

## **II STUDY AREA II: PARADISE URBAN RESERVE**

The Paradise Urban Reserve study area consists of approximately 4,015 acres located south of the Town of Paradise. The Paradise Urban Reserve Area Land Use Plan was adopted in 1981, and it recognizes the development constraints created by the canyons surrounding the area south of Paradise. There are dispersed residential uses occurring within this study area, although the majority remains as Resource Conservation with significant areas of steep terrain.

- ◆ Alternative 1 follows the existing General Plan, designating this entire study area as an Urban Reserve, which allows rural residential development on parcels not less than 20 acres until they are needed for development and adequate services are available. This alternative would allow approximately 1,000 new homes.
- ◆ Alternative 2 designates the majority of the study area for Resource Conservation. The remaining approximately 765 acres would be designated as Very Low Density Residential, allowing about 700 new homes.
- ◆ Alternative 3 designates the majority of the study area for Rural Residential, allowing approximately 400 new homes. This alternative also includes about 460 acres of Resource Conservation located within the Paradise Skypark Airport Land Use Compatibility Zones A and B1.

The Paradise Urban Reserve study area includes several environmental constraints: high and very high fire severity throughout the study area, mapped Grazing Land throughout the study area, Winter Range deer habitat throughout the study area, and severe erosion potential in much of the study area. It is unlikely that the amount of Rural Residential development allowed under Alternative 3 could be built without coming into conflict with these constraints.

*A. Economics*

**1. Market Viability**

a. Alternatives 1, 2, and 3

Due to its location adjacent to the established Town of Paradise market for low-density residential development, market viability should not be a problem for any of the alternatives over the General Plan time horizon. All alternatives receive an A.

**2. Fiscal Impacts**

Within this study area, Butte County receives between 18.8 and 20.5 percent of the property taxes, an above-average rate. This means that this is one of the more desirable places for the county to place new development, from a fiscal impact standpoint. Additionally, with new residential development focusing specifically on new single-family homes, the revenue potential is solid. Although this study area is outside of the eight-minute travel time range from the nearest full-time staffed fire station, Paradise Station #2, the number of new housing units called for under Alternatives 1, 2 or 3 would not be likely to trigger the need to upgrade service standards. As long as rural standards of service are acceptable, Alternatives 1, 2 and 3 would all generate some fiscal benefits to the County, and all receive a B.

**3. Jobs/Housing Balance**

Because Alternatives 1, 2, and 3 propose new residential development and no new job-generating commercial uses, all would tend to exacerbate an excess of employed residents relative to jobs available in the Paradise area. All alternatives receive a C.

*B. Public Services*

**1. Fire and Emergency Services**

The Butte County Fire Department and CAL FIRE provide fire protection and emergency services to the Paradise Urban Reserve study area. In general,

there is not adequate staffing to handle more than two serious fire events or several less-serious emergencies at once in Butte County. Any new development in the county would impact the level of fire protection and emergency services.

There are no fire stations within the boundaries of the Paradise Urban Reserve study area. The closest fire station is the Town of Paradise Fire Station 1, which is located less than two miles away from the northern boundary of the study area and approximately 4 miles from the southern boundary.

The majority of the Paradise Urban Reserve study area does not have adequate fire and emergency service levels for any type of development; however, the eastern portion does have adequate service levels for rural development, as it is within ten to 14 minutes of a first-due unit. None of the study area has adequate service levels for very low density residential, suburban residential, retail or industrial development.

a. Alternatives 1 and 3

Alternatives 1 and 3 call approximately 100 and 400 new homes at a rural density. The eastern portion of this development would have adequate fire and emergency service levels; the western portion would not have adequate service levels due to high travel times. Because Alternatives 1 and 3 call for more than a minimal amount of new development, portions of which would not have adequate fire and emergency service levels, they receive a C.

b. Alternative 2

Alternative 2 calls for approximately 700 new homes at a very low density. This development would not have adequate fire and emergency service levels due to high travel times. Therefore, this alternative receives a D.

