TOWN OF PARADISE
MITIGATED NEGATIVE DECLARATION REGARDING ENVIRONMENTAL EFFECT

1. **Description of Project**:

   Parcel map application (PL24-00026) proposing to divide an existing ±1.04-acre property into two parcels of record planned for residential land uses.

2. **Name and Address of Project Applicant**:

   Dorian and Timothy McGlothlin
   5417 168th Street,
   Lubbock, TX 79424

3. **The Initial Study for this Project was Prepared on**: May 14, 2024

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

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

6. Any person wishing to respond to this mitigated negative declaration may file written responses no later than June 17, 2024 with the Paradise Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969, (530) 872-6291(Ext. 411). The Planning Director or the Planning Commission will review such comments and will either uphold the issuance of a mitigated negative declaration or require an environmental impact report to be prepared.

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

By: Susan Hartman Date: May 19, 2024
Susan Hartman, Planning Director

INITIAL STUDY

FOR

MCGLOTHLIN PARCEL MAP (PL24-00026) APPLICATION

FOR

DORIAN AND TIMOTHY MCGLOTHLIN

PROJECT DESCRIPTION AND
ENVIRONMENTAL SETTING FOR THE
MCGLOTHLIN PARCEL MAP APPLICATION (PL24-00026)

PROJECT DESCRIPTION

The project proponent is seeking Town of Paradise approval for a parcel map application to divide an existing ±1.04-acre property into two resultant parcels of record. The project site is zoned Town Residential ½ acre minimum (TR 1/2).

ENVIRONMENTAL SETTING

Location

The subject parcel, identified with assessor's parcel number 053-150-139, is located at 6180 North Libby Road, Paradise California, in Butte County. The project site is in the northeast area of the Town. The site is located to the south of Bille Road and along the east side of North Libby Road. It is located within Section 13, Township 22 N, Range 3E, Mount Diablo Base & Meridian.

Land Use and Access

The subject property was severely damaged in the 2018 Camp Fire, resulting in the loss of two dwellings. The property has remained vacant since the time of the fire, except for a recreational vehicle, permitted as a temporary dwelling by the Town. The parcel is accessed from North Libby Road and via two driveway encroachments.

The subject parcel is located in a residential neighborhood and abuts 6 other residentially zoned parcels. Four abutting parcels to the north and east are zoned Town Residential with a 1/3 acre minimum (TR 1/3). The two other abutting parcels to the south share the subject parcels Town Residential with a 1/2 acre minimum (TR 1/2). The western property line borders North Libby Road, a public street.

Vegetation, Topography and Soils

The subject parcel is relatively flat, having an elevation of between approximately 2,022 and 2,032 feet and sloping down towards the east property line. Prior to the 2018 Camp Fire, the property and surrounding area had land cover containing a mix of shrub land, deciduous forest, and evergreen forest. The project site was substantially burned in the 2018 Camp Fire. The majority of the property's trees were killed in the fire, though several remain towards the eastern property line.

Soils underlying the project site are characterized as "AVD 0-30%" (Aiken Very Deep – zero to thirty percent slope). AVD soil generally exceeds five feet in depth and is considered to be excellent for the treatment of wastewater.

Public Services

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

Access:	North Libby Road
Communications:	AT&T Telephone /Comcast Cable Services
Electricity:	Pacific Gas and Electric Company
Public Safety:	Town of Paradise
Recreation:	Paradise Recreation and Park District
Schools:	Paradise Unified School District
Sewage Disposal:	Individual wastewater treatment/disposal systems
Water Supply:	Paradise Irrigation District

PROJECT DETAILS

The proposed McGlothlin parcel map project includes the creation of two parcels designated for residential land uses. The proposed parcels would be created from an existing, ±1.04-acre parcel of record. Proposed Parcels 1 and 2 would become viable residential building sites, each with the wastewater capacity equivalent to a three (3) bedroom residence.

The subject parcel previously supported a three (3) bedroom residence alongside an additional one (1) bedroom residence, both of which were destroyed in the 2018 Camp Fire. The net areas proposed for each parcel are 0.40 acre (Parcel 1) and 0.41 acre (Parcel 2). As designed, the proposed parcels would be provided access via an existing ±50-foot-wide public street that is identified as a collector.

Wastewater disposal for subsequent development of the resultant parcels is proposed to be provided via the construction of individual wastewater disposal systems to serve future single- family residential construction on the resultant parcels.

TOWN OF PARADISE

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. **Name of Proponents:** Dorian & Timothy McGlothlin
2. **Address and phone number of proponents:** 5417 168th Street, Lubbock, Texas 79424
3. **Date of checklist:** May 14, 2024
4. **Zoning and general plan designation:** Zoning: Town Residential 1/2 acre minimum (TR 1/2)
   General Plan designation: Town Residential (TR)
5. **Name of proposal, if applicable:** McGlothlin parcel map application

II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

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

				SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	2.	**POPULATION AND HOUSING**. Would the proposal:						
		a.	Cumulatively exceed official regional or local population projections?	**1, 8**			**X**	
		b.	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	**1, 8**			**X**	
		c.	Displace existing housing, especially affordable housing?	**1, 8**				**X**
	3.	**GEOLOGIC PROBLEMS**. Would the proposal result in or expose people to potential impacts involving:						
		a.	Fault rupture?	**11, 12**			**X**	
		b.	Seismic ground shaking	**11, 12**			**X**	
		c.	Seismic ground failure, including liquefaction?	**11, 12**			**X**	
		d.	Seiche, Tsunami or volcanic hazard?	**13**				**X**
		e.	Landslides or mudflows?	**11**			**X**	
		f.	Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	**10**			**X**	
		g.	Subsidence of the land?	**12, 28**			**X**	
		h.	Expansive soils?	**7**			**X**	
		i.	Unique geologic or physical features?	**1**				**X**
	4.	**WATER**. Would the proposal result in:						
		a.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	**3, 10**			**X**	
		b.	Exposure of people or property to water related hazards such as flooding?	**3, 10**			**X**	
		c.	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	**3, 10**				**X**
		d.	Changes in the amount of surface water in	**3, 10**				**X**

				SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
			any water body?					
		e.	Changes in currents, or the course or direction of water movements?	**3, 10**				**X**
		f.	Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	**3, 10, 14**			**X**	
		g.	Altered direction or rate of flow of groundwater?	**3, 10, 14**			**X**	
		h.	Impacts to groundwater quality?	**3, 10, 14**			**X**	
		i.	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	**3, 10, 14**			**X**	
	5.	**AIR QUALITY**. Would the proposal:						
		a.	Violate any air quality standard or contribute to an existing or projected air quality violation?	**15, 16, 27**			**X**	
		b.	Expose sensitive receptors to pollutants?	**9**			**X**	
		c.	Alter air movement, moisture, or temperature, or cause any change in climate?	**10**				**X**
		d.	Create objectionable odors?	**10**			**X**	
	6.	**TRANSPORTATION/CIRCULATION**. Would the proposal result in:						
		a.	Increased vehicle trips or traffic congestion?	**9, 27**			**X**	
		b.	Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	**10**				**X**
		c.	Inadequate emergency access or access to nearby uses?	**17**			**X**	
		d.	Insufficient parking capacity onsite and offsite?	**8, 10**				**X**
		e.	Hazards or barriers for pedestrians or bicyclists	**10**				**X**
		f.	Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts,	**10**				**X**

				SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
			bicycle racks)?					
		g.	Rail, waterborne or air traffic impacts?	**9, 10**				**X**
	7.	**BIOLOGICAL RESOURCES.** Would the proposal result in impacts to:						
		a.	Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals and birds)?	**6**			**X**	
		b.	Locally designated species (e.g. heritage trees)?	**1**			**X**	
		c.	Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	**1**			**X**	
		d.	Wetland habitat (e.g. marsh, riparian and vernal pool)?	**7, 9, 17**				**X**
		e.	Wildlife dispersal or migration corridors?	**1, 6**			**X**	
	8.	**ENERGY AND MINERAL RESOURCES**. Would the proposal:						
		a.	Conflict with adopted energy conservation plans?	**1**				**X**
		b.	Use nonrenewable resources in a wasteful and inefficient manner?	**1, 10**			**X**	
		c.	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	**1, 18, 19**				**X**
	9.	**HAZARDS**. Would the proposal involve:						
		a.	A risk of accidental explosion or release of hazardous substances (including, but not limited to; oil, pesticides, chemicals or radiation)?	**10**			**X**	
		b.	Possible interference with an emergency response plan or emergency evacuation plan?	**11, 21**				**X**
		c.	The creation of any health hazard or potential health hazard?	**10**			**X**	
		d.	Exposure of people to existing sources of potential health hazards?	**10**			**X**	

				SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		e.	Increased fire hazard in areas with flammable brush, grass or trees?	**10, 17, 20**			**X**	
	10.	**NOISE**. Would the proposal result in:						
		a.	Increases in existing noise levels?	**10, 22**			**X**	
		b.	Exposure of people to severe noise levels?	**10, 22**			**X**	
	11.	**PUBLIC SERVICES**. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:						
		a.	Fire protection?	**4, 9, 10**			**X**	
		b.	Police protection?	**9, 10**			**X**	
		c.	Schools?	**1, 9, 10**			**X**	
		d.	Maintenance of public facilities, including roads?	**1, 9, 10**			**X**	
		e.	Other governmental services?	**9, 10**			**X**	
	12.	**UTILITIES AND SERVICE SYSTEMS**. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:						
		a.	Power or natural gas?	**9, 10**			**X**	
		b.	Communications systems?	**9, 10**			**X**	
		c.	Local or regional water treatment or distribution facilities?	**17**			**X**	
		d.	Sewer or septic tanks?	**10, 17**			**X**	
		e.	Storm water drainage?	**3, 9, 10**			**X**	
		f.	Solid waste disposal?	**10**			**X**	
		g.	Local or regional water supplies?	**4, 17**			**X**	
	13.	**AESTHETICS**. Would the proposal:						
		a.	Affect a scenic vista or scenic highway?	**1, 23, 24**				**X**
		b.	Have a demonstrable negative aesthetic effect?	**9, 10**			**X**	
		c.	Create light or glare?	**8, 10**			**X**	
	14.	**CULTURAL RESOURCES**. Would the proposal:						

				SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		a.	Disturb paleontological resources?	**10**		**X**		
		b.	Disturb archaeological resources?	**2, 10**		**X**		
		c.	Affect historical resources?	**25**				**X**
		d.	Have the potential to cause a physical change which would affect unique ethnic cultural values?	**9, 10**				**X**
		e.	Restrict existing religious or sacred uses within the potential impact area?	**9, 10**				**X**
	15.	**RECREATION**. Would the proposal:						
		a.	Increase the demand for neighborhood or regional parks or other recreational facilities?	**10**			**X**	
		b.	Affect existing recreational opportunities?	**10**			**X**	
	16.	**WILDFIRE**. If located in or near state responsibility areas or lands classified as a very high fire hazard severity zones, Would the project:						
		a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	**17, 21**				**X**
		b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	**10, 17**			**X**	
		c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**10, 17**			**X**	
		d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	**10, 17**			**X**	
	17.	**Greenhouse Gas Emissions. Would the project:**						
		a.	Generate greenhouse gas emissions, either directly, or indirectly, that may have a	**10, 16, 19**			**X**	

				SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
			significant impact on the environment?					
		b.	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	**10, 16, 19**			**X**	
	18	**AGRICULTURE AND FORESTRY RESOURCES. Would the project:**						
		a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use	**26**				**X**
		b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	**10**				**X**
		c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	**1, 9**				**X**
		d.	Result in the loss of forest land or conversion of forest land to non-forest use?	**9**				**X**
		e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	**9, 10**				**X**
	19.	**MANDATORY FINDINGS OF SIGNIFICANCE**.						
		a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			**X**		
		b.	Does the project have the potential to achieve					

				SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
			short-term, to the disadvantage of long-term, environmental goals?			X		
		c.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connect with the effects of past projects, the effects of other current projects, and the effects of probable future projects).				X	
		d.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

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

   a. Item 1 – Land Use and Planning:

   A, B: Less than significant impact. The subject parcel is located in a Town Residential 1/2-acre minimum (TR 1/2) Zone, which has an underlying general plan designation of Town Residential (TR). If approved, the proposed parcel division would result in the establishment of one new parcel zoned TR 1/2. The creation of an additional parcel is not deemed significant, because the proposed land use and parcel sizes are compatible with surrounding land uses and parcel sizes, and the project is consistent with the Paradise General Plan land use designation and zoning for the site. Therefore, impacts related to land use and planning are expected to be less than significant and no mitigation measures appear to be necessary.

   The project would not conflict with any local environmental plans or policies and is in line with the requirements of the Town's general plan and zoning

code. No conflict with the general plan designation, zoning or land use plans, policies, or regulations would occur as a result of the project. Impacts would be less than significant.

C: No impact. The surrounding land uses are residential in nature. The creation of a new lot with the TR 1/2 zoning would not allow for any land uses incompatible with the area. The subject parcel is in a residential area and would allow for residential development and accessory uses, matching the surrounding area. The proposed lot division would have no impact.

D: No impact. No farms or agricultural producers exist within the area surrounding the project area. The proposed division would not limit the use of the parcel for crop production, nor would it have any effect on the soils on the project site. There would be no impact from the proposed project.

E: Less than significant impact. The proposed project would not create any physical barriers or other impediments that could affect the surrounding community. No aspect of the proposed project will physically divide the community and therefore, the project would have a less than significant impact.

b. Item 2 – Population and Housing

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

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

c. Item 3 – Geologic Problems

A, B, C: Less than significant impact. The project is located in an area with the possibility of strong seismic ground shaking, as is much of California. The 2019 Butte County Local Hazard Mitigation Plan lists the Town's vulnerability to earthquakes as high, but outlines those occurrences are unlikely. The project is not located in an area within any identified earthquake fault zone. The Plan lists the potential of future earthquake and liquefaction as "occasional/unlikely" and lists the area as having a

generally low potential for liquefaction (See figure 1). However, future residential construction on the proposed parcels, being built to the current California Building Code, would not be at a high risk from seismic activity. The likelihood of any effects from fault rupture, seismic ground shaking, seismic ground failure, and liquefaction are low. Impacts would be less than significant.

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

E. Less than significant impact. The project is not located in area identified as a landslide zone by the California Department of Conservation. The 2019 Butte County Local Hazard Mitigation Plan shows that the project area has a low to moderate landslide potential. No portion of the proposed property division or eventual residential construction on the proposed parcels would increase the risk of landslides. The impact of the proposed project would be less than significant.

F. Less than significant impact. No effects from the simple division of the lot could impact soils or topography. However, the development of residences on the resultant parcels could result in short-term impacts to soils. Long term soil erosion and loss of topsoil are not expected from the construction of residences or accessory structures. Soil erosion and loss of topsoil can potentially result during the short-term construction activities required to establish residences and accessory structures. The Town's required Erosion and Sediment Control Plan would keep ensure that development would not cause soil erosion and impacts to topsoil. The impact of the project would be less than significant.

G. Less than significant impact. Soil subsidence is the gradual settling or sudden sinking of the earth's surface due to the subsurface movement of earth materials. Subsidence is most typically caused by groundwater pumping and often occurs in areas with large scale agricultural production. The project is not located in an area identified by the United States Geological Survey as having soil subsidence. No portion of the proposed lot division would create soil subsidence. Future residential development of the proposed parcels would utilize water provided by the Paradise Irrigation District. It is possible that residential wells could be utilized, however, it is unlikely that a well serving a single-family residence would result in measurable soils subsidence. Impacts from the proposed project would be less than significant.

