the project. A cultural resources survey conducted in 1997 in preparation for the original construction of the residential care facility did not uncover any cultural resources in the area of the proposed construction. Impacts from the project would be less than significant.

C: No impact. In a cultural resources report conducted in September of 1997 one historical period site, a water conveyance ditch, was identified. This site is known as the Hendrick's Ditch. This ditch was used for mining ventures in the mid 19th century and determined to be significant for its "...contribution to the broad patterns of our history." However, the location of the ditch is on the eastern edge of the subject parcel and would not be impacted by the renovation or occupation of the structure or the proposed parking lot and road work. The Town of Paradise does not maintain a list of local historic or archaeological resources. No historical or archaeological resources would be affected by the proposed project. No impact to historical resources would result from the project.

D, E: No impact. No locally identified religious uses or artifacts are known to be present on the project site. While the region was once home to the native Konkow tribe, a subset of the Maidu, no cultural resources were uncovered during the investigation for the 1997 Cultural resources report that was authored during the construction of the residential care facility. There would be no impact.

o. Item 15 – Recreation

A, B: Less than significant impact. The proposed project would create the potential for new dwelling units that could increase local population levels. However, since population levels are currently only a fraction of the levels prior to the 2018 Camp Fire, existing recreational facilities are sufficient to handle any potential increase resulting from residential development on the project site and would not need to be expanded to accommodate the project. Impacts would be less than significant.

p. Item 16 – Wildfire

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

B: Less than significant impact. Prevailing winds in the Town of Paradise, known as the Jarbo Gap winds, come primarily from the Feather River Canyon area northeast of the Town and blow southwest. The proposed project area is located along the canyon edge, which is subject to a high risk of fire. Fire risk is high throughout the Town of Paradise, especially during the Summer and Fall seasons. The simple change of use from residential care facility to rental apartments would not create a higher level of fire risk than was present with the facilities prior use. Individual renters with access to personal vehicles have a higher likelihood of being able to self-evacuate than care home residents. The project is not expected to cause an increased risk of wildfire danger. The Town Fire Marshal reviewed the project application and did not expressed concern regarding fire risk. The project would have a less than significant impact.

C, D: Less than significant impact. New utility connections to the property would be undergrounded, significantly reducing the risk of fire started from damaged electrical infrastructure. Access to the project would be through the existing Canyon View Drive, a private road. No water main, or other new utility installation is proposed as part of the proposed change of use. Proposed construction includes a new parking lot and the repaving of a portion of Canyon View Drive. Paving is proposed on a portion of Canyon View Drive that would connect to the end of nearby Conifer Drive. Though residential access to the site is not permitted through Conifer Drive, the paving of the proposed portion of the roadway would ease the passage of emergency vehicles through Conifer Drive to the project site if the project were approved. The risk of downstream flooding, landslides, and post-fire slope instability would be no greater than the risk presented by the operation of the care facility. The Town Fire official reviewed the project application materials and did indicate any concern that the project might increase the risk of fire. Impacts from the project would be less than significant.

q. Item 17 – Greenhouse Gases

A, B: Less than significant impact. The Town of Paradise does not have a Greenhouse Gas Reduction Plan. The Butte County Air Quality Management District does not have established greenhouse gas thresholds of significance.

Butte County is currently nonattainment for the State and Federal 8-hour ozone standards and the State 1-hour ozone standards. The construction of the proposed new parking lot and roadway paving on Canyon View Drive has the potential to create a small increase in short-term GHG emissions due to the use of construction equipment. The change of use from a residential care home to rental apartments has the potential to increase greenhouse gas emissions in the long-term operation of the facility. Traffic in and out of the residential care home was relatively low as residents did not typically have their own vehicles. The change of land use to apartments has the potential to increase the amount of regular vehicle trips to and from the project area. Most trips would be conducted in personal vehicles, which can cause an increase in greenhouse gas emissions. However, the Town of Paradise suffered the loss of the vast majority of its existing housing stock in the 2018 Camp Fire. The town's population was reduced from 27,000 to approximately 7,000 today. The potential emissions created by the proposed construction and operation of the Project would only account for a small portion of the pre-fire GHG emissions of the Town. The creation of new dwelling units that would result from the project would also contribute to meeting the Town's Regional Housing Needs Allocation. The Project would not conflict with any state plans, policies of regulations regarding greenhouse gas emissions. Impacts from the proposed project would be less than significant.

r. Item 18 – Mandatory Findings of Significance

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

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

IV. DETERMINATION.

On the basis of this initial evaluation:

1. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☒
2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this document shall be added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.** ☐
3. I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐
4. I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐
5. I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. ☐

_____ Date _____

Susan Hartman
Planning Director for Town of Paradise

V. REFERENCES

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