

Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: Kathy Court Housing Project

Responsible Entity: Town of Paradise

Grant Recipient (if different than Responsible Entity): Butte County Housing Authority

State/Local Identifier:

Preparer: R.L. Hastings & Associates, LLC

Certifying Officer Name and Title: Kevin Phillips, Town Manager

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to: Susan Hartman, Community Development Director
Building Resiliency Center
6295 Skyway
Paradise, CA 95969
shartman@townofparadise.com

Project Location:

1561 Kay Court, Paradise, Butte County, CA 95969 (APN: 053-170-144)

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed 12-unit housing project will be built on an approximately 1.09-acre parcel located 1561 Kay Court in the Town of Paradise (APN: 053-170-144). Kathy Court Rebuild Project proposes a new 100% affordable project on land previously occupied by a 12-unit apartment complex destroyed in the 2018 Camp Fire in Paradise, California. The project will consist of 1 two-story building containing two (2) one-bedroom, eight (8) two-bedroom, and two (2) three-bedroom residential dwelling units, and 25 surface parking spaces. The project will include landscaping, installation of curbs, gutters, sidewalks, street lighting, parking areas and connection to existing main utility lines and other infrastructure improvements as necessary. Surrounding site uses are dedicated to residential uses on all sides but most of the existing housing was destroyed in the Camp Fire. The surrounding sites are currently vacant lots interspersed with single-family homes. The debris has been removed from the site and the site has been graded.

Description of the Area

Butte County is located in Northern California along the western slope of the Sierra Nevada mountains. The County comprises a total area of 1,677 square miles of which 41 square miles are covered by water. A portion of the County's western border is formed by the Sacramento River. The County is bounded by Sutter County to the south, Yuba County to the southeast, Colusa County to the southwest, Glenn County to the west, and Tehama County to the northwest, and Plumas County to the northeast. The southern boundary of Butte County is approximately 51 miles north of the City of Sacramento. There are four incorporated cities and one incorporated town in Butte County—Biggs, Chico, Gridley, Oroville, and Paradise.

The Town of Paradise, incorporated in 1979 is nestled in the foothills of California's Sierra Nevada Mountains. Located on a ridge with elevations ranging from 2,000 to 2800 feet above sea level, Paradise is twelve miles east of Chico and ninety miles north of Sacramento. The population of Paradise dropped significantly following the 2018 Camp Fire from approximately 26,218 in 2010 to 5,268 in 2021. As stated in the Town of Paradise 2020-2024 Consolidated Plan: "Paradise is still recovering from the aftermath of a town-wide fire. On November 8, 2018 the Camp Fire ignited near the Town of Paradise. Due to high winds the fire spread at a rate of eighty football fields a minute and ultimately destroyed the Town of Paradise within hours. Over 26,000 residents of the Town were displaced, 90% of structures in Paradise - more than 11,000 homes and 1,000 businesses were burned to the ground, and most tragically, 85 people lost their lives. The Town's priorities are focused on helping our residents return home, rebuild and improve our Town's infrastructure, and support our business community as they reopen."

Description of the Surrounding Neighborhood

The project site is previously developed land located in a residential area of Paradise toward the eastern edge of the Town. The neighborhood previously housed multi-family and single-family homes most of which were destroyed during the 2018 Camp Fire. Currently the area is mostly vacant land interspersed by single-family residences as re-building continues. The project is located approximately 13 miles east of the City of Chico and approximately 17 miles north of the City of Oroville and has access to a wide variety of community services, schools, shopping, public transportation, and supportive services both in Paradise and surrounding communities.

Construction and Design Description

The project will consist of one two-story, 10,701square foot residential building containing two (2) one-bedroom, eight (8) two-bedroom, and two (2) three-bedroom residential dwelling units. Unit sizes are comprised of one-bedroom units at 682 square feet each; two-bedroom units at 892 square feet each; three-bedroom units at 1,169 square feet each. All units will have in unit washer and dryers and storage. The Type V building will be of 2x6 wood frame construction meeting Title 24 provisions and has been designed with an emphasis on energy efficiency. The exterior siding will consist of cementitious horizontal lap siding, along with cementitious board and batten siding. Windows and sliding glass doors will be dual pane vinyl and the roof system will consist of standing seam metal atop manufactured, wood roof trusses. Interior finishes will be painted gypsum wall board. Health and fire safety to include the addition of fire sprinklers and WUI standard construction methods per the Town of Paradise Requirements. All first-floor units will be physically accessible.

Permanent Sources of Project Funding:

1. CDBG-DR	\$2,724,004
2. PG&E Settlement	\$ 800,000
3. Butte County Housing Authority	\$3,406,648
4. Deferred Developer Fee	<u>\$ 96,018</u>
Total Estimated Project Cost	\$7,026,670

Development Partners: None

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The primary purpose of the proposed project is to develop 12 units of affordable housing in an area where much of the affordable and market rate housing was destroyed in the 2018 Camp Fire leaving the area with limited housing stock and especially affordable housing. The median gross rent in the Town of Paradise is \$1,071 per month which averages to \$12,852 per year, approximately 41% of the per capita income of the Town (\$31,414), well above the recommended ratio of 30%. In addition to the percent of households overpaying rent, the percent of persons in poverty (15.9%) in the Town of Paradise combined with the lack of affordable housing indicates a need for quality affordable housing in the region.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project site is located on the east-central side of the town. Due to the destruction from the 2018 Camp Fire, there is other vacant land currently surrounding the project site. The project is zoned Residential TR 1/3 (Town Residential 1/3-acre min) which allows for single-family residential development. Zoning in the areas around the project site also consist of mostly Residential TR 1/3 (Town Residential 1/3 acre min). Most of the surrounding area is part of the rebuild plan for the Town following the Camp Fire. The project's building application has been submitted under the revised post-fire non-conforming use ordinance which allows the Kathy Court multi-family development to be rebuilt as before in a single-family zone.

Funding Information

Grant Number	HUD Program	Funding Amount
TBD	Community Development Block Grant-Disaster Recover (CDBG-DR)	\$2,724,004
TBD	CDBG-DR Activity Deliver Costs (ADC)	Estimated \$250,000
N/A	HUD Project-Based Vouchers (PBVs)	Estimated \$60,144/year – \$1,202,880/20 years

Estimated Total HUD Funded Amount: \$2,724,004 plus an estimated \$250,000 in CDBG-DR ADC and an estimated \$60,144 in Project-based Vouchers annually for 20 years (\$1,202,880).

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$7,026,670 plus an estimated \$250,000 in CDBG-DR ADC and an estimated \$60,144 in Project-based Vouchers annually for 20 years (1,202,880).

