

Notice of Preparation

Notice of Preparation

To: Trustee/Responsible Agencies

From: Town of Paradise

6295 Skyway

Paradise, CA 95969

(Address)

(Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report Town of Paradise General Plan and Zoning Ordinance Updates

The Town of Paradise (Town) will be the Lead Agency and will prepare an environmental impact report (EIR) for the Paradise General Plan and Zoning Ordinance Updates (proposed project). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the proposed project is considered a project of statewide, regional, or areawide significance. The Town will prepare an EIR to address the potential environmental impacts associated with the proposed project at a programmatic level, consistent with CEQA Guidelines Section 15168. The program-level EIR will evaluate the environmental impacts associated with the broad policies of the proposed project and the likely type and amount of development allowed within the General Plan horizon year of 2045. An evaluation of project alternatives that could reduce significant impacts will be included in the EIR. The proposed project, its location, and potential environmental effects are described below, and additional information on the proposed project is available at www.paradise2045.com.

Pursuant to CEQA Guidelines Section 15082, the Town is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. With respect to the views of Responsible and Trustee Agencies¹ as to significant environmental issues, the Town is requesting recommendations on reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the proposed project. Responsible agencies may need to use the EIR when considering permitting or other approvals for potential future development projects.

Because of the time limits mandated by State law, this Notice of Preparation (NOP) will be circulated for a 30-day review period, which will extend from Wednesday, January 14th, 2026, to Thursday, February 12th, 2026. If you submit comments on the scope of the EIR, you will automatically be added to the Town's distribution list for future notices and information about the environmental review process for the proposed project. If you do not wish to submit comments on the scope of the EIR but would like to be added to the Town's mailing list, you can submit your contact information, including email address, with a request to be added to the mailing list.

¹ "Responsible Agencies" include all public agencies other than the Lead Agency that have discretionary approval power over the project. "Trustee Agencies" are State agencies having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee Agencies include the California Department of Fish and Wildlife, the State Lands Commission, the State Department of Parks and Recreation, and the University of California.

Lead Agency Contact

Susan Hartman, Community Development Director
shartman@townofparadise.com

Written Comments

Please submit written comments by 5:00 p.m. on February 12th, 2026

Email: Paradise2045@townofparadise.com (subject line: Paradise General Plan and Zoning Ordinance Updates EIR)

Regular Mail: Planning Division
6295 Skyway, Paradise, CA 95969

Attn: Susan Hartman, Community Development Director

Public Scoping Meeting:

The Town will hold a scoping meeting to solicit public comment on the environmental issues to be addressed in the EIR. The scoping meeting will be held on Thursday, January 29th, 2026, at 3:00 pm. The meeting will be held at Town Hall, located at 5555 Skyway, Paradise, California 95969.

Project Location

The town of Paradise is in north-central Butte County, approximately 90 miles north of Sacramento and 15 miles east of Chico. Nestled in the foothills of Northern California's Sierra Nevada Mountains, the town occupies an area known as the Lower Ridge. Paradise is characterized by forested terrain, steep canyons, and ridge-top development that has been shaped by local topography and drainage patterns. The area is bounded to the east by the West Branch of the Feather River drainage and to the northwest by the Butte Creek–Little Butte Creek drainage, which define the canyons surrounding the community. Nearby communities include Magalia to the north and Oroville to the south, with the City of Chico located to the west in the Sacramento Valley.

The Skyway serves as the town's primary transportation corridor, extending northward to Magalia and westward to Chico and State Route 99, and provides regional access to the Sacramento Valley and the greater Northern California region. Additional key routes include Clark Road (State Route 191) and Pentz Road, which connect the ridge to surrounding unincorporated areas and Oroville. The Union Pacific Railroad and Chico Municipal Airport are in the valley to the west, providing freight rail and regional air service, respectively. The town of Paradise does not contain a public airport within its limits.

Figure 1, *Regional Setting*, illustrates the regional and local settings of Paradise. The proposed project considers land in two areas—within the existing town limits and the sphere of influence (SOI). Together, these areas, as shown in Figure 1, define the General Plan's planning area, which encompasses both incorporated land and surrounding unincorporated land the Town may annex in the future.

Project Description

The Town is preparing a comprehensive update to its existing General Plan, which will guide land use, development, infrastructure, and environmental policy through the year 2045. Initiated in September 2025, the General Plan Update is being led by the Town's Planning Division in collaboration with other Town departments. The updated General Plan will include the following State-mandated elements: Land Use, Circulation, Conservation, Open Space, and Noise—the required Housing and Safety Elements were recently updated by the Town and will not be comprehensively updated as part of the proposed project though the Safety Element may be subject to minor changes to maintain consistency with the other updated elements. The updated General Plan may also include optional elements to be identified through the proposed project's public engagement process. Each element will include goals (broad desired outcomes), policies (decision-making guidance), and actions (specific actions for

implementation).