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

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

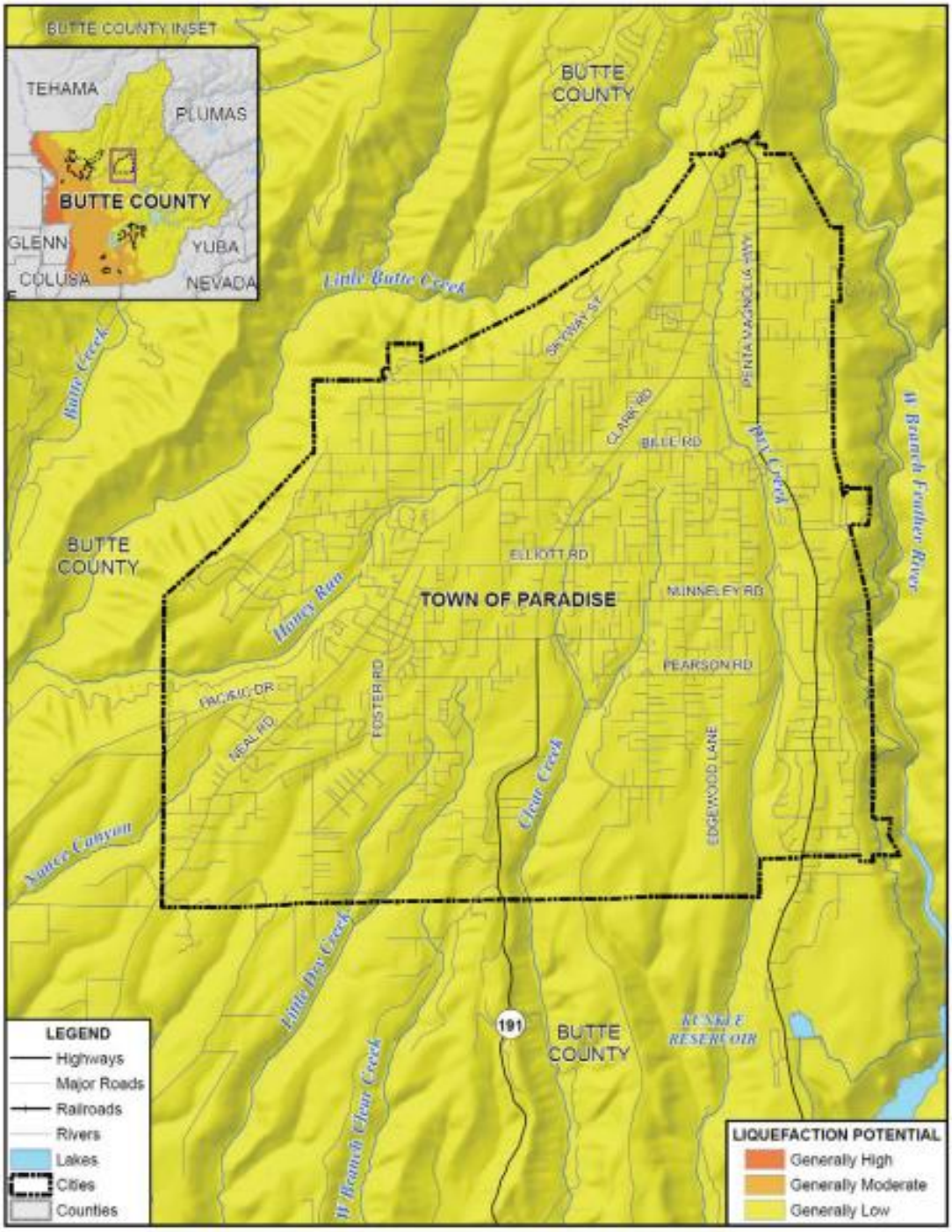

Figure 1: Liquefaction Potential

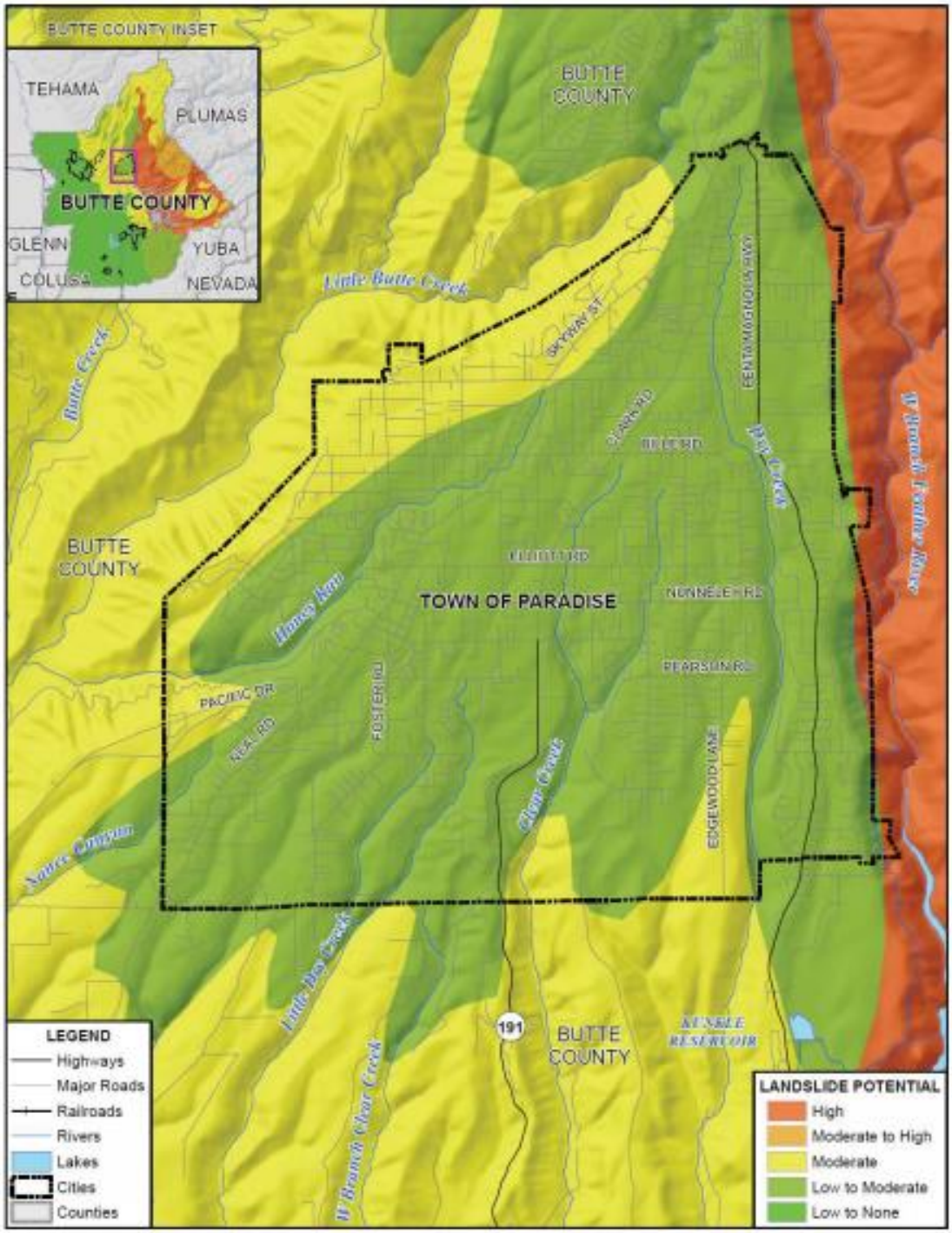

Figure 2: Landslide Potential

d. Item 4 – Water

A, B: Less than significant impact. The proposed lot division would have no impact to any water features or ability to affect surface runoff. However, like all development, the related residential construction on the resultant parcels has potential to affect surface runoff. Construction activities upon the resultant parcels could create the potential for increased erosion. In addition, the creation of impervious surfaces through compaction and overcovering (parking facilities developed, structures erected, etc.) of soil may alter drainage patterns, reduce absorption rates and increase the volume of storm water drainage from the site. However, these impacts are expected to be minor and are typical of all residential construction. The inclusion of standard best management practices, required of all residential construction, would further reduce the risk of construction related runoff. Impacts from the project would be less than significant.

