

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: Town of Paradise

Contact Person: Susan Hartman

Mailing Address: 6295 Skyway

Phone: (530) 872-6291 ext. 424

City: Paradise

Zip: 95969

County: Butte

Project Location: County: Butte City/Nearest Community: Paradise

Cross Streets: Town-wide Zip Code: 95969

Longitude/Latitude (degrees, minutes and seconds): 39 ° 45 ' 20.99 " N / 121 ° 37 ' 11.39 " W Total Acres: 11,725

Assessor's Parcel No.: Town-wide

Section: N/A Twp.: N/A Range: N/A Base: N/A

Within 2 Miles: State Hwy #: Skyway Road (SR- 191)

Waterways: N/A

Airports: Paradise Airport

Railways: N/A

Schools: Paradise Unified School District (several)

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☒ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Policy document with no construction**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Town-wide includes all General Plan land uses

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☒ California Emergency Management Agency	☒ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>3</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☒ Caltrans Planning	☒ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☒ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>2</u>	☐ Tahoe Regional Planning Agency
☒ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 1/14/2026 Ending Date 2/12/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Susan Hartman</u>
Address: <u>101 Parkshore Drive, Suite 200</u>	Address: <u>6295 Skyway</u>
City/State/Zip: <u>Folsom, California</u>	City/State/Zip: <u>Paradise, California 95969</u>
Contact: <u>Miles Barker</u>	Phone: <u>(530) 872-6291 ext. 424</u>
Phone: <u>(916) 245-7500</u>	

Signature of Lead Agency Representative: _____

Date: 1/14/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.