The proposed project is anticipated to include updates to the descriptions and applications of land use designations that will affect allowed densities, development intensities, and land use types, primarily in the town's commercial areas. Goals, policies, and actions throughout the General Plan will be updated to reflect current community values and priorities, as well as to address all State law requirements. The EIR will evaluate potential environmental impacts based on projected development through the year 2045.

In conjunction with the General Plan Update, the Town is also preparing a comprehensive Zoning Ordinance and Zoning Map Update to ensure consistency with the updated General Plan, the adopted Housing Element, and current State housing and land use laws. The Zoning Ordinance Update will modernize and reorganize Title 17 of the Paradise Municipal Code, clarify development standards and review procedures, and address issues identified by Town staff and stakeholders. The Zoning Map will be updated to align zoning districts with proposed General Plan land use designations.

Potential Areas of Environmental Effect

The EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The EIR will also evaluate potential cumulative impacts of the project in conjunction with other related past, present, and reasonably foreseeable projects. The Town anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR.

- | | | |
|--------------------------------------|-----------------------------------|---------------------------------|
| • Aesthetics | • Hazards and Hazardous Materials | • Public Services |
| • Agriculture and Forestry Resources | • Hydrology and Water Quality | • Transportation |
| • Air Quality | • Land Use and Planning | • Tribal Cultural Resources |
| • Biological Resources | • Mineral Resources | • Utilities and Service Systems |
| • Cultural Resources | • Noise | • Wildfire |
| • Energy | • Parks and Recreation | • Cumulative Effects |
| • Geology and Soils | • Population and Housing | • Growth-Inducing Effects |
| • Greenhouse Gas Emissions | | |