C, D, E: No impact. No ponds, creeks, or other surface water is present within the project area or any adjacent property. There would be no risk of impacts to surface water and be no impact from the proposed project.

F, G, H, I: Less than significant impact. The project is located on a parcel which would remain primarily pervious to water. The TR 1/2 zoning area restricts impervious area to a maximum of 40% of lot coverage, to maintain pervious area on the site. No underground construction would take place as part of the proposed project or would be required of residential development. Groundwater in the area would not be reduced, have its flow altered, be interrupted, or otherwise impacted. No wells are proposed to provide water for the project. The project would not result in decreased groundwater availability for public water supplies. Potential contaminants from wastewater systems are controlled by adherence to the Town of Paradise's Local Area Management Program, as approved by the Central Valley Water Board in 2016. No project components would have the possibility of introducing contaminants to groundwater, meaning there would not be a risk of contamination. There would be a less than significant impact from the proposed project.

e. Item 5 – Air Quality

A: Less than significant impact. The project location is subject to the requirements of the Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan and the Butte County Air Quality Management District (BCAQMD). A project would be considered to conflict with the goals of the Plan if it were to result in or induce growth in

population, employment, land use, or regional vehicle miles travelled (VMT) that is inconsistent with the growth projections of the plan. The proposed project, being a land division with potential for single-family residential development, would not result in any foreseeable significant population growth. The proposed project would not create a substantial increase in employment given the limited potential development that could result from the project. Finally, substantial VMTs are not expected because of the project. The Butte County Association of Government's screening criteria for VMTs identifies low VMT Traffic Analysis Zones (TAZ), including the project area, where VMT's are 15% or more below the regional home-based VMT per resident. Due to the project's location in a TAZ, VMTs are considered less than significant. Considering these factors, impacts from the proposed project would be less than significant.

B: Less than significant impact. No parks, playgrounds, schools, hospitals, day care centers, nursing homes, or other similar sensitive receptors are in close proximity to the project area. No sensitive receptors such as those listed would be affected. The proposed project site is in a residentially zoned area. The project may cause short-term impacts to air quality typical of construction projects, including dust and vehicle emissions from vehicle use, heavy equipment, and grading. These impacts are short-term in nature and are typical of residential construction. Accordingly, Impacts from the proposed project would be less than significant.

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

D: Less than significant impact. The proposed division of the parcel would not create any issues related to odors. The eventual construction activities for residential development of the resultant parcels would create some odors typical of construction, such as exhaust from vehicles. However, these would be temporary and would have no long-term effect. Impacts would be less than significant.

f. Item 6 – Transportation / Circulation

A: Less than significant impact. The proposed lot division would have no impact on traffic. However, potential future residential development of the resultant parcels could create a marginal increase in vehicle trips around North Libby Road. However, because the Town of Paradise and the area of North Libby Road lost such a substantial portion of its population, traffic impacts from the proposed project would not exceed the amount of traffic the road and surrounding roads supported before the fire. Further, the

project is in an area defined by the Butte County Association of Governments as a low VMT Traffic Analysis Zone, where VMT's are 15% or more below the regional home-based VMT per resident. Projects located in a low VMT TAZ, are considered to have a less than significant impact to VMTs. Impacts from the project would be less than significant.

B: No impact. The project proposes no changes to any public or private road. The project would not create any hazardous design features such as sharp curves, dangerous intersections, or similar features. No incompatible use is proposed as part of the project. No impact would occur as a result of the project.

C: Less than significant impact. The project site is served by the Paradise Fire and Police departments. No portion of the project would affect the ability of emergency services to access and serve the property or reduce their ability to serve other properties in town. The Town Fire Marshal reviewed the project proposal and expressed no concerns related to fire services. The project would not result in inadequate emergency access. The impact of the project would be less than significant.

D: No impact. At over 1/2-acre each, the resultant parcels would have ample space to allow parking for the residences that each could potentially support. There would be no impact.

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

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

g. Item 7 – Biological Resource

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

Scientific Name	Common Name	Status – State	Status – Federal
Rana boylii	**foothill yellow-legged frog (amphibian)**	**Threatened**	**Threatened**
Haliaeetus leucocephalus	**bald eagle (Bird)**	**Endangered**	**Delisted**

Figure 3: Endangered and Threatened Species within the Paradise East Quadrangle

No surface water is present within the project location, meaning there is likely no suitable habitat for the foothill yellow-legged frog. Although native trees and areas of understory vegetation on the site provide shelter and food sources for a variety of localized bird, rodent and other animal populations, it is not anticipated that the creation of two resultant parcels, or their future residential construction, will significantly displace animal populations. The area of natural habitat on the site is relatively small and partially diminished due to the 2018 Camp Fire Therefore, a less than significant impact to local animal populations are anticipated.

B, C: Less than significant impact. The Town of Paradise General Plan outlines several goals and policies related to the preservation of trees or other natural communities, none of which conflict with the proposed parcel division. The Town of Paradise does not recognize heritage trees or any other locally designated special natural communities on the project site. While the parcel division would have no impact on trees, the potential residential construction allowed on the resultant parcels could result in the removal of trees. A tree removal permit is required for the removal of any healthy tree with a diameter at breast height of 10 inches or greater. The project would not conflict with any other local policy or ordinance protecting biological resources. Impacts from the proposed project would be less than significant.