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project site is not located within an FAA-designated civil airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required.</i></p> <p>- The project site is located outside of all safety zones. The three nearest airports to the project site – Paradise Skypark Airport located 4.26 miles from the project site, Chico Regional Airport located 14.28 miles from the project site, and Oroville Municipal Airport located 19.55 miles from the project site – are not FAA-designated civil airports.</p> <p>- There are no military airfields in or near the project area; therefore, there are no CZ or APZ in the project area. The nearest military airfield is Beale AFB located 46.7 miles south of the project site.</p> <p>- The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required.</p> <p>- See Attach A: Airport Hazards</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>There are no Coastal Barrier Resources in California</i></p> <p>- See Attach B: Coastal Barrier Resources</p>

<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction, or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06007C0400E dated January 6, 2011, the site is located in Zone X; an “0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.”</p> <p>- Flood insurance is available but is not required.</p> <p>- See Attach C: Floodplain Management</p>
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<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is located in an area which is classified as “Nonattainment” for one Federal criteria pollutant: 8-hour Ozone (2015), per the EPA Greenbook downloaded 2.28.23 from https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA and is therefore required to verify compliance with the area SIP.</i></p> <p>- Per the EPA Greenbook, Butte County is classified as Nonattainment for one Federal criteria pollutant, however, a NEPA Conformity Analysis for the project prepared by Giroux & Associates (Giroux) dated November 28, 2022 concluded that: “Maximum annual emissions are much less than their associated de minimis thresholds. A formal SIP consistency analysis is not required” based on the construction and operational emissions model Giroux conducted.</p> <p>- <i>Verified by NEPA Conformity Analysis prepared by Giroux & Associates dated November 28, 2022 and EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA</i></p> <p>- See Attach D: Clean Air</p>

<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 117(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located approximately 117 miles east of the Coastal Zone per attached California Coastal Commission map.</p> <p>- See Attach E: Coastal Zone Management</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves new development for habitation and is not located within one mile of an NPL (“Superfund”) site, within 2,000 feet of a Federal CERCLIS, SEMS or SEMS-archive site. The project does not contain existing structures.</i></p> <p>- A Phase I ESA prepared by Weis Environmental, LLC (Weis), dated June 25, 2022, concluded that “no evidence of recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions in connection with the Site. Additional assessment at the Site is not considered to be warranted at this time.”</p> <p>- The project site does not contain existing structures but was previously occupied by apartment buildings destroyed in the Camp Fire. Weis noted that the site is listed on the HAZNET database for “prior removal and off-Site disposal of asbestos-containing materials.” However, “this listing is not considered to be an environmental concern to the Site.”</p> <p>- Weiss noted that they “completed a vapor encroachment screening as part of [their] assessment” and concluded that they “did not identify vapor encroachment concerns either in connection with the Site or from potential off-site sources that could impact the Site.”</p> <p>- See Attach F: Contamination & Toxic Substances</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.</i></p> <p>- The USFWS Critical Habitat map indicates no critical habitat on or near the project site.</p> <p>- As the site was previously developed and has been cleared, and there is no critical habitat on the site, it is unlikely that any but urban adapted animals such as racoons and squirrels will utilize the site and there is sufficient area for these to move other areas offsite.</p>

		<p>- Due to trees on the site, a nesting bird survey will be required if construction begins during the nesting bird season.</p> <p>- See Attach G: Endangered Species</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></p> <p>- Per the Phase 1 ESA prepared by Weis Environmental, LLC (Weis), dated June 25, 2022, no ASTs were found within 0.25 miles of the project site.</p> <p>- A search through the CalEPA database identified no ASTs within a 1-mile radius of the project site.</p> <p>- See Attach H: Explosive and Flammable Hazards</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site does not contain ‘Prime Farmland if Irrigated,’ ‘Prime Farmland,’ Unique Farmland or other Farmland of Statewide or Local Importance as identified by the USDA, NRCS, or Farmland of Local Importance’ as identified by the California Important Farmland Finder.</i></p> <p>- 100% of site soils are in Map unit 829 defined as "Not Prime Farmland."</p> <p>- <i>Verified through Web Soil Survey downloads from the USDA, NRCS website at https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm</i></p> <p>- The California Department of Conservation – California Important Farmland Finder classifies the site as “Urban and Built-up Land.”</p> <p>- See Attach I: Farmlands Protection</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06007C0400E dated January 6, 2011, the site is located in Zone X; an “0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.”</p> <p>- See Attach C: Floodplain Management</p>

<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The Town of Paradise has made a Finding of “No historic properties affected” per 36 CFR Part 800.4(d)(1).</i></p> <p>- Attach J contains the following supporting documentation:</p> <p>- SHPO consultation request letter sent 3.1.23. California Historical Resources Information System (CHRIS) Records Search dated 10.21.22; a Cultural Resources Study prepared by Historic Resource Associates dated November 2022 which noted that no prehistoric or historic archeological sites were identified within the project site and did not recommend additional study; Tribal Directory Assessment Information (TDAI) list for Butte County; Native American Heritage Commission (NAHC) list dated 9.6.22; Tribal consultation letters sent to TDAI and NAHC list contacts dated 1.20.23 – one responses were received from the Mooretown Rancheria of Maidu Indians stating that the tribe “is not aware of any known cultural resources” on the site but requested to be contacted if resources are found; National Register of Historic Places (NRHP) listing for the County of Butte and the Town of Paradise.</p> <p>- SHPO did not respond within 30 days; per 36 CFR Part 800.4(d)(1), lack of objection within 30 days means Federal agency has completed its Section 106 responsibilities.</p> <p>See Attach J: Historic Preservation</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves the development of noise sensitive uses but is not located within 1,000 feet and line-of-sight of an arterial roadway nor within 3,000 feet or line-of-sight of an active railroad line.</i></p> <p>-The project site is located at the end of Kay Court – a local road. The project is located about 300 feet from Sawmill Rd – a collector – but is not within 1,000 feet of an arterial roadway.</p> <p>- The project site is located 4.2 miles from the Paradise Airport – a General Aviation Airport – outside of the airport 65 dBA noise contour.</p> <p>- There are no active railroad lines within the Town of Paradise.</p> <p>Noise Hazard</p> <p>- The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities but this will be a</p>

		<p>short-term impact with no long-term noise increases.</p> <ul style="list-style-type: none"> - During construction, the town will require the following condition: Standard BMPs will be required to be adhered to including allowable hours for use of equipment and other construction activities to limit the impact on surrounding sensitive land uses: - In accordance with Town of Paradise Municipal Code Section 9.18.160: “It is unlawful and in violation of this chapter for any person to operate or cause the operation of any tools equipment used in construction, drilling, repair, alteration, or demolition work between the hours seven p.m. and six a.m. on weekdays or at any time on Sundays or holidays, in such a manner that creates noise clearly audible across a residential zoned or a commercial zoned real property boundary.” - The town may require the above limitation on hours and other restrictions be placed in all construction contracts along with the following items: - Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems. - A slight rise in ambient noise level is expected due to the project but no permanent significant increase in ambient noise level is anticipated due to the small (12-unit) size of the project. Increases are anticipated to be consistent with noise levels from surrounding residential land uses. <p>See Attach K: Noise Abatement and Control</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></p> <ul style="list-style-type: none"> - Verified by sole source aquifer map downloaded from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b - See Attach L: Sole Source Aquifers
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve new construction within a wetland(s) habitat.</i></p> <ul style="list-style-type: none"> - Verified by: Wetlands Map downloaded from https://fws.gov/wetlands - See Attachment M: Wetlands Protection

