

13 STUDY AREA 13: SOUTH PARADISE/PENTZ ROAD

Study Area 13, South Paradise/Pentz Road, consists of approximately 335 acres located southeast of the Town of Paradise. This study area is currently undeveloped and open. It is located adjacent to single-family residential development along Lago Vista Way.

- ◆ Alternative 1 designates the entire study area as Resource Conservation.
- ◆ Under Alternative 2, about 70 acres would be designated for Low Density Residential, allowing approximately 200 new homes. The remainder of the study area would be Resource Conservation.
- ◆ Under Alternative 3, approximately 275 acres would be designated for Very Low and Low Density Residential, allowing approximately 420 new homes. The remaining 60 acres would be designated for Resource Conservation.

None of the alternatives follow the existing General Plan and Zoning Ordinance, which designate the northern portion of this study area for Medium Density Residential and the southern portion for a rural residential density that allows 2.5-acre lots. However, the existing deer herd policies require 20-acre minimum lot sizes for this study area, which is similar to the Alternative 1 designation of Resource Conservation.

A. Economics

1. Market Viability

a. Alternative 1

Because Alternative 1 does not involve new development, market viability is not a concern.

b. Alternatives 2 and 3

Alternatives 2 and 3 would both build upon the existing established market in the Paradise area for single-family low-density housing. Given the relatively modest number of new housing units in both alternatives, market support

over the General Plan time horizon should be adequate. Both alternatives receive an A.

2. Fiscal Impacts

a. Alternative 1

Because Alternative 1 does not involve new development,, fiscal impacts would be neutral, and Alternative 1 receives a C.

b. Alternative 2

This study area is located in a TRA in which Butte County receives a somewhat below-average 16.8 percent of the property taxes. However, Alternative 2 proposes exclusively single-family homes at low overall densities, which would likely have relatively high average values per unit. While revenue potential is reasonable, this study area is also fairly isolated and would not be particularly efficient to serve. It is also outside the eight-minute travel time range for existing full-time staffed fire stations. If rural fire and EMS service standards are deemed adequate for the 200 new homes foreseen under Alternative 2, overall fiscal impacts would be either neutral or slightly positive. Alternative 2 receives a C.

c. Alternative 3

Like Alternative 2, Alternative 3 has the potential for fiscal deficits; however, because Alternative 3 envisions somewhat more development than Alternative 2, the ability to spread the cost of upgraded services to a somewhat larger base of new development means that fiscal risks would be mitigated to a slight degree. Overall, Alternative 3 receives a C.

3. Jobs/Housing Balance

a. Alternative 1

Due to the fact that this alternative does not propose any significant new residential or commercial development, it would not have an effect on jobs/housing balance.

b. Alternative 2

Because this alternative proposes new residential development and no accompanying job-generating uses, it would decrease the ratio of jobs to housing units in the Paradise area.

c. Alternative 3

Alternative 2 would also tend to decrease the jobs/housing ratio in the Paradise area, but to a somewhat greater degree than Alternative 2, since Alternative 3 proposes a greater increase in housing units.

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 13. 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 Study Area 13. The closest fire station is the Town of Paradise Fire Station 2, which is located less than 3 miles away.

Study Area 13 does not have adequate fire and emergency service levels for any type of development.

a. Alternative 1

There would be no new development in this study area under Alternative 1, so fire and emergency services are not an issue.

b. Alternatives 2 and 3

Alternatives 2 and 3 call for approximately 200 and 400 new homes, respectively, at very low and suburban densities. This development would

not have adequate fire and emergency service levels due to high travel times and a low concentration of fire stations in the immediate area. Therefore, these alternatives receive a D.

2. Sheriff Services

Study Area 13 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 13 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 Study Area 13; however, the Butte County Sheriff station in Chico is located approximately 13 miles away from the study area.

a. Alternative 1

There would be no new development in this study area under Alternative 1, so sheriff services are not an issue.

b. Alternatives 2 and 3

Alternatives 2 and 3 allow approximately 200 and 420 new homes, respectively, in an area with slow response times. This development generates the need for less than six new officers. Therefore, these alternatives receive a C.

3. Capacity of School Districts

Study Area 13 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.

a. Alternative 1

Under Alternative 1, Study Area 13 would not generate any new students, so schools are not an issue.

b. Alternative 2

Under Alternative 2, Study Area 13 could generate approximately 100 new students. The total amount of development foreseen under Alternative 2 in all of the study areas within the PUSD could generate approximately 550 new students, which could be accommodated by the current capacity.

