



Central Valley Regional Water Quality Control Board

California Environmental Quality Act Notice of Determination in compliance with Section 21008 or 21152 of the Public Resources Code

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: California Regional Water Quality Control Board
Central Valley Region, Redding Office
364 Knollcrest Drive, Suite 205
Redding, CA 96002

Date: 28 May 2025

State Clearinghouse Number:

2022120195

Project Title:

Cypress Family and Senior Housing Project (WDID 5A04CR00371)

Project Location - Specific:

The project coordinates are as follows: Latitude: 39.784913° and Longitude: -121.582798°

Project Location - County:

Butte County

Name of Applicant:

Jeffrey Riley
Mercy Housing California
2512 River Plaza Drive, Suite 200
Sacramento, CA 95833

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed project is part of the effort to rebuild the Town of Paradise (Town) following the Camp Fire. Additionally, the project will help meet the Town's General Plan goal to provide affordable housing and different types of housing that encourage a range of residential densities sufficient to meet the needs of residents. The project consists of two phases: Phase 1 includes the construction of a multi-family housing complex consisting of 70 units of 1, 2, or 3-bedroom units; Phase 2 involves the construction of senior housing consisting of 70 1-bedroom units, 84 surface parking spaces, a 2,000-square foot community center, a community garden, and open space.

Several roads will be widened to improve “all at once” evacuation. Both Clark Road, to the west of the project, and Pentz Road to the east, will have a traffic lane added along with a pedestrian-bike path.

The project has been designed to avoid and minimize impacts to waters of the United States where possible, with building footprints located outside of existing wetlands. Direct impacts will occur in small portions of an unnamed stream channel (Stream Channel 1) and in Dry Creek. The construction of two 24-inch culverts below a new driveway and walkway will result in a 0.013-acre permanent impact to Stream Channel 1 and the construction of one 36-inch culvert, to accommodate the expansion of Cypress Lane, will result in a 0.003-acre permanent impact to Stream Channel 1. The construction of a new curb and gutter, to accommodate the expansion of Cypress Lane, will result in a maximum of a 0.004-acre permanent impact to Dry Creek.

Name of Public Agency Approving Project:

This is to advise that the Central Valley Regional Water Quality Control Board, as a Responsible Agency, has approved the above-described project on 28 May 2025 and has made the following determinations regarding the above-described project:

1. The Central Valley Regional Water Quality Control Board considered the Initial Study/Mitigated Negative Declaration as prepared by the Town of Paradise.
2. The Project will not have a significant effect on the environment.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

The Initial Study/Mitigated Negative Declaration is available to the general public at: Town of Paradise, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969.

The record of project approval is available to the general public at: [Central Valley Regional Water Quality Control Board's Adopted Orders Web page](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/401_wq_certs/) (https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/401_wq_certs/).

State Responsible Agency Contact Person:

Lynn Coster, Senior Environmental Scientist
Chief Storm Water and Water Quality Certification Unit
Central Valley Regional Water Quality Control Board
Redding Branch Office
(530) 224-2437

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Central Valley Regional Water Quality Control Board, Redding

cc: Jeffrey Riley, Mercy Housing California, Sacramento
U.S. Army Corps of Engineers, Sacramento District
Cord Hute, NCE, Richmond
Emily Pullman, NCE, Richmond