<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not located within one mile of a listed section of a Wild and Scenic River.</i></p> <p>- The proposed project site is not located within one mile of a listed river. The nearest Wild & Scenic River – the Feather River – is located approximately 21.7 miles southeast of the project site.</p> <p>- <i>Verified by the Wild and Scenic Rivers list downloaded from</i> https://www.rivers.gov/river-app/index.html?state=CA</p> <p>- See Attach N: Wild & Scenic Rivers</p>
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ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is suitable for its proposed use; and with mitigations the project won't be adversely affected by a pre-existing environmental condition.</i></p> <p>- EJScreen is the Environmental Protection Agency's (EPA) Environmental Justice mapping and screening tool that provides EPA with a nationally consistent dataset and approach for combining environmental indicators and demographic indicators. EJScreen users choose a geographic area; the tool then provides demographic and environmental information for that area. All of the EJScreen indicators are publicly available data. EJScreen simply provides a way to display this information and includes a method for combining environmental and demographic indicators into EJ indexes.</p> <p>There are 12 Environmental Indicators (EI) and 8 Demographic Indicators (DI). EJScreen provides reports and maps that can show each environmental indicator and each demographic indicator separately and summarizes how an environmental indicator and demographics come together in the same location with 12 EJ Indexes. An EJ Index combines demographic factors with a single environmental factor.</p> <p>- For this project, EJScreen Reports were run for the following radii from the project site: 0.125, 0.25, 0.5, 0.75 and 1.0 miles. The immediate project site area in the analysis is defined as the 0.125-mile radius.</p> <p>-Two factors to weigh are how Environmental Indicators (EI) change, increase or decrease, as the distance from the project site changes, and how project site EI levels compare to the State, EPA and U.S. levels. A third factor is how the project site ranks in respect to the 80th percentile for all data in the State and USA, the EPA's</p>

	<p>recommended threshold for determining whether an issue may be significant.</p> <ul style="list-style-type: none">- The data was compared at each radius to determine if there were any significant differences between the immediate project site area (defined as the 0.125 miles radius) and surrounding areas and between the project site area and the State and U.S. averages and percentiles.- An analysis of Environmental Indicators (EI) reveals that seven (7) of the twelve (12) EI are lower at the project site than at both comparison levels. All seven (7) remain fairly constant moving out from the site with one (1) decreasing by .002 moving out to one (1) mile, two (2) with no change, three (3) increasing by 0.21, 0.16, and 0.00007, one (1) – Traffic Proximity – increasing by 5.1 – all insignificant increases and decreases. Of the remaining five (5) factors, three (3) are higher than both the State and U.S. levels. Two (2) – Particulate Matter and Ozone – remained the same across all distances at 12.9 (PM) and 55.1 (Ozone) compared to State and US averages of 11.7 and 8.74 (PM) and 48.1 and 42.6 (Ozone), respectively and one (1) – Lead Paint – was higher at 0.12 miles (0.56) and 0.5 miles (0.32) but lower at all other distances compared to State and U.S. averages of 0.29 and 0.28, respectively. The other two (2) EI were higher than State averages but lower than U.S. and remained the same at all distances compared to State and U.S. levels as follows: Air Toxics were 30 at all distances compared to 31 at the State and 29 at the U.S. levels; Respiratory Hazards was .04 at all distances compared to 0.43 at the State and 0.36 at the U.S. levels.- Of the twelve (12) EI, none exceed the 80th Percentile at any comparison level.- From the analysis of the EI, we can conclude that for future residents of the project there are no aggregate environmental issues (the 12 EI Factors aggregated) identified that result in the site being adversely affected by environmental considerations relative to the community as a whole.- All eight Socioeconomic indicators, with the exception of “Over 64 Years of Age,” are substantially below the 80th percentile – POC is in the 1st percentile for the State and 13th for the U.S. and Low Income is in the 46th percentile for the State and 40th for the U.S. Based on this EPA EJScreen data, regardless of population group served, the population will not be affected disproportionately by environmental issues.- Additionally, the project will benefit the minority and
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		<p>low-income populations by bringing much needed affordable housing units to the neighborhood and community.</p> <p>- See Attach O: Environmental Justice</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features, and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>Conformance with Plans / Compatible Land Use and Zoning</p> <p>The project site consists of a single parcel located at 1561 Kay Court, Paradise, Butte County, CA 95969 (APN: 053-170-144).</p> <ul style="list-style-type: none"> - The project is in conformance with the Town of Paradise General Plan and Zoning Ordinances. - The project site is 1.09-acres and zoned Residential TR 1/3 (Town Residential 1/3 acre min) with a Land Use Designation of TR – Town Residential which conforms with the post-fire Non-conforming Use Ordinance. <p>Scale and Urban Design</p> <ul style="list-style-type: none"> - Surrounding site uses are dedicated to residential uses on all sides but most of the existing housing was destroyed in the Camp Fire. The surrounding sites are currently vacant lots interspersed with single-family homes. - Project design must comply with Town design standards and must be approved by the Town to ensure that the design is compatible with the Town design standards and with the neighborhood. <p>- See Attach P: Land Development</p>

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p>Soil Suitability</p> <p>- LACO prepared a Geotechnical Exploration and Geohazard Report for the proposed project, dated July 22, 2020. The Report assessed all relevant potential geologic hazards for the site including soil suitability factors and reached the following conclusion in respect to site and soil suitability:</p> <p>“Based on the results of our exploration program, we conclude the project is feasible from a geotechnical standpoint, provided the recommendations of this report are incorporated into the project design and construction. The primary geologic and geotechnical considerations affecting the planned improvements are as follows:</p> <ul style="list-style-type: none"> • The potential for seismic ground shaking at the Site; and • Static settlement of soils. <p>The potential for strong ground shaking can be addressed by designing the planned improvements utilizing the seismic design parameters presented in Section 7.3 of this report. The structure should be designed to resist/accommodate the estimated total (approximately 1 inch) and differential static settlement (less than ½ inch over the length of the foundation).” (p. 5)</p> <p>- LACO reviewed the geotechnical related portions of construction drawings for the project and in a letter to Basis Architecture and Consulting Inc., the client, dated August 25, 2021, stated its conclusion that “the structural drawings are prepared consistent with the intent of the recommendations presented in our geotechnical report.”</p> <p>Slope</p> <p>- Per USDA NRCS, the site has a slope rating of 5%.</p> <p>- The site is relatively level and therefore slope is not an issue for development of the site. (See LACO p. 5)</p> <p>Erosion</p> <p>- The Town of Paradise Municipal Code Section 15.02.150 – Permit Application and Submittals, Site Plan Requirements requires that “Erosion and Sediment control plans when required by the Town Engineer shall be prepared, stamped and signed by a Registered Civil Engineer or Erosion Control Professional...”</p> <p>- The Town will require that standard BMP’s be followed during construction to minimize construction related erosion from the site during construction activities.</p> <p>Storm Water Runoff and Drainage</p> <p>- The Federal Clean Water Act delegates authority to the States to issue National Pollutant Discharge Elimination System (NPDES) permits for discharges of storm water from construction, industrial, and municipal entities to Waters of the United States. Large and medium size municipalities were issued individual municipal NPDES permits in the first phase (Phase I) of the process.</p>
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		<p>Subsequently, small municipalities identified by the State of California were required to obtain permit coverage under the Phase II General NPDES Permit for Municipal Separate Storm Water Sewer Systems (MS4). These Phase II MS4s (municipalities) are required to implement various storm water management programs, one of which is to require certain new development and applicable redevelopment projects to incorporate post-construction storm water control measures into their design that include LID and hydromodification techniques. The Town of Paradise is one of the jurisdictions specified in the current Phase II MS4 Permit that must comply with these post-construction requirements, which are contained in Section E. 12 of Order No. 2013-0001- DWQ.</p> <ul style="list-style-type: none"> - Low Impact Development (LID) mitigates excessive runoff by the use of control measures that utilize evapo-transpiration, infiltration, capture / reuse, and biotreatment to mimic the runoff of a natural environment. Hydromodification techniques are used to design development sites so that post-construction runoff flow rates do not exceed those of the pre-construction conditions. - All projects within the Town must comply with the current version of the Town NPDES MS4 Permit and preparation of a SWPPP covering construction activities and post-construction flows. - The project is required to comply with Town of Paradise Municipal Code, Chapter 8.56 – Stormwater Quality Management <p>- See Attach P: Land Development</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>Earthquake Faults and Earthquake Potential</p> <ul style="list-style-type: none"> - The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to the applicable California Building Code requirements, as required by the Town. - Per the DOC Data Viewer interactive mapping program, the site is not located in an Alquist-Priolo Earthquake Fault Zone. - Per the LACO Report, “the Site is in a potentially seismically active area. Given the proximity of the proposed structures to active seismic sources (Cleveland Hill fault), there is moderate probability that the Site will experience strong ground shaking during the economic lifespan of the proposed development. The spectral response accelerations for seismic analysis and design of the proposed structure, as prescribed by the 2019 California Building Code (CBC) and ASCE 7-16, are presented in Section 7.3 of this report.” LACO found the surface fault rupture potential to be low. (p.4) <p>Landslide Potential</p> <ul style="list-style-type: none"> - The site is relatively flat and, therefore, there is no landslide potential. (See LACO p. 4.) <p>Liquefaction Potential</p>

