

## **12 STUDY AREA 12: SOUTHEAST PARADISE SPECIFIC PLAN**

Study Area 12, Southeast Paradise Specific Plan, consists of approximately 1,200 acres located south of the Town of Paradise. This study area coincides with the unincorporated portion of the Southeast Paradise Specific Plan, which is being developed by the Town of Paradise. Although the Plan is not yet finalized, preliminary studies have identified significant constraints in the unincorporated portion of the study area. Unconstrained portions of the study area will likely be designated for planned mixed use, which could accommodate a variety of residential densities, as well as neighborhood commercial, public and conservation uses. Because the Plan has not yet been adopted with specific land use designations, Alternatives 1, 2 and 3 generally represent the Plan, designating the entire area as Rural Residential, which would allow approximately 200 new homes. The Plan will likely result in a more fine-tuned distribution of planning designations. Alternatives 1, 2 and 3 also do not represent the existing General Plan, which designates the majority of this study area for very low density residential uses, as well as some medium density residential and commercial uses.

### *A. Economics*

Since all three alternatives are identical, all would have the same economic effects.

#### **1. Market Viability**

Since all three alternatives involve a fairly modest number of new housing units adjacent to an established market area for low density single-family homes, market viability should not be a problem. All alternatives receive an A.

#### **2. Fiscal Impacts**

This study area lies in TRAs in which Butte County receives between 16.8 and 18.8 percent of the property tax revenues. In addition, all alternatives entail single-family residential units, exclusively, which should generate reasonable property values. On the other hand, the study area lies outside the eight-minute travel time for the Town of Paradise Station #2. Assuming that

the current rural level of fire protection service is deemed adequate for the 200 new homes that would be allowed in Study Area 12, increased service costs to provide a new fire station to protect the study area could be avoided. All alternatives receive a B.

### **3. Jobs/Housing Balance**

Because the alternatives propose only residential development for this study area and no job generating uses, they would tend to lead to a deterioration of jobs/housing balance in the Paradise area. Therefore, 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 Study Area 12. 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 Study Area 12. The closest fire station is the Town of Paradise Fire Station 2, which is located less than 2 miles away from the study area.

The majority of Study Area 12 does not have adequate fire and emergency service levels for any type of development; however, limited areas along major roadway frontages do have adequate service levels for rural development, as they are within 14 minutes of first-due units. None of the study area has adequate service levels for very low density residential, suburban residential, retail or industrial development.

Alternatives 1, 2 and 3 allow approximately 200 new homes at a rural density. The majority of this development would not have adequate fire and emergency service levels due to high travel times. Because these alternatives allow more than a minimal amount of new development, the majority of which would not have adequate fire and emergency service levels, they receive a D.

## **2. Sheriff Services**

Study Area 12 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 Study Area 12 is 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 Study Area 12, however the Butte County Sherriff Station in the City of Chico is located within 15 miles of the study area.

Alternatives 1, 2 and 3 allow approximately 200 new homes in an area with slow response times. This development would not generate the need for a new officer. Therefore, these alternatives receive a C.

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

Study Area 12 is served by the Paradise Unified School District (PUSD), which 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.

Under Alternatives 1, 2 and 3, Study Area 12 could generate approximately 100 new students. The total amount of new students foreseen under

Alternatives 1, 2 and 3 in all of the study areas within the PUSD could be accommodated by the current capacity.

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

### *C. Water*

#### **1. Water Supply**

Study Area 12 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.

Study Area 12 is located within the Ridge Inventory Sub-Unit. The Ridge water supply is a mix of surface water and groundwater.

The majority of Study Area 12 is currently not served by a water company. However, a small section on the eastern boundary (Pentz Road) is served by the Del Oro Water Company's Lime Saddle District. The Lime Saddle District primarily serves residential demands using water from two groundwater wells. These groundwater wells do not yield much water; the District also receives treated surface water from the Paradise Irrigation District. In addition, the Paradise Irrigation District is adjacent to the northern portion of this study area. The Paradise Irrigation District mainly serves the Town of Paradise using surface water from the Magalia Reservoir.

The Del Oro Water Company is pursuing an increase of its intake from Lake Oroville, upgrades to its treatment plant in Lime Saddle and a new pipeline. This project is currently under review by the California Public Utilities Commission, and construction is anticipated to begin this year pending approval. This project will affect the Magalia, Paradise Pines and Lime Saddle Districts.

It may be possible to serve urban development in this study area by connecting to the Del Oro Water Company or Paradise Irrigation District networks.

Alternatives 1, 2 and 3 call for minor residential development. Because this development would be located adjacent to water suppliers, Alternatives 1, 2 and 3 receive a B.