**2. Sheriff Services**

The Paradise Urban Reserve study area is served by the Northern Division of the Butte County Sheriff's Office (BCSO). The BCSO is currently

understaffed and has limited capacity for expansion of its services. The Northern Division typically has about one to two deputies on duty in the Magalia area. Although the Paradise Urban Reserve study area is located relatively close to the Magalia area, access can be difficult due to road and traffic conditions, which can compromise response times.

There is no police station located within the boundaries of the Paradise Urban Reserve study area; however, the Butte County Sherriff Station in the City of Chico is located within seven miles of the western boundary of the study area and 11 miles of the eastern boundary.

Alternative 1 would allow approximately 100 new homes, which would not generate the need to hire a new officer. Alternatives 2 and 3 would allow approximately 700 and 400 new homes, respectively, generating the need for approximately one to two new officers. Because Alternatives 1, 2 and 3 allow development that would generate the need for less than six new officers in an area with slow response times, they receive a C.

### **3. Capacity of School Districts**

The majority of the Paradise Urban Reserve study area is served by the Paradise Unified School District (PUSD); the Durham Unified School District (DUSD) serves a portion located in the southeast corner of the study area.

The PUSD has experienced dramatic declines in enrollment. As discussed in more detail under Study Area 10, the District currently has capacity for approximately 1,000 additional students, and also long-term plans to build a new high school in Magalia that would accommodate approximately 500 to 1,000 additional students.

The DUHD has been experiencing declining enrollment, but is operating near capacity. The DUHD's current enrollment is approximately 1,150 students, while it has the capacity for approximately 1,180 students, meaning

the District has the capacity for approximately 30 more students. The District does not have any specific expansion plans at this time.

a. Alternative 1

Under Alternative 1, the Paradise Urban Reserve study area could generate approximately 40 new students within the PUSD. The total amount of development foreseen under Alternative 1 in all of the study areas within the PUSD could generate approximately 880 new students, which could be accommodated by the current capacity.

Under Alternative 1, the Paradise Urban Reserve study area could generate approximately ten new students within the DUSD, which could be accommodated by the current capacity. The total amount of development foreseen under Alternative 1 in all of the study areas within the DUSD could generate approximately 40 new students, about ten students beyond current capacity.

Because the number of new students generated by this study area could be accommodated by the existing capacities, this alternative receives an A.

b. Alternative 2

Under Alternative 2, the Paradise Urban Reserve study area could generate approximately 260 new students within the PUSD. The total amount of development foreseen under Alternative 2 in all of the study areas within the PUSD would add approximately 550 new students, which can be accommodated by the current capacity.

Under Alternative 2, the Paradise Urban Reserve study area could generate approximately 90 new students within the DUSD, which would exceed its current capacity by about 60 students. The total amount of development foreseen under Alternative 2 in all of the study areas within the DUSD could generate approximately 4,690 new students, four times the current enrollment in the District and about 4,660 students beyond current capacity.

Because this study area could generate more students than would be accommodated by the existing DUSD capacity, but would not generate enough students to support the construction of new schools, this alternative receives a D.

c. Alternative 3

Under Alternative 3, the Paradise Urban Reserve study area could generate approximately 150 new students within the PUSD. The total amount of development foreseen under Alternative 3 in all of the study areas within the PUSD would add approximately 620 new students, which can be accommodated by the current capacity.

Under Alternative 3, the Paradise Urban Reserve study area could generate approximately 50 students within the DUSD, which would exceed its current capacity by about 20 students. The total amount of development foreseen under Alternative 3 in all of the study areas within the DUSD could generate approximately 1,690 new students, about 1,660 students beyond current capacity.

Because this study area could generate more students than would be accommodated by the existing DUSD capacity, but would not generate enough students to support the construction of new schools, this alternative receives a D.

C. *Water*

1. **Water Supply**

The majority of the Paradise Urban Reserve study area is located within the Foothill Inventory Unit. As discussed in more detail under Study Area 10, the foothills primarily rely on surface water due to limited aquifer yields.