- The project site is not in a California Liquefaction Zone per the USGS Regulatory map. Additionally, LACO determined that: “Given the nature and depth of clay soils along with the relatively flat topography of the Site, we consider the potential for liquefaction-induced settlement and lateral spreading to adversely affect the proposed improvements to be negligible.” (p.4)

Tsunami and Seiches Potential

- According to the California Emergency Management Agency Tsunami Inundation Maps, the project site is located outside of the tsunami inundation areas.

- Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water in close enough proximity to the project site to impact the site.

Air Quality

- The project is located in the Northern Sacramento Valley Planning Area (NSVPA), which is under the jurisdiction of the Butte County Air Quality Management District (BCAQMD), which serves all of Butte County.

- NSVPA’s 2021 Triennial Air Quality Attainment Plan includes typical construction activities as part of its emissions inventory.

- During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. This will be mitigated by adherence to BMPs during construction.

Wildland Fires Potential

The project site is located in an area classified as a Local Responsibility Area (LRA) by Cal Fire and is located in a Very High Fire Hazard Zone, however, per the Town of Paradise General Plan 2022-2030 Housing Element Update adopted June 14, 2022: “Based on the town’s climatic, topographic, and geologic conditions and dense vegetation, the entirety of the town has been identified as a very high fire hazard severity zone (VHFHSZ) pursuant to Government Code Sections 51178.5 and 51179. The Town has adopted local amendments to its building code, including requirements for automatic fire sprinkler systems, firesafe roofing materials, fire resistant outbuildings, and non-combustible gutters. The more stringent building code requirements required by the Town create additional regulations and costs for property owners who want to develop housing in Paradise. However, these regulations are consistent with State policy and have been found to be “reasonably necessary” to mitigate potentially hazardous conditions related to wildfire spread, fire protection, and the delivery of emergency services, pursuant to Chapter 4 of the California Building Standards Code. In addition to the Town’s local building code amendments, development in Paradise is subject to California’s wildland building codes (CBC Chapter 7A) for the design and construction of new buildings and the requirements for defensible space clearance in Government Code Section 51182 and Assembly Bill (AB) 38.”

		<p>Emergency Response & Access</p> <p>The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As required by the California Fire Code, the project would be required to include site-specific design features that ensure appropriate emergency access.</p> <p>Hazardous Materials</p> <ul style="list-style-type: none"> - The project will not be impacted by any known hazardous materials sites nor create a significant hazard to the public or the environment due to hazardous materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process. - <i>Verified by Phase I ESA prepared by Weis Environmental, LLC, dated June 25, 2022.</i> <p>Construction Site Safety</p> <ul style="list-style-type: none"> - Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury. - See Attach F: Contamination & Toxic Substances and Attach P: Land Development
Energy Consumption	1	<ul style="list-style-type: none"> - The buildings were designed with an emphasis on energy efficiency and the project will comply with Title 24 requirements. The sustainable and green building elements include the following: <p><i>Electrical:</i></p> <ul style="list-style-type: none"> - Heating and cooling will be provided by high efficiency heat pump units. <p><i>Windows:</i></p> <ul style="list-style-type: none"> - Insulated Dual Pane <p><i>Water heating:</i></p> <ul style="list-style-type: none"> - Water heating will be provided by high efficiency tankless condensing water heaters. <p><i>Landscaping:</i></p> <ul style="list-style-type: none"> - Native plants with minimal irrigation requirements.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<ul style="list-style-type: none"> - The project will create temporary construction employment, some of which may be drawn from the local employment base but this will be temporary and will not affect long-term employment and income patterns in the area. - The project may create a small number of new permanent jobs to operate the project and potentially some additional continuing contracting opportunities for local businesses that may also lead to some job creation, but as this is a small project it is not anticipated to have any effect on long-term employment and income patterns in the area.
Demographic Character Changes, Displacement	2	<ul style="list-style-type: none"> - Although there will be no residency preference for the project, the project has been proposed to meet an existing community need for affordable housing and is anticipated to primarily serve existing residents of the project area rather than to attract and bring new residents to the area. At 12 units, the project is too small to instigate any significant demographic character changes in the community, even if all residents are not current Town residents. -The project site is a single vacant parcel with no structures or businesses. No businesses or persons will be displaced.
Environmental Justice		<ul style="list-style-type: none"> - As discussed in the <i>Environmental Justice</i> factor above, no adverse environmental impacts were identified in the project’s environmental review that would disproportionately affect this project’s residents. The project is receiving funding from HUD which is being provided to Cities and Counties to address housing issues for low-income residents. The project is designed and proposed to benefit low-income households without regard to other demographics other than household income and the project site does not suffer from any significant environmental issues and will have no disproportionate environmental impact on any future potential residents of the project. - The project is located in a desirable area of the Town of Paradise and served by public transport to surrounding areas. Active transportation and public transit, allows convenient access to local and surrounding area amenities and services and employment opportunities. - Butte County Housing Authority is working to access local, state and federal funding to bring this project to fruition, and provide opportunities for low-income households to reside in a project that respects them as residents, and respects the natural environment. - Climate change is not anticipated to affect the project or its population in any specific manner other than how it will affect all residents of the region. The project will bring low-income households into a supportive environment that will provide stable, safe and healthy affordable housing, and support for their needs.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p><i>Educational Facilities</i></p> <ul style="list-style-type: none"> - The 12-unit project has been proposed and designed to meet the affordable housing needs of existing Paradise residents and not to draw new residents to the area and thereby increasing demand on educational facilities. As such, the Town anticipates that the project will primarily serve existing low-income members of the community with children who are already enrolled in area schools and not generate additional population growth in the area. - The project site will be served by the Paradise Ridge Elementary School, Paradise Junior High School, and Paradise High School – all schools within the Paradise Unified School District. - Paradise Unified School District is authorized by State law (Government Code §65995-6) to levy a new residential construction fee of \$4.79/square foot of residential construction and 0.78/square foot of commercial construction. - Under California Government Code Sections 65995, 65996(a) and 65996(b), payment of these fees is deemed to be full and complete mitigation. Therefore, the impact of the project related to educational facilities will not be significant. <p><i>Cultural Facilities</i></p> <ul style="list-style-type: none"> - The proposed project may potentially result in an increase in demand on or for cultural facilities in the Town of Paradise and the surrounding areas but, due to the relatively small project size and that the project is proposed and anticipated to primarily serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. There are adequate cultural facilities in the Town and surrounding areas to accommodate any potential increased usage generated by the project. <p>The Town of Paradise and the surrounding area has an adequate supply of cultural facilities including the Gold Nugget Museum, Paradise Performing Arts Center, Theater on the Ridge, Northern California Ballet, Paradise Depot Museum, and the Moore Road Horse Arena as well as community events including Gold Nugget Days, Johnny Appleseed Days, Party in the Park, the Paradise Chocolate Fest, Paradise on Ice, Kid’s Fishing Day, the Parade of Flags, and the Christmas Lighted Truck Parade.</p> <p>- See Attach Q: Community Facilities & Services</p>
Commercial Facilities	1	<ul style="list-style-type: none"> - The proposed project will be potentially beneficial to nearby businesses as a result of increased business by residents of the project. - Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services. Although some residents may move from other areas in the Town of