## **2. Groundwater Recharge Potential**

Study Area 12 is located within the Foothill Inventory Unit. It may serve as a moderate or high potential recharge area. Alternatives 1, 2 and 3 allow minor residential development in this study area. Therefore, these alternatives receive a C.

### *D. Wastewater*

There is currently no publicly managed sewer service in Study Area 12. The current wastewater treatment method is individual septic systems.

Alternatives 1, 2 and 3 call for approximately 200 new homes at a rural residential 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, Alternatives 1, 2 and 3 receive a D.

### *E. Circulation*

Study Area 12 is served by two major regional roadways, Clark Road (Highway 191) and Pentz Road.

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

Two major regional roadways travel through or adjacent to the Southeast Paradise Specific Plan. Clark Road forms the western boundary to the study area and Pentz Road is the eastern boundary. Clark Road provides a connection to Highway 70. This study area receives an A for access proximity to major roadways.

### **2. Bicycle Circulation**

Within the Southeast Paradise Specific Plan, there are no existing or planned bicycle facilities; however, a bicycle facility is planned on Pentz Road in the Town of Paradise. This facility could be extended to connect to the study area local bicycle network. 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 low level of access to bicycle facilities (there are no planned facilities in the study area although they are located nearby) and location adjacent to the Town of Paradise, all alternatives receive a C.

### **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 Study Area 12 are located within Airport Compatibility Zones 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 1,200 acres in Study Area 12, 200 acres are identified as Grazing Land. These acres of Grazing Land are located in pockets along the northern boundary of the study area.

Because Alternatives 1, 2 and 3 would convert approximately 200 acres of Grazing Land to non-agricultural uses, they receive a D.

*H. Biological Resources*

This study area is located in the lower foothills at elevations of approximately 900 to 1,580 feet. The study area is outside the Butte Regional Conservation Plan (HCP/NCCP) area. The predominant land cover type is montane hardwood forest, with small patches of mixed chaparral, grassland, and conifer woodland intermixed. The study area is bisected by two creeks, Dry Creek and one of its tributaries, Clear Creek.

No occurrences of special-status animals or plants are recorded in the study area.

The woodland and chaparral 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 special-status bat species. The coast horned lizard and several special-status bat species have potential to occur in chaparral and annual grassland.

There is no Critical Habitat or other protected lands in the study area.

Oak woodlands may be present, but site-specific field work would be needed to verify.

The entire area is within Winter Range habitat for deer herd.

a. Alternatives 1, 2, and 3

All alternatives are the same and allow 200 new homes at a Rural Residential density located throughout the study area. There is potential for impacts of the new homes on Winter Range deer habitat and if development occurred within oak woodland. Therefore, these alternatives receive a C for Special-Status Animal and Plant Species, an A 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 Southeast Paradise Specific Plan Road study area is located in high and very fire severity zones. In Alternatives 1, 2 and 3, approximately 170 acres of land designated for development are within the high fire severity zone and 1,030 acres of land designated for development are within the very high fire severity zone. Therefore, these alternatives receive a D.

**2. Flood Hazards**

Study Area 12 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**

Areas of slight, moderate and severe erosion potential are distributed throughout Study Area 12. Study Area 12 has zero to low subsidence hazard, low to moderate and moderate landslide potential, low and moderate potential for expansive soils, no fault rupture potential, and low potential for liquefaction.

Under all of the alternatives approximately 760 acres of land designated for development would be constrained by severe erosion potential, and would not be subject to any other significant geologic constraints. Due to the large development area subject to severe erosion potential, all of the alternatives receive a D.

#### *J. Cultural Resources*

Study Area 12 lies within the Cherokee USGS 7.5' quadrangles. Approximately 25 percent of the land in the Cherokee quadrangle has been surveyed for cultural resources. To date, a total of 11 cultural resource sites have been recorded in Study Area 12. This number includes nine prehistoric sites and two sites containing historic period artifacts. This study area lies within the foothill regions, and has numerous water sources, numerous creeks. This, coupled with the number of previously recorded sites, indicate this study area is highly sensitive for the presence of prehistoric resources, particularly on terraces above water sources.

##### a. Alternatives 1, 2, and 3

Alternatives 1, 2, and 3 are identical. The entire study area would be designated Rural Residential and all alternatives would result in the construction of 300 new residential units. Although there is no designated Resource Conservation land use in the study area, the low density of the rural residential land use would provide the ability to avoid potentially significant cultural resources. All three alternatives receive a C.

#### *K. Notes*

**BUTTE COUNTY GENERAL PLAN 2030  
ALTERNATIVES EVALUATION  
STUDY AREA 12: SOUTHEAST PARADISE  
SPECIFIC PLAN**