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

c. Alternative 3

Under Alternative 3, Study Area 13 could generate approximately 210 new students. The total amount of development foreseen under Alternative 3 in all of the study areas within the PUSD could generate approximately 620 new students, which could be accommodated by the current capacity.

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

C. Water

1. Water Supply

Study Area 13 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. However, there is some groundwater supply from the Tuscan and Modesto Formations.

Study Area 13 is located within the Ridge Inventory Sub-Unit. The Ridge water supply is a mix of surface water and groundwater.

Study Area 13 is located entirely within the Lime Saddle District of the Del Oro Water Company. The Lime Saddle District primarily serves residential uses 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.

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.

a. Alternative 1

There would be no new development in this study area under Alternative 1, so water supply is not an issue.

b. Alternatives 2 and 3

Alternatives 2 and 3 call for minor residential development. Because this development would be served by a water supplier, Alternatives 2 and 3 receive an A.

2. Groundwater Recharge Potential

Study Area 13 is located within the Foothill Inventory Unit. It may serve as a moderate or high potential recharge area.

a. Alternative 1

There would be no new development in this study area under Alternative 1. Therefore, this alternative receives an A.

b. Alternatives 2 and 3

Alternatives 2 and 3 allow minor residential development in a region that may serve as a moderate or high potential recharge area. Therefore, these alternatives receive a C.

D. Wastewater

There is currently no publicly managed sewer service in Study Area 13. The current wastewater treatment method is individual septic systems.

a. Alternative 1

There would be no new development in this study area under Alternative 1, so wastewater would not be an issue.

b. Alternatives 2 and 3

Alternatives 2 and 3 call for approximately 200 and 420 new homes, respectively, at very low and low densities. This development cannot effectively be served by septic because the densities would be too high, nor can it effectively be served by a sewer system because there would be too few new homes to support the costs of a new sewer system. Therefore, Alternatives 2 and 3 receive a D.

E. Circulation

Study Area 13 is not served by any major regional roadways.

1. Proximity to Freeways and Major Roadways

One major regional roadway is within ½ mile of Study Area 13. Pentz Road runs within ½ mile of the western boundary of the study area. Pentz Road provides a connection to Durham-Pentz Road and to the Town of Paradise. The existing local roadway network serving the study area is very limited. This study area receives B for access proximity to major roadways. Since Alternative 1 does not include any new development, proximity to roadways is not an issue.

2. Bicycle Circulation

Within Study Area 13, there are no existing or planned bicycle facilities; however, there is a planned facility located on Pentz Road in the Town of Paradise. This facility could be extended to connect to the study area. Due to the study area's low level of level of access to bicycle facilities (there are no planned bicycle facilities in the study area though they are located nearby) and location within 1 mile of an existing urban area, the study area receives a C. Since Alternative 1 does not include any new development, bicycle circulation is not an issue.

3. Transit Service

Transit service is currently provided along Clark Road, which is within 1 mile of the study area. This receives a C. Since Alternative 1 does not include any new development, transit service is not an issue.

F. Airport Compatibility Zone Conflicts

Study Area 13 is not located within an Airport Compatibility Zone. Therefore, Alternatives 1, 2 and 3 receive an A.

G. Potential Loss of Agricultural Land

Of the approximately 335 acres in Study Area 13, approximately 35 acres in the western portion are identified as Grazing Land.

a. Alternatives 1 and 2

Under Alternatives 1 and 2, there would be no conversion of Grazing Land to non-agricultural uses, assuming the lands designated for non-agricultural uses are directed to non-agricultural acres. Under this assumption, the approximately 35 acres of Grazing Land in Study Area 13 would be preserved under the Resource Conservation designation. Therefore, Alternatives 1 and 2 receive a B.

b. Alternative 3

Alternative 3 designates the entire study area as a mixture of residential and resource conservation uses, converting all 35 acres of Grazing Land to non-agricultural uses. Therefore, Alternative 3 receives a C.

H. Biological Resources

Study Area 13, South Paradise/Pentz Road, is located in the lower foothills, outside of the Butte Regional Conservation Plan (HCP/NCCP) area. The predominant land cover type is mixed chaparral, with hardwood forest in the south and northwest and grassland in the western portion.

Two special-status plant occurrences have been recorded at the edge of the study area: cut-leaved ragwort and Red Bluff dwarf rush. Potential habitat is present for white-stemmed clarkia, and plants associated with serpentine soils, but site-specific fieldwork would be needed to verify whether these species occur in the study area.