		<p>Paradise and surrounding areas, the Town of Paradise and the project site is close enough to downtown that commercial facilities within Paradise are reasonably accessible to residents.</p> <p>- Due to the small size of the project (12 units), the net impact is expected to be low and not significant.</p>
<p>Health Care and Social Services</p>	<p>2</p>	<p>Health Care</p> <p>- The proposed project is not expected to significantly impact demand for health care in the area. Sufficient health care is available in the Town of Paradise and surrounding communities to handle any potential increase in demand. The net impact on health care services is anticipated to be low and less than significant.</p> <p>- Two full-service hospitals with Emergency Rooms—Enloe Medical Center in Chico and Oroville Hospital—are located approximately 17.7 miles from the project site, and Adventist Health Feather River – located approximately 3 miles west of the project site – offers extensive medical services including urgent care. Both facilities are fully staffed to handle any needs generated from the project.</p> <p>- Additionally, several health care offices and facilities are located within 2 miles of the project site.</p> <p>Social Services</p> <p>- Such social services as may be needed, are offered by a wide variety of both public and private non-profit agencies in the Town of Paradise and in surrounding communities and the County of Butte.</p> <p>- Social Service agencies and programs in the area include Elgin Home, St. Vincent de Paul Paradise, TTSR Inc., Paradise Center for Tolerance, Northern Valley Catholic Social Services, California Tribal TANF, EA Family Services, Butte County Department of Social Services, United Way of Northern California, Amjamb Supportive Living Services, and Chico State CalFresh within 15 miles of the project site.</p> <p>- See Attach Q: Community Facilities & Services</p>
<p>Solid Waste Disposal / Recycling</p>	<p>2</p>	<p>- Northern Recycling and Waste Services provides solid waste collection services in the Town. Per the Initial Study/Mitigated Negative Declaration for the Cypress Family and Senior Housing Project dated December 2022: “Solid waste is primarily disposed of at the Neal Road Recycling and Waste Facility (NRRWF), which is owned and operated by Butte County. According to Butte County Department of Public Works, the maximum amount accepted daily at the NRRWF is 1,500 tons, although the daily amount rarely exceeds 1,200 tons. However, due to the Camp Fire, Butte County Public Works submitted an Emergency Waiver of Standards to CalRecycle to increase the maximum tonnage from 1,500 tons per day to 15,000 tons per day. It also increased permitted traffic volume, transfer and processing capacity, and facility operating hours to expedite disposal of fire debris. The NRRWF has a permitted capacity of approximately 25.3 million cubic yards and a remaining capacity of 20.8 million cubic yards. The facility is estimated to operate until 2048,</p>

		<p>accommodating 2.5 to 3.5 percent annual increases in solid waste due to anticipated growth in the County. Future development anticipated in the [Town of Paradise] Housing Element would be within this capacity, and within the pre-Camp Fire population. This waste is included in the Franchise Agreement between the Town and Northern Recycling & Waste Services (NRWS) with collection services through April 2027.”</p> <p>- See Attach Q: Community Facilities & Services</p>
<p>Waste Water / Sanitary Sewers</p>	<p>2</p>	<p>- The Town of Paradise is unsewered, therefore, the project will rely on septic tanks and soils absorption disposal systems (leach fields) for wastewater disposal. Housing constructed as part of the project will be required to comply with the Town’s wastewater regulations per the On-site Wastewater Division. The Town requires pre-construction determination of whether a project site’s soils can support a septic system. This includes groundwater location and depth determination, proper maintenance of the system post-construction as directed by the Division, and ongoing monitoring of groundwater and surface water impacts of the systems.</p> <p>- The Town of Paradise will be responsible for the management of all onsite systems within the boundaries of the Town of Paradise Onsite Wastewater Management Zone. Waste dis-charge permits will be placed under the Town's jurisdiction.</p> <p><i>Verified by: Town of Paradis Onsite Wastewater Management Zone Manual for the Onsite Treatment of Wastewater revised May 10, 2016.</i></p> <p>- See Attach Q: Community Facilities and Services</p>
<p>Water Supply</p>	<p>2</p>	<p>The project will be served by the Paradise Irrigation District. Per the Paradise Irrigation District 2020 Urban Water Management Plan (UWMP) dated June 2021: “Raw water from Paradise Lake and Magalia Reservoir is PID’s primary water source. Raw water is conveyed to PID’s water treatment plant and is then distributed through 170 miles of water mains to customers. Other water facilities that PID maintains include potable water storage tanks, pump stations, interties to exchange water with other water agencies, and a groundwater well.” The UWMP further states:” Storage of surface water upstream of the WTP is provided by two reservoirs impounded by the Paradise and Magalia Dams located north of Paradise. The upstream reservoir, Paradise Lake, is the main storage facility with a total storage capacity of approximately 11,500 AF. Surface water from Paradise Lake is released into Little Butte Creek and flows to Magalia Reservoir. Magalia Dam is currently restricted to 800 AF of storage as a result of the current maximum water surface elevation dictated by the Department of Water Resources, Division of Safety of Dams (DSOD).”</p> <p>- PID’s single WTP located in Magalia, north of Paradise and at a higher elevation than Paradise, has a capacity of 22.8 million gallons per day (MGD). The WTP is a conventional filtration treatment plant, with treatment processes including flocculation, clarification, filtration, and disinfection as well as side stream solids handling.</p>