Figures

Figure 1, Regional Setting

Figure 2, Existing General Plan Land Use

Project Title: Town of Paradise General Plan and Zoning Ordinance Updates

Project Applicant: Town of Paradise

Date 1/14/2026

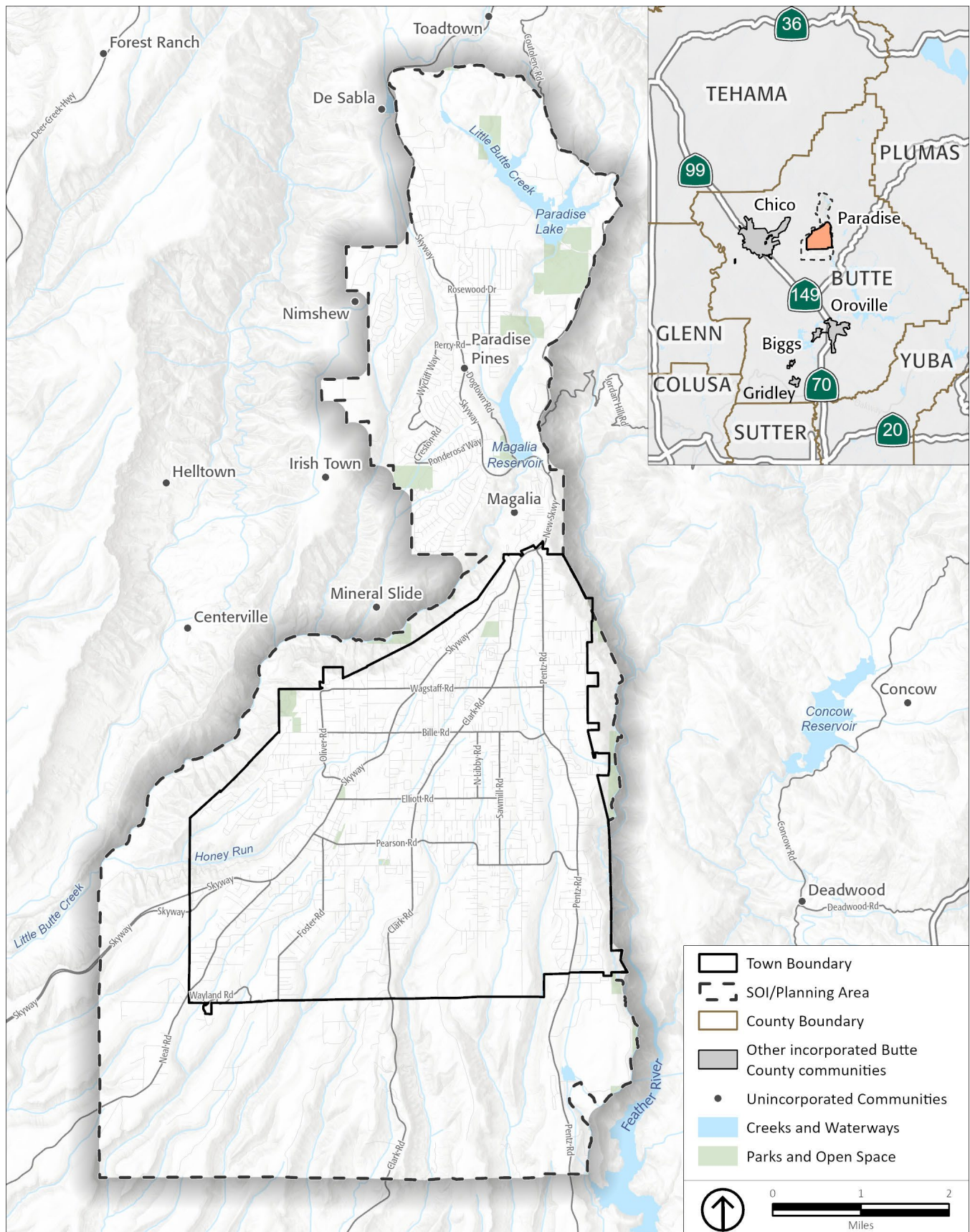
Name Susan Hartman

Title Community Development Director

Telephone (530) 872-6291 ext. 424

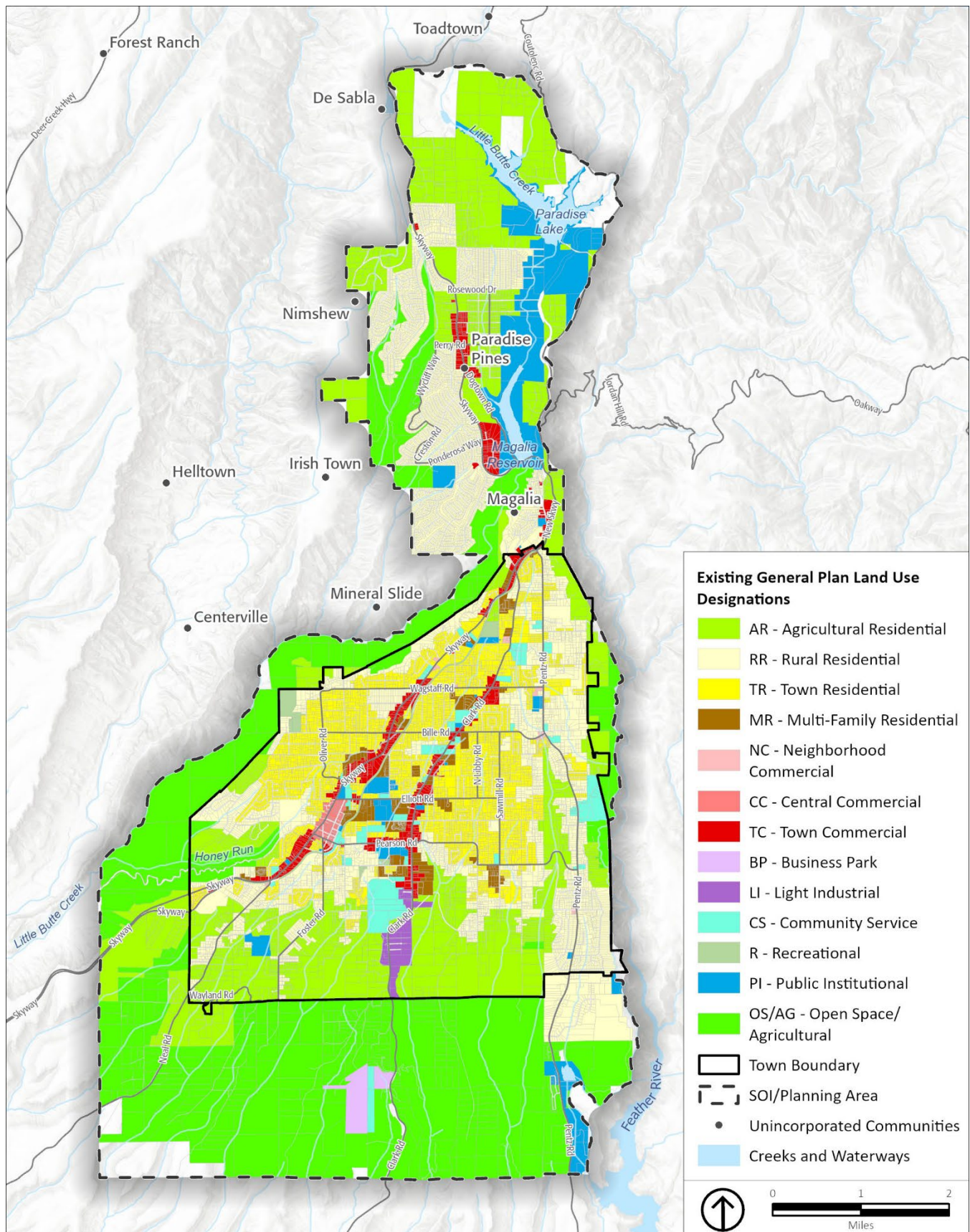
Signature 

Figure 1. Regional Setting



Source: Chico State University, 2025; Esri, 2022; OpenStreetMap, 2023; PlaceWorks, 2025; Town of Paradise, 2025

Figure 2. Existing General Plan Land Use



Source: BCAG, 2025; Chico State University, 2025; PlaceWorks, 2025; Town of Paradise, 2025