

## California Department of Transportation

OFFICE OF THE DISTRICT 3 DIRECTOR  
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February 12, 2026

GTS #03-BUT-2026-00408  
SCH #2026010387

Susan Hartman, Community Development Director  
Town of Paradise  
6295 Skyway  
Paradise, CA 95969

### Paradise General Plan and Zoning Ordinance Updates

Dear Susan Hartman,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which include addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The Paradise General Plan and Zoning Ordinance Updates (Project) propose to update the existing Town of Paradise General Plan to guide land use, development, infrastructure, and environmental policy through the year 2045. The Project will include updates to the Land Use, Circulation, Conservation, Open Space, and Noise elements, with the potential for additional optional elements that may be identified through the public engagement process. The Housing and Safety elements were recently updated and will not be updated as a part of this effort other than minor modifications for consistency. The 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. The Project also includes 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

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land use designations. Based on the Notice of Preparation of a Draft Environmental Impact Report (NOP DEIR) received, we