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

E: Less than significant impact. The project is not located in an area identified as being within the area of any migratory deer herd, as outlined in the Town's General Plan. The project would not create any physical barriers that would impede the movement of wildlife. The proposed structures outlined on the tentative parcel map application do not cover a substantial enough area to impede the movement of wildlife. A less than significant impact from the project is expected.

h. Item 8 – Energy and Mineral Resources

A: No impact. The Town of Paradise has no published renewable energy plans. The residential development that would result from the Project would be built to current California building code, including all energy use standards. No conflict with local, regional, or State energy plans are expected. There would be no impact from the proposed project.

B: Less than significant impact. The project is expected to incur no larger energy expense than is typical of similar residential buildings during construction. The proposed project proposed would be required to be constructed in accordance with current Town adopted California Building Standards Code energy-efficiency standards and CALGreen building design features. No wasteful expenditure of energy is expected because of the project. Impacts would be less than significant.

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

i. Item 9 – Hazards

A, C, D: Less than significant impact. The project's short-term construction would include the transport and use of potentially hazardous materials including concrete and solvents. The use of these materials is typical of construction projects and does not indicate a high risk of hazards to the public or environment. The Project would not interfere with any emergency response or evacuation plan or create any health hazards. Impacts from the project would be less than significant.

B: No impact. The subject parcel is located within the area of the Butte County Local Hazard Mitigation Plan and the Town of Paradise & Upper Ridge Wildfire Evacuation Plan. The project would not create any structures or other impediments that would affect the execution of the Wildfire Evacuation Plan or any other emergency response actions. The project would have no impact to

emergency response or evacuation.

E: Less than significant impact. The subject parcel is designated by CAL FIRE as a being within a very high fire hazard severity zone, as is the majority of the Town. The Town of Paradise, through local ordinance, is also designated as a very high fire hazard severity zone. The proposed parcel division would have no effect on fire risk. However, the residential construction of the resultant parcels could pose some minor risk. New construction in the Town is required to maintain 5' defensible space from all structures, reducing the risk of fire reaching residences. Additionally, all properties in the Town of Paradise are required to maintain properties for fire clearance. The Town Fire Marshal reviewed the project materials and raised no concerns about the risk of fire related to the project or future residential development. The impact would be less than significant.

j. Item 10 – Noise

A, B: Less than significant impact. The short-term construction activities required to construct the project would cause a temporary increase in ambient noise levels on the project site. Construction activities would be subject to the restrictions of the Town Noise Ordinance and would not cause a significant impact. Long term increases to ambient noise levels would not occur as a result of the project. Impacts from the project related to noise would be less than significant.

k. Item 11 – Public Services

A: Less than significant impact. The proposed project would not create a need for new government services or facilities. The Town has the capacity to provide services such as fire protection, police protection, schools, parks, and other services, for a larger population than currently resides in Paradise. The project would not conflict with any Town of Paradise General Plan goals, policies, or programs related to public services. Fire protection services are provided by the Paradise Fire Department through a contract with CAL FIRE. Fire flow requirements are the responsibility of the Paradise Fire Department with the cooperation of the Paradise Irrigation District (PID). Information provided by the Fire Department and the PID indicate that fire flows in the vicinity are sufficient to serve the needs of the project. The project would result in a less than significant impact to fire protection services.

B: Less than significant impact. The proposed parcel division would not cause any impact to police service capacity. The eventual residential construction of the resultant parcels would cause a minor increase in the need for police services. Policing services in the project area are provided through the Paradise Police Department. The Town has capacity to provide police services to a much

larger population than currently resides in Paradise due to the Camp Fire. The project, being a relatively small and rural development, would not cause an increased demand for police services. Impacts to police protection from the project would be less than significant.

C: Less than significant impact. No foreseeable impact on school services would result from the proposed parcel division. The eventual residential construction of the resultant parcels would cause a minor increase in the need for school services. However, Impact fees paid to the Paradise Unified School District would be required for new construction on the resultant parcels. These fees would offset any possible impacts. Impacts to school services from the proposed project would be less than significant.

D, E: Less than significant impact. The Proposed parcel division would have no effect on public facilities, roads, or other government services. The eventual residential construction of the resultant parcels would result in a minor increase in government service use and road maintenance. However, the parcels currently have an approved septic capacity for a three (3) bedroom residence each, meaning impacts from construction would be minor. Additionally, The Town public infrastructure and government services, including roads, have the capacity to serve a much larger population than currently resides in Paradise. The project site is located within the Town of Paradise and is currently served by the Paradise Fire Department and Paradise Police Department. No new facilities, increases to service area, or other impacts to city services would be required to accommodate the proposed project. Impacts of the project would be less than significant.

I. Item 12 – Utilities and Service Systems

A, B: Less than significant impact. The proposed division of the subject parcel would have no effect on power demand or communication services. Power demand for the project would increase to accommodate the potential future construction of residential structures. However, that demand would be typical of a residential construction. No excessive power demand would be created by the project. The resultant parcels would have electrical and natural gas established through Pacific Gas & Electric. Infrastructure including undergrounded electric lines, natural gas, phone, and internet lines would need to be reconnected to bring power, natural gas, and communication to the proposed Parcel 2 and would need to be installed for the proposed Parcel 1. Impacts from these installations would be limited to the Project area and would not require the installation of new infrastructure elsewhere. Impacts from the project would be less than significant.

C: Less than significant impact. No new construction of water treatment facilities would be required to accommodate the proposed land division. A new water meter and service connection would need to be installed on the proposed Parcel 1 to accommodate future development. The Paradise Irrigation District indicated that it has the capacity to serve the proposed water requirements of the project. Impacts of the proposed project would be less than significant.