There are no animal occurrences in the study area. 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.

The study area abuts an un-named creek that flows into Kunkle Reservoir. The hardwood woodlands may contain oaks, but fieldwork would be needed to verify whether oaks are present.

All of the study area is in Winter Range deer herd habitat.

a. Alternative 1

The existing deer herd policies require 20-acre minimum lot sizes in this study area. These policies do not allow a significant number of new homes. However, this alternative calls for resource conservation uses, which can impact biological resources. Therefore, this alternative receives a C for Special-Status Animal and Plant Species, an A for Critical Habitat and other protected lands, a B for Sensitive Habitats, and a C for Deer Herd Habitat.

b. Alternatives 2 and 3

Under Alternative 2 the General Plan would designate the study area clustered Low Density Residential and Resource Conservation. This alternative would allow approximately 200 new homes. There is the potential for conflicts with Winter Range deer herd habitat and resource conservation. This would include 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. Alternatives 2 and 3 are similar, however, under Alternative 3 the General Plan would designate the study area Very Low and Low Density Residential allowing approximately 420 new homes. It should be possible to minimize effects from these Alternatives on sensitive habitats. Alternatives 2 and 3 receive a C for Special-Status Animal and Plant Species, an A for Critical Habitat and other protected lands, a B for Sensitive Habitats, and a C for Deer Herd Habitat.

I. Safety and Hazards

1. Fire Hazards

The entire South Paradise/Pentz Road study area is located in high and very fire severity zones.

a. Alternative 1

Under Alternative 1, the entire study area would be designated for Resource Conservation. Therefore, Alternative 1 receives an A.

b. Alternative 2

Under Alternative 2, approximately 50 acres of land designated for development are included in the very high fire severity zone. Therefore this alternative receives a D.

c. Alternative 3

In Alternative 3, approximately 5 acres of land designated for development are within the high fire severity zone and approximately 330 acres of land are within the very high fire severity zone. Therefore, this alternative receives a D.

2. Flood Hazards

Study Area 13 is not included in the 100-year or 500-year FEMA flood zones. Therefore, these alternatives receive an A.

3. Geologic Hazards

The majority of Study Area 13 has slight erosion potential, but approximately 20 acres of land in the eastern part of the study area has severe erosion potential. Study Area 13 has low subsidence hazard, low potential for soil expansion, no earthquake faults within the study area or a 50-foot radius, and low potential for liquefaction. The eastern and southeastern edges of the study area are within an area of high potential for landslides, and the remainder has a low to moderate landslide potential.

a. Alternative 1

In alternative 1, development would not be significantly constrained by any geologic hazards. Alternative 1 receives an A.

b. Alternative 2

Although a small area in the eastern part of the study area designated for development under Alternative 2 has severe erosion potential, it is assumed that development could be located to avoid erosion hazards. Although a small portion of the site is within a high landslide potential area, it is assumed

that development would be located on the portion of the site that is not constrained by landslide hazards. Alternative 2 receives a B.

c. Alternative 3

Although a part of the approximately 105 acres of land subject to high landslide potential could be used for the 60 acres of resource conservation under Alternative 3, landslide hazards would still affect approximately 45 acres of residential development. Alternative 3 receives a C.

J. Cultural Resources

Study Area 13 lies within portions of the Cherokee USGS 7.5' quadrangles. Approximately 25 percent of the land in the Cherokee quadrangle has been surveyed for cultural resources. To date, no cultural resources sites have been recorded in Study Area 13. However, this study area is near Study Areas 11 and 12, situated in a valley/foothill region with water sources nearby. Given the high sensitivity of neighboring areas, indications are that this study area should be considered of medium sensitivity for prehistoric resources.

a. Alternative 1

This alternative allows minimal development due to policies to preserve deer herds. The entire area is designated Resource Conservation land use. Alternative 1 is assigned an A.

b. Alternative 2

Approximately 265 acres would remain designated Resource Conservation/land use. While there would be some development in this moderately sensitive area, the Resource Conservation would allow for the protection of significant cultural resources. Alternative 2 is assigned a B.

c. Alternative 3

This alternative is more likely to impact cultural resources than the other two alternatives because it calls for the most new residential homes and leaves

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approximately 60 acres designated Resource Conservation land use.
Alternative 3 is assigned a D.

K. Notes

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