		<p>- The project will be required to pay a permit fee, hydrant deposit, and meter set fee to the Paradise Irrigation District prior to beginning water service.</p> <p>- See Attach Q: Community Facilities & Services</p>
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p>Public Safety – Police</p> <p>- The proposed project is not expected to significantly increase demand for public safety services, including police protection services, due both to the small size of the project (12 units) and that the project has been proposed to, and is anticipated to, primarily serve current Town of Paradise residents and/or workers, rather than attracting new residents into the area. The project was being provided police services prior to its destruction in the Camp Fire and, therefore, this will be a restoration of previously provided services.</p> <p>- Law enforcement services for the Town of Paradise are provided primarily by the Paradise Police Department. The closest station to the site is the Paradise Police Department main office located at 5595 Black Olive Drive, approximately 2 miles southwest of the project site. Additionally, the Butte County Sheriff Substation is located approximately 3.8 miles north of the project site and may provide additional support to the Police Department in case of an emergency.</p> <p>- Per Town of Paradise Municipal Codes section 3.40.040, the project will be required to pay Town impact fees at issuance of building permits. Impact fees are intended to mitigate any impacts on existing services produced by new development such as this project.</p> <p>Public Safety – Fire</p> <p>- The proposed project is not anticipated to significantly increase demand for fire protection services. Compliance with all fire protection requirements of the Town of Paradise Fire Code for fire safety and fire emergency response will avoid significant impacts. As with police services, the project was being provided fire services prior to its destruction in the Camp Fire and, therefore, this will be a restoration of previously provided services.</p> <p>- The project will be served by the Paradise Fire Department Station 82 located at 5545 S. Libby Road in Paradise, approximately 1.2 miles southwest of the proposed project site and by the Butte County Fire Station 35 located at 1464 Forest Service Road in Paradise, approximately 1.4 miles north of the project site.</p> <p>- The Paradise Fire Department website states: “We are an “All-Risk” department, meaning that we respond to all emergencies: fires, emergency medical services, hazardous materials, rescues, and public assists. Our mission to protect the community is a cooperative agreement with CAL FIRE.... By contracting with CAL FIRE the Town of Paradise is able to staff two fire stations with three-person engine companies, and one station with a two-person engine company. This allows for a rapid response to all coverage areas and facilitates being able to retain the town-wide Insurance Service Office rating of three.</p>

		<p>In addition, to the Town’s resources, CAL FIRE maintains their own stations in Paradise and the neighboring community of Magalia. These resources are available to assist with the Town’s fire protection efforts as necessary.”</p> <ul style="list-style-type: none"> - The project is required to comply with the Uniform Fire Code, all state, federal, Cal Fire, and Town of Paradise Fire Protection District requirements. - Per Town of Paradise Municipal Codes section 3.40.040, the project will be required to pay Town impact fees at issuance of building permits. Impact fees are intended to mitigate any impacts on existing services produced by new development. <p>Public Safety – Emergency Medical Services</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly increase demand for emergency medical services as the project is only 12 units and has been proposed and is designed to serve the needs of current area residents, though this may include prior residents moving back into the area. - Paradise Fire Department provides “emergency medical aid, vehicle accident, rescue, hazardous material, and fire response” to Paradise and the surrounding area. - The project is required to comply with town standards regarding roadways and related issues to insure adequate access. <p>- See Attach Q: Community Facilities & Services</p>
Parks, Open Space and Recreation	2	<ul style="list-style-type: none"> - The proposed project may generate a moderate increase in demand on and for open space and other recreational opportunities in the area. The Paradise Recreation and Park District manages several town parks. The Terry Ashe Recreation Center is located at 6626 Skyway in the heart of Paradise with a gazebo surrounded by tall pines. Additionally, the facility contains a large room and a kitchen along with a wood dance floor, sound system, and lighting. Paradise Lake comprises a 204-acre lake lined on one side with 84-acres of recreational land. Paradise Lake provides paddling, fishing, hiking, mountain biking, and other activities. The shaded, developed picnic site provides picnic tables, benches, and even a play-structure. Two boat launches at the north end of the lake provide paddling access and small boat (electric trolling motors only) access. Bille Park is located at 501 Bille Road. Surrounded by a redwood grove, the park contains a Counselor's Circle and group BBQ area. Bille Park Expansion is located at 6261 W. Wagstaff Road. This beautiful park features a natural creek side setting, Gazebo, large, covered Pavilion and kitchen as well as winding paved pathways, meadows, a waterfall cascading into a small pond, and a picturesque bridge overlooking the creek. The Aquatic Park is located at 5600 Recreation Drive and features an arbor and a group BBQ area as well as a creek that flows into a tranquil pond with a fountain. Additionally, the Paradise Recreation and Park District manages Moore Road Ball Park, Lezlie Morrow Memorial Dog Park, & Horse Arena; Crain Memorial Park, Coutolenc Park, and two public pools. <p>- See Attach Q: Community Facilities & Services</p>

Accessibility

- The project is required to and will meet all federal, state, and local regulations governing accessibility. The project site is located at the end of Kay Court, a private cul-de-sac, providing ingress/egress to the site.

The Town of Paradise is served by the Butte Regional Transit B-Line (B-Line). The B-Line provides fixed-route bus service for Butte County with three transit centers in Chico, Paradise, and Oroville along with the Forest Avenue Transfer Point.

- The closest stop to the project site is located at the intersection of Bille Road and Clark Street approximately 0.7 miles from the project site, however, the B-Line provides bike racks on all buses. Additionally, the B-Line also provides door-to-door, call-in paratransit service to mobility impaired riders for free within ¾ mile of a fixed-route line (ADA service area) and for a fee outside the ADA service area. The project site is within the ADA service area.

- Due to the small size of the project, any increase in traffic on Sawmill Road generated by the project is not expected to have a significant effect on current or future traffic conditions on the road

Transportation

Temporary Impacts

- There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact.

Permanent Impacts

- Due to the small size of the project (12 units) and its location, any increase in traffic generated by the project is not expected to have a significant effect on the level of service (LOS) of area roads or intersections, which are deemed adequate for serving the project.

- The project is required to be consistent with and comply with the requirements of the Town of Paradise General Plan.

The town will require the project to pay a Streets and Thoroughfares Impact Fee and a Traffic Control Impact Fee. Impact fees are intended to mitigate any impacts on existing services produced by new development.

- The California Office of Planning and Research's *Technical Advisory on Transportation Impacts in CEQA* has determined that adding affordable housing to infill locations generally reduces VMT in a community. This reduction is due to an improved jobs-housing match which results in reduced commute distances, especially for low-wage workers. Accordingly, a reduction in VMT results in a more sustainable community overall.