D: Less than significant impact. The mode of sewage disposal for each proposed parcel would be provided by individual on-site wastewater treatment systems. Staff members of the Town of Paradise Wastewater division have carefully evaluated the project design along with the environmental characteristics of the project area and the characteristics of the project site. Wastewater division staff has determined that the project, as tentatively designed, displays compliance with the requirements of the Town of Paradise sewage disposal ordinance for the creation of new parcels. If approved, the project will be conditioned in a manner that is consistent with the requirements of Town sewage disposal regulations. Therefore, no significant adverse effect regarding sewage disposal is foreseen and no mitigation measures appear to be necessary. Impacts of the proposed project would be less than significant.

E: Less than significant impact. The proposed project, being a division of land with no physical components, would not create substantial new impervious surface areas. The future residential development of the lots could create minor impacts to pervious areas and storm water drainage. Runoff from new impervious surfaces is not expected to be substantial enough to cause damage or impacts to the property or adjacent areas. The proposed project would be required to comply with the Town's post-construction standards, ensuring that post-construction runoff rates would not exceed those of the project site's pre-construction conditions. Impacts from the project would be less than significant.

F: Less than significant impact. No impact would be caused by the proposed division itself. However, solid waste would be generated during the construction process and consistently after future residential construction on the resultant parcels. Solid waste service would also be required to serve future construction on the proposed parcels. CALGreen standards require at least 65% of nonhazardous construction and demolition waste to be recycled and/or salvaged. These State recycling standards ensures that short-term construction waste would amount to a less than significant impact. No aspect of the long-term use of the residential parcels is expected to generate an unusual or excessive quantity of solid waste. Impacts would be less than significant.

G: Less than significant impact. No impact would be caused by the proposed division itself. However, water use would increase with future residential development of the proposed new parcel. The water service in the Town of Paradise is established through the Paradise Irrigation District. The proposed lot division project has been reviewed by the Paradise Irrigation District who has confirmed that the project would have sufficient water supplies to serve its use. Impacts of the project would be less than significant.

m. Item 13 – Aesthetics

A: No impact. There are no State Scenic Highways or eligible State Scenic Highways in the Town of Paradise according to the California Department of Transportation. The Town of Paradise General Plan does not identify any scenic vista areas in the Town. The nearest Caltrans Vista Point is the Butte County Vista Point on Highway 70. No impacts to State recognized or eligible scenic highways would occur as a result of the proposed project. The proposed project would have no impact on any recognized local or State scenic vista or scenic highway.

B: Less than significant impact. The Town of Paradise General Plan recognizes several Scenic Corridors and Gateway areas. However, none are located near to the project area. Additionally, the Town of Paradise does not impose design limitations on single-family residential development. The future residential development of the resultant parcels is not expected to cause any demonstrable negative effect to the aesthetics of the community or have any different effect than residential development on other parcels in Town. Impacts to the visual quality of the proposed project site would be less than significant.

C: Less than significant impact. The proposed parcel division would have no effect on light or glare. The future residential development of the proposed parcels would result in a minor increase in nighttime light visible on the properties. The Town of Paradise requires that all exterior lighting be designed, established, and maintained to reflect away from nearby and adjoining residences within 200 feet. The proposed project would not create new sources of light atypical of other residential construction. The proposed project would have a less than significant impact.

n. Item 14 – Cultural Resources
A, B: Less than significant impact with mitigation incorporated.

The proposed parcel division itself would have no impact on archaeological or paleontological resources. However, the eventual residential construction of the resultant parcels could have some effects as they would involve groundbreaking activities.

The subject parcel is not located within a high archaeological sensitivity area as defined in the Town's General Plan. No excessive or atypical amount of ground disturbing work is proposed as part of the project, nor would it be expected of typical residential construction. Finally, the subject area was previously developed with two residences, reducing the likelihood of undiscovered archaeological or paleontological resources being discovered on that portion of the site.

However, all new construction has the potential to unearth previously undiscovered paleontological and archaeological resources. The mitigation measure below would be used to reduce the potential that the project could impact any previously undiscovered cultural resource that could be unearthed during construction. Impacts from the project would be less than significant with mitigation incorporated.

> **Cultural 1:** *If, during site preparation activities such as grading, excavation, and the installation of utilities, sewage disposal systems, etc., any archaeological or paleontological resources are discovered, all work shall be immediately halted. The Paradise Development Services Department (planning division) shall be notified of the discovery, and a qualified archaeologist shall be retained, at the expense of the property owner, to perform a site assessment and to develop mitigation measures as appropriate.*

C: No impact. No Historic Resources, historical landmarks, or historic points of interest listed by the California Office of Historic Preservation are in the project area. The Town of Paradise does not maintain a list of local historic resources. No historical resources would be affected by the proposed project. No impact to historical resources would result from the project.

D, E: No impact. No locally identified religious or otherwise sacred uses or artifacts are known to be present on the project area. The project area, being a previously developed residential parcel, is not known to have any specific cultural use or ethnic cultural value. There would be no impact from the

proposed project.

o. Item 15 – Recreation

A, B: Less than significant impact. The proposed project would create the potential for new housing that could result in a small increase in local population levels. However, since population levels are currently only a fraction of the levels prior to the 2018 Camp Fire, existing recreational facilities are sufficient to handle any potential increase resulting from residential development on the project site and would not need to be expanded to accommodate the project. Additionally, the town subdivision ordinance requires land divisions to either set aside property or provide "in-lieu" funds to the recreation district to offset the eventual added impact upon area wide recreation facilities. Finally, the local park and recreation district that services this area imposes development impact fees collected at the time of each resultant parcels' residential buildout. Impacts would be less than significant.

p. Item 16 – Wildfire

A: No impact. The Town of Paradise is subject to the evacuation measures outlined in the Town of Paradise Evacuation Traffic Control Plan. No portion of the project would impair access or escape from the property or along North Libby Road. The project proposal has been reviewed by the Town Fire Official who determined that ingress and egress would be suitable for emergency vehicles. No impact to the Paradise emergency evacuation plan would occur as a result of the project.