The Paradise Urban Reserve study area is located within the Ridge Inventory Sub-Unit. The Ridge water supply is a mix of surface water and groundwater.

Although there are no water service providers currently operating within the Paradise Urban Reserve study area, it is adjacent to the Paradise Irrigation District, which mainly serves the Town of Paradise using surface water from the Magalia Reservoir. It may be possible to serve urban development in this study area by connecting to the Paradise Irrigation District network.

Alternatives 1, 2 and 3 call for varying levels of residential development. Because this development would be located adjacent to a municipal water supplier where future annexations could provide water, Alternatives 1, 2 and 3 receive a B.

## **2. Groundwater Recharge Potential**

The Paradise Urban Reserve study area is located within the Foothills Inventory Unit. It may serve as a moderate or high potential recharge area.

### **a. Alternatives 1 and 3**

Alternative 1 and 3 allow approximately 100 and 400 new homes, respectively, respectively, in a region that may serve as a moderate or high potential recharge area. Therefore, these alternatives receive a C.

### **b. Alternative 2**

Alternative 2 allows approximately 700 new homes. Because this alternative allows significant development in a region that may serve as moderate or high potential recharge area, it receives a D.

## ***D. Wastewater***

There is currently no publicly managed sewer service in the Paradise Urban Reserve study area. The current wastewater treatment method is individual septic systems.

a. Alternative 1

Alternative 1 calls for approximately 100 new homes at a rural density. This development can effectively be served by septic because of the low density and amount of development. Therefore, this alternative receives a B.

b. Alternative 2

Alternative 2 calls for approximately 700 new homes at a very low density. Although this development could conceivably be served by septic or package plants, the existing parcelization and infill type of much of this development would make this difficult. Therefore, this alternative receives a C.

c. Alternative 3

Alternative 3 calls for approximately 400 new homes at a rural density. This development cannot effectively be served by septic because there would be too many new homes, nor can it effectively be served by a sewer system because the density would be too low. Therefore, this alternative receives a D.

*E. Circulation*

The Paradise Urban Reserve study area is served by one major regional roadway, Clark Road (Highway 191).

**1. Proximity to Freeways and Major Roadways**

One major regional roadway travels through or adjacent to the Paradise Urban Reserve study area. Clark Road runs adjacent to the eastern boundary of the study area. Neal Road (a minor roadway) is the western boundary of the study area. Clark Road provides a connection to Highway 70. Highway 70 is a major north-south route in Butte County, providing connections to Oroville and Marysville (to the south). This study area receives an A for access proximity to major roadways.

## 2. Bicycle Circulation

Within the Paradise Urban Reserve area, a bicycle facility is planned along Neal Road. The location of the study area adjacent to the Town of Paradise allows for bicycle access to jobs, schools, and services in Paradise. Due to the study area's high level of access to a planned bicycle facility and location adjacent to the Town of Paradise, the study area receives a B.

## 3. Transit Service

Transit service is currently provided along Clark Road in the study area. This receives an A.

### *F. Airport Compatibility Zone Conflicts*

Portions of the Paradise Urban Reserve study area are located within Airport Compatibility Zones A, B1, B2, C and D.

The land uses assigned under all alternatives are compatible with the 2000 Airport Land Use Compatibility Plan. Therefore, Alternatives 1, 2 and 3 receive an A.

### *G. Potential Loss of Agricultural Land*

Of the approximate 4,015 acres in the Paradise Urban Reserve study area, 3,000 acres are identified as Grazing Land. These acres are located throughout the study area, except in the northeast corner.

#### a. Alternatives 1 and 3

Under Alternative 1, approximately 4,015 acres in the Paradise Urban Reserve study area would be designated for non-agricultural uses, which would convert all 3,000 acres of Grazing Land to non-agricultural uses. Under Alternative 3, 3,550 acres in the Paradise Urban Reserve study area would be designated for non-agricultural uses, which would convert

approximately 2,535 acres of Grazing Land to non-agricultural uses. Therefore, Alternatives 1 and 3 receive a D.

b. Alternative 2

Alternative 2 would not convert any acres of Grazing Land to non-agricultural uses, assuming the 763 acres designated for non-agricultural uses would not be located on Grazing Land. Instead, the 2,899 acres of Grazing Land in the study area could be preserved under the Resource Conservation designation. Therefore, Alternative 2 receives a B.