	Therefore, given that the proposed project is for 100% affordable housing and is located on an infill site, the conclusion that the project would not have a significant impact can be supported. - See Attach R: Transportation
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>Unique Natural Features</p> <p>-The project site is flat and currently vacant. There are no unique natural features on the site.</p> <p>- <i>See Attach G: Endangered Species; USGS Map, Aerial Maps and Photos in Project Information</i></p> <p>Water Resources</p> <p>- The project will not utilize on-site wells. The project will receive public water through the Paradise Irrigation District which has adequate capacity to serve the project (See Water Supply element above).</p> <p>- See Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff element above for information on the issue of Storm water runoff.</p> <p>- See Attach Q: Community Facilities & Services</p>
Vegetation, Wildlife	2	<p>Vegetation</p> <p>- The project site is located on a vacant but previously developed parcel in Paradise. Previous structures on the site were destroyed by the 2018 Camp Fire.</p> <p>- There are three trees along the northern branch of Kay Court that may need to be removed to develop the project but none are protected. The Town may require some tree replacements.</p> <p>Wildlife</p> <p>- Due to the site being located within the Town on a previously developed site and the site/habitat being previously destroyed by fire, there is unlikely any ground dwelling wildlife to be affected by development of the project. There is the possibility of nesting birds in the trees surrounding the site and, as such, a nesting bird survey will be required if construction begins during the nesting season.</p>
Other Factors	--	N/A

CLIMATE AND ENERGY

Climate
Change
Impacts

2

The site is located in an area that is subject to few unique climate change risks. The EPA EJSscreen identifies six (6) potential areas of concern caused by Climate Change that may affect new construction in California.

Drought (Water Resources) – EJSscreen Drought map indicates that the project site has had a decrease in precipitation of 0.5-0.25 percent between 1900 and 2020. California and the western United States are currently experiencing drought conditions, and California has for the majority of the last 10 years. This project may include residents new to the area but has been proposed to meet the need for affordable housing for existing area residents and is not anticipated to house a significant number of new residents resulting in a negative effect on water resources, which, in any case, have been deemed adequate to serve the project. The project is anticipated to primarily provide safe, affordable housing low-income people already residing within the town. Construction of the project is not anticipated to result in any additional effect on drought conditions and water resources in the region or in California. In addition, as noted above, the project will meet state and local requirements for water-efficiency in the project’s plumbing fixtures and landscape design.

Coastal Flood Hazard – The EJSscreen Coastal Flood map indicates the project site is well outside the risk area for Coastal Flooding. Additionally, the project site is well outside and above the tsunami inundation zone, at an elevation 2,250 feet above mean sea level, more than 100 miles from the coast, and outside of the State- and County-designated Coastal Zone.

Sea Level Rise – As such, it is outside of the area that could be affected by sea level rise. The area is not generally subject to hurricanes or extreme storms and is in a temperate area not subject to extreme heat or cold.

100 Year Flood Plain – EJSscreen data indicates that no areas within the Town of Paradise, including the project site, are within a 100-year Flood Plain. Additionally, FIRM map 06007C0400E dated January 6, 2011, the site is located in Zone X; an “0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.”

Wildfire Risk – The EJSscreen WildFire Risk map indicates that the project site is within the 90-95th National percentile for Wildfire Risk. Cal Fire designates the project site as a local responsibility area within the Cal Fire zone. Most of rural Butte County is located within either a High FHSZ or a Very High FHSZ. The site is located directly off Sawmill Road and within 1.5 miles of both the Paradise Fire Department and Butte County Fire Department Substation with good access and quick response in case of fire. Additionally, the Town of Paradise has a comprehensive Emergency Operations Plan, specific to wildfire response, implemented on August 23, 2022. The risk of wildfire may increase and may potentially affect this project or be affected by this project due to drought (water resources).

Flood Risk – EJSscreen data indicates that the project site is in the less than 50th National Percentile for Flood Risk indicating that the risk of flooding to the site is minimal.

		<p>- In addition to the six factors identified by EJ, Seismicity is also a concern with climate change. While there is no established connection between climate change and large earthquakes, there has been research establishing a connection between water load on the earth’s surface and absorbed, and micro-seismicity (earthquakes too small to be felt) and localized earthquakes tied to water level fluctuation in dams. There is some research suggesting that there may be a connection to long-term drought and excessive groundwater pumping and seismicity, but a firm understanding has not yet been reached as to any connection to large earthquakes.</p> <p>- The project site, however, has low earthquake potential. According to the Paradise General Plan, Butte County has a low level of historic seismic activity, but every property in the area, as well as most of California, faces very similar risks of drought and earthquakes. Although the project site is located in a region that is not seismically active and is not likely to be subject to strong ground shaking, the project will be built in accordance with the CBC.</p>
Energy Efficiency	1	<p>- The project will meet or exceed California’s Title 24 energy code, which is designed to reduce wasteful and inefficient energy consumption in new construction and existing buildings, and to increase renewable energy use.</p> <p>- The project site is located in a moderate temperate zone and will be landscaped to enhance energy savings and provide cooling consistent with Town standards to preserve and enhance the environment and aesthetics of the area, while providing shade and reducing temperature build-up from hot spots.</p>

Additional Studies Performed:

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors and below.

Field Inspection (Date and completed by):

Field Inspections were done by the preparers of reports used in this NEPA including (see dates under Factors):

- Weis Environmental, LLC (Weis) – Phase I ESA, June 25, 2022
- Historic Resource Associates – Cultural Resources Study, November 2022
- LACO – Geotechnical Exploration and Geohazard Report , June 10, 2021

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6

Airport Hazards

- NEPAssist
- 24 CFR Part 51 Subpart D
- Google Maps
- Google Earth

Coastal Barrier Resources

- Coastal Barrier Resource System Mapper @<https://www.fws.gov/cbra/maps/Mapper.html>

Flood Insurance

- FIRM map 06007C0400E dated January 6, 2011

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air

- NEPA Conformity Analysis prepared by Giroux & Associates dated November 28, 2022
- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA>

Coastal Zone Management

- California Coastal Zone Map downloaded from <https://www.coastal.ca.gov/maps/czb/>
- Google Earth

Contamination and Toxic Substances

- Weis Environmental, LLC (Weis) – Phase I ESA, June 25, 2022

Endangered Species

- USFWSS – Critical Habitat for Threatened & Endangered Species
@<https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>

Explosive and Flammable Hazards

- CalEPA Database: <https://siteportal.calepa.ca.gov/nsite/map/help>
- Google Earth
- Weis Environmental, LLC (Weis) – Phase I ESA, June 25, 2022

Farmlands Protection

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- CA Department of Conservation Important Farmland Finder:
<https://maps.conservation.ca.gov/DLRP/CIFF/>

Floodplain Management

- FIRM map 06007C0400E dated January 6, 2011

Historic Preservation

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Information System report, dated 10.21.22
- Historic Resource Associates – Cultural Resources Study, November 2022
- Native American Heritage Commission Tribal list, dated 9.6.22
- Tribal Directory Assessment Information – Contact Information for Tribes of Butte County, CA
- Consultation letters sent to Tribes
- Tribal response from Mooretown Rancheria of Maidu Indians
- National Register of Historic Places (NRHP) Records Search
- NRHP map
- The USGS, Paradise East Quadrangle 7.5-Minute series topographic map
- Google Aerial Photos