B: Less than significant impact. Prevailing winds in the Town of Paradise, known as the Jarbo Gap winds, come primarily from the Feather River Canyon area northeast of the Town and blow southwest. Fire risk is high throughout the Town of Paradise, especially during the summer and fall seasons.

The proposed parcel division would not have any impact that could affect the risk of fire. The subject parcel does not have any significant slopes or other geographical features that would exacerbate the risk of fire, nor does any potential future residential development pose any increase in wildfire risks. All residential development is subject to the town's regulations including defensible space requirements and modern building methodologies. The Town Fire Marshal reviewed the project application and expressed no concern regarding fire risk. The project would have a less than significant impact.

C, D: Less than significant impact. New utility connections to the property would be undergrounded, significantly reducing the risk of fire. Residential construction on the resulting parcels would not pose a risk of fire higher than any other typical single-family construction. No additional infrastructure such

as new power lines, roads, fuel breaks, emergency water sources, or other similar utilities would be required to support the project.

The project site does not contain any surface water. Slopes are relatively gentle on the project area, approximately 4%, meaning slopes would not be likely to increase the risk of exacerbating fire or of creating dangerous post-fire conditions through slope instability, landslides, or runoff. The Town Fire official reviewed the project application materials and did indicate any concern that the project might increase the risk of fire. Impacts of the project would be less than significant.

q. Item 17 – Greenhouse Gases

A, B: Less than significant impact. The division of the subject property would have no effect on greenhouse gas emissions whatsoever. However, the future residential development of the resultant parcels has the potential to result in greenhouse gas emissions typical of single-family residential construction. The main sources of greenhouse gases for development projects are the combustion of fossil fuels from construction equipment or vehicles traveling to the development during operation.

The McGlothlin parcel map application is limited in scope but would create the potential for the development of a maximum of two more residences including one primary dwelling and one ADU than would have been allowed on a single parcel. These potential developments would be done pursuant to zoning regulations in effect for the site at the time of development. The Butte County Air Quality Management District's Air Quality handbook screening criteria indicates that single family developments resulting in fewer than 30 units would not be considered to have a significant impact.

The project does not include new uses that would generate significant greenhouse gas emissions. The Town of Paradise does not have a Greenhouse Gas Reduction Plan. The project does not conflict with any state plans, policies of regulations regarding greenhouse gas emissions. While it is acknowledged that small increases in greenhouse gas emissions associated with future development of the site would occur, the site is currently available for development of two residences without parcel map approval. Due to the small size of the site and in consideration of the land uses that are permitted and potentially permitted pursuant to the zoning assigned to the site, these increases would not rise to significant levels and no mitigation measures are deemed to be necessary. Impacts from the project would be less than significant.

r. Item 18 - Agriculture and Forestry Resources

A, B, E: No Impact. The subject parcel is not located in an area with any State designated Prime Farmland, Unique Farmland, or Farmland of Statewide importance. The subject parcel and surrounding area do not have agricultural zoning designations and would not cause any conversion of existing farmland. The project proposal does not include any components that would cause changes to the existing environment that could result in the conversion of farmland. There would be no impact from the proposed project.

C, D: No Impact. The Town of Paradise contains no land holding a zoning or general plan designation for timberland or timber production. The subject parcel and surrounding area are residentially zoned and have historically been used for residential development. No rezoning of recognized timberland would be required. No conversion of forest land would occur as a result of the proposed project. There would be no impact from the proposed project.

s. Item 19 – Mandatory Findings of Significance

A, B: Less than significant impact with mitigation incorporated. As outlined in the above environmental checklist, the project would not cause impacts with potential to degrade the quality of the environment, threaten habitat, reduce wildlife population levels, or threaten plant communities. The project is also unlikely to negatively affect historical or archaeological resources, with the exception of the potential for previously undiscovered historical resources that could be uncovered during future residential construction and for which the sole mitigation measure related to this project has been applied. The above checklist demonstrates that the project would have limited overall impact with no impacts rising to the level of significance. Impacts would be less than significant with mitigation incorporated.

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

IV. **DETERMINATION**.

On the basis of this initial evaluation:

1. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ❒

2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this document shall be added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED**. **X**

3. I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ❒

4. I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ❒

5. I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, Including revisions or mitigation measures that are imposed upon the proposed project. ❒

Date 05/19/2024

Susan Hartman
Planning Director for Town of Paradise

V. REFERENCES

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3. Master storm drainage study and facilities plan, Paradise, California, 1980, McCain Associates

4. Paradise Irrigation District water distribution map, 1993

5. USGS topographic map: Cherokee Quadrangle, 1994

6. The California natural diversity database BIOS web map, state Department of Fish and Wildlife. Web link: BIOS viewer 5.96.99 (ca.gov)

7. "Soils of Paradise and Their Ability to Treat Domestic Wastewater," Wert and Associates, 1992

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9. Review of surrounding area by Town staff; April 17, 2024

10. McGlothlin property division / tentative map project application materials submitted to the Town of Paradise on February 23, 2024

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12. California Geological Survey's Earthquake Zones of Required Investigation webmap. 2021. Web link: Earthquake Zones of Required Investigation (ca.gov)

13. California's Exposure to Volcanic Hazards. United States Geological Survey.

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17. Comments from Town Departments and interested Agencies. Compiled April 17, 2024.

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21. Town of Paradise Evacuation Traffic Control Plan. Town of Paradise, 2015.

22. Town of Paradise Noise Control Ordinance. Town of Paradise. Web link: Chapter 9.18 - NOISE CONTROL | Code of Ordinances | Paradise, CA | Municode Library

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27. Butte County Association of Governments SB 743 Implementation manual. 2021. Web Link: https://www.bcag.org/documents/planning/SB%20743%20Study/BCAG-SB743-Implementation-Document-Package.pdf

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