*H. Biological Resources*

The Paradise Urban Reserve study area is located in the lower foothills southwest of the Town of Paradise.

Only the southern portion of the study area is in the Butte Regional Conservation Plan (HCP/NCCP) area. The predominant land cover type is oak woodland dominated by blue oak, smaller areas of grassland are scattered throughout the study area and conifer forest occurs on the higher ridges.

Occurrences of two special-status plants have been recorded: one historical record of pink creamsacs and two records of Butte County checkerbloom, one historical and one likely still extant.

There is one occurrence for coast horned lizard just north of the study area. Outside the Butte Regional Conservation Plan (HCP/NCCP) area, the upper elevation hardwood forests provide potential habitat for a number of special-status plants, such as Butte County checkerbloom, white-stemmed clarkia, Mosquin's clarkia, and Butte County fritillary. The hardwood forests provide potential habitat for northern goshawk, bald eagle, and several bat species. The coast horned lizard and several special-status bat species have potential to occur in chaparral and annual grassland.

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There is Butte Regional Conservation Plan (HCP/NCCP)-modeled habitat in this study area for the following nine species:

- ◆ Butte County checkerbloom
- ◆ Northwestern pond turtle perennial habitat
- ◆ Steelhead habitat in Little Dry Creek
- ◆ Swainson's hawk
- ◆ Tricolored blackbird
- ◆ Valley elderberry longhorn beetle
- ◆ Western burrowing owl
- ◆ Western spadefoot
- ◆ White-tailed kite

Critical habitat for Central Valley steelhead is present in Little Dry Creek which flows through the middle of the study area.

Mixed and blue oak woodlands occur throughout the study area. Little Dry Creek and Hamlin Canyon support sensitive riparian habitats.

Almost all of the study area is considered Winter Range for deer herds.

a. Alternative 1

The existing General Plan designates this study area as an Urban Reserve, allowing approximately 100 new homes. All of the study area is in Winter Range deer habitat, although there would be limited development with opportunities to avoid sensitive biological resources. Therefore, this alternative receives a B for Special-Status Animal and Plant Species, a B for Critical Habitat and other protected lands, a C for Sensitive Habitats, and a C for Deer Herd Habitat.

b. Alternative 2

Alternative 2 would designate the study area for clustered Very Low Density Residential in the northern section of the study area outside of the Butte Regional Conservation Plan (HCP/NCCP) area and Resource Conservation in the remainder of the study area. This alternative would allow

approximately 700 new homes. There would be limited development in the northern portion of the study area with most of the study area (3,250 acres) in Resource Conservation. Although there would be opportunities to avoid and minimize impacts on sensitive biological resources, there is still potential for impacts from off-road vehicles, mountain bikes, and hiking trails placed too close to sensitive habitats, rare plant populations, and nesting sites for birds or Winter Range deer habitat.

Therefore, this alternative receives a D for Special-Status Animal and Plant Species, a B for Critical Habitat and other protected lands, a C for Sensitive Habitats, and a C for Deer Herd Habitat.

c. Alternative 3

Under Alternative 3 the General Plan would designate the study area Rural Residential and Resource Conservation. This alternative would allow approximately 400 new homes over a 3,550-acre area. For the same reasons as Alternative 2, this alternative receives a D for Special-Status Animal and Plant Species, a B for Critical Habitat and other protected lands, a C for Sensitive Habitats, and a C for Deer Herd Habitat.