Noise Abatement and Control

- Town of Paradise Municipal Code Section 9.18.160
- NEPAassist
- Google Earth

Sole Source Aquifers

- EPA Region 9 Sole Source Aquifers Map downloaded from
<https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

Wetlands Protection

- Wetlands Map downloaded from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

Wild and Scenic Rivers

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA>

ENVIRONMENTAL JUSTICE

Environmental Justice

- US EPA – EJScreen Report (Version 2.0)

Environmental Assessment Factors

- Town of Paradise General Plan
- Town of Paradise Zoning Map
- Town of Paradise Land Use Map
- Housing Authority of the County of Butte, Board of Commissioners meeting minutes, 1.19.23
- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Town of Paradise Municipal Code Section 15.02.150
- NPDES Phase II MS4 permit
- Town of Paradise Municipal Code, Chapter 8.56 – Stormwater Quality Management
- CGS Information Warehouse: Regulatory Maps
- Northern Sacramento Valley Planning Area 2021 Triennial Air Quality Attainment Plan
- Giroux & Associates – NEPA Conformity Analysis, November 28, 2022
- CalFire FHSZ Safety Maps
- Town of Paradise General Plan Housing Element
- Weis Environmental, LLC (Weis)– Phase I ESA, June 25, 2022
- Paradise Unified School District website
- Town of Paradise - Community website
- Oroville Hospital website
- Enloe Medical Center website
- Adventist Health Feather River website
- Town of Paradise website
- Initial Study/Mitigated Negative Declaration for Cypress Family and Senior Housing Project, December 2022
- LACO – Geotechnical Exploration and Geohazard Report , June 10, 2021
- Town of Paradise Onsite Water Management Zone Manual for the Onsite Treatment of Wastewater, May 10, 2016
- Paradise Irrigation District 2020 Urban Water Management Plan, June 2021
- Town of Paradise Police Department website
- Town of Paradise Fire Department website
- Town of Paradise Municipal Codes section 3.40.040
- Paradise Recreation and Park District website
- Butte Regional Transit B-Line website
- Town of Paradise Emergency Operations Plan, August 23, 2022
- The USGS, Paradise East Quadrangle 7.5-Minute series topographic map
- Google Earth
- Google Maps

List of Permits Obtained:

No permits have been obtained at this time. Design Review will be required before permits will be issued.

Public Outreach [24 CFR 50.23 & 58.43]:

- The Town has not held any public meetings discussing project because it is not subject to a land use entitlement requiring a public hearing.
- The Housing Authority of the County of Butte, Board of Commissioners (HA) held a public meeting discussing financing of the project on 1.19.23 and multiple HA public meetings over the last two (2) years.

Cumulative Impact Analysis [24 CFR 58.32]:

No Factors in this Environmental Assessment were found to be significant on a stand-alone basis; there are no other actions requiring aggregation with this action, and; there are no cumulative impacts when considering all Factors as a whole that would result in the Finding for this project being other than **No Significant Impact**.

There are several new housing projects being built concurrently in the Town replacing housing that was destroyed in the Camp Fire – the level of new housing being currently built will only be a start towards the replacement of all of the housing that was lost and the impact on facilities and services will be far below levels prior to the fire.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The following Alternatives were considered for their environmental impacts and how well each met the project's objectives with the intent of identifying the environmentally superior alternative.

Alternative #1 – No Project Alternative

The Alternatives evaluation concluded that “Alternative #1 – No Project Alternative” was the environmentally superior alternative but was not consistent with the project objectives of re-building the project in the Town of Paradise and providing needed low-income housing that was lost.

Alternative #2 – Build Proposed Project at an Alternative Site

Alternative #2 – Proposed Project on another site in the area – Given the project objective of re-building to replace structures destroyed by the Camp Fire, building on an Alternative site would not meet the Town's goals. While there may be alternative sites within Paradise – due to the extensive destruction caused by the fire – long-term Town objectives would be to re-build those areas as well. Therefore, building this project on an alternative site would have little benefit to the Town or the residents.

No Action Alternative [24 CFR 58.40(e)]:

There are few benefits to be obtained by not developing the site as proposed. The project will increase the much-needed supply of housing for low-income Persons living in the project area which has existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing in the community and hinder the Town's ability to achieve the affordable housing goals identified in the Town of Paradise General Plan Housing Element.

Summary of Findings and Conclusions:

The Town of Paradise finds that the project, with the mitigations stated below, will have no significant effect on the quality of the human environment. In several areas, implementation of Town and other agency required measures during construction, along with other conditions required for Town approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the availability of affordable housing and reducing overcrowding and excessive housing cost burdens among lower-income households in the area.

The project will benefit the Town of Paradise low-income residents needing affordable rental housing by providing high-quality affordable housing in a desirable area with access to employment opportunities, public transportation and all standard community services. For several environmental issues, the project would result in minor adverse but mitigable impacts. No impacts are potentially significant to the extent that an Environmental Impact Statement would be required.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>If construction activities would occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. With the implementation of this mitigation measure, adverse impacts upon special-status bird species and nesting birds would be reduced to a less-than-significant level.</i></p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>If human remains of Native American origin are discovered during ground-disturbing activities, project applicant(s) shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the planning area or any nearby area reasonably suspected to overlie adjacent human remains until:</i></p> <ul style="list-style-type: none"> <i>• The Butte County Coroner has been informed and has determined that no investigation of the cease of death is required, and</i> <i>• If the remains are of Native American origin,</i> <ul style="list-style-type: none"> <i>○ The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98, or The</i>

	<p><i>California NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC.</i></p> <p><i>- In the event that a concentration of artifacts or culturally modified soil deposits (including trash pits older than 50 years) should be encountered at any time during ground disturbing activities, all work must stop until a qualified archaeologist views the finds and makes a preliminary evaluation. If warranted, further archaeological work in the discovery area should be performed.</i></p>
<p>Hazards and Nuisances including Site Safety and <i>Noise</i></p>	<p><i>The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities, but this will be a short-term impact with no long-term noise increases.</i></p> <p><i>- During construction, the town will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction activities:</i></p> <p><i>- In accordance with Town of Paradise Municipal Code Section 9.18.160: "It is unlawful and in violation of this chapter for any person to operate or cause the operation of any tools equipment used in construction, drilling, repair, alteration, or demolition work between the hours seven p.m. and six a.m. on weekdays or at any time on Sundays or holidays, in such a manner that creates noise clearly audible across a residential zoned or a commercial zoned real property boundary. "</i></p> <p><i>- The town may require the above limitation on hours and other restrictions be placed in all construction contracts along with the following items:</i></p> <p><i>- Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems.</i></p>
<p>Vegetation, Wildlife</p>	<p><i>- There is the possibility of nesting birds in the trees surrounding the site and, as such, a nesting bird survey will be required if construction begins during the nesting season as identified under the Endangered Species Mitigation Measures.</i></p>

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  _____ Date: 4.13.23

Name/Title/Organization: Roy Hastings / Owner / R.L. Hastings & Associates, LLC

Certifying Officer Signature:  _____ Date: 4.13.23

Name/Title: Kevin Phillips / Town Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).