*I. Safety and Hazards*

**1. Fire Hazards**

The Paradise Urban Reserve study area is located in moderate, high and very fire severity zones. Approximately 3,760 acres of the study area are located in high and very high severity zones.

a. Alternatives 1 and 3

In Alternative 1, approximately 2,900 acres of land designated for development are within the high fire severity zone and approximately 850 acres of land designated for development are within the very high fire severity zone. Therefore, this alternative receives a D.

b. Alternative 2

In Alternative 2, approximately 550 acres of land designated for residential development are within the high fire severity zone and approximately 190 acres of land designated for residential development are within the very high fire severity zone. Therefore, this alternative receives a D.

c. Alternative 3

In Alternative 3, approximately 2,670 acres of land proposed for residential development are within the high fire severity zone and approximately 700 acres are within the very high fire severity zone. Therefore, this alternative receives a D.

## 2. Flood Hazards

The Paradise Urban Reserve study area is not included in the 100-year or 500-year FEMA flood zones. Therefore, Alternatives 1, 2 and 3 receive an A.

## 3. Geologic Hazards

The Paradise Urban Reserve study area contains about 1,525 acres with severe erosion potential located throughout the study area. This study area has zero to low subsidence hazard, low to moderate and moderate landslide potential, and low potential for liquefaction. Approximately 10 acres of land in the south of the study area have high potential for soil expansion and approximately 3 acres in the southeast have very high soil expansion potential. A pre-quatarnary fault traverses the study area. Pre-quatarnary faults do not show any evidence of displacement in the last 1.6 million years and therefore are not considered to present a high risk of fault rupture and so would not constrain development.

a. Alternative 1

In Alternative 1, 1,525 acres of land proposed for development have severe erosion potential. Approximately 10 acres of land proposed for development under Alternative 1 have high potential for soil expansion and approximately 3 acres have very high soil expansion potential. Alternative 1 receives a D.

b. Alternative 2

In Alternative 2, although a significant portion of the site has potential erosion hazards, it is assumed that high erosion hazard areas could be encompassed within the 3,250 acres of Resource Conservation called for under this alternative and would not affect development. None of the land proposed for development under Alternative 2 is constrained by subsidence, soil expansion, landslide, fault rupture or liquefaction hazards. Alternative 2 receives a B.

c. Alternative 3

Approximately 1,370 of the 3,550 acres of land designated for rural residential development under Alternative 3 is constrained by severe erosion potential. Although a small area has expansive soil hazards, development could be located to avoid highly expansive soils. None of the land proposed for development under Alternative 2 is constrained by subsidence, soil expansion, landslide, fault rupture or liquefaction hazards. Due to severe erosion potential, Alternative 3 receives a D.

*J. Cultural Resources*

The Paradise Urban Reserve study area lies within portions of the Hamlin Canyon and the Cherokee USGS 7.5' quadrangles. Approximately 30 percent of the land in the Hamlin Canyon Quadrangle and 25 percent of the land in the Cherokee quadrangle has been surveyed for cultural resources. To date, a total of 14 cultural resources sites have been recorded in the Paradise Urban Reserve study area. This number includes 13 prehistoric sites and one site containing historic period artifacts. One site has been evaluated as eligible for listing in the National Register of Historic Places, a prehistoric burial site. This study area lies within the foothill region, and has numerous water sources, including springs and creeks. This, coupled with the number of previously recorded sites, indicates this study area is highly sensitive for the presence of prehistoric resources.

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a. Alternative 1

Under Alternative 1, the entire study area is designated Urban Reserve. No time frame for development is proposed. Until the study area is developed residential development is permitted at a density of 1 residence per 20 acres, allowing approximately 100 new homes. Despite the absence of Resource Conservation land use areas, because the development is very sparse, Alternative 1 receives a B.

b. Alternative 2

This alternative would result in the most new residential units, but also includes 3,250 acres of designated Resource Conservation land use that could be used to protect significant cultural resources. Alternative 2 receives a C.

c. Alternative 3

Though the acreage of Resource Conservation is considerably less than under Alternative 2, the number of new homes is also lower, and the density of development is lower. Therefore the potential impact of Alternative 3 is comparable to that of Alternative 2 and Alternative 3 receives a C.

*K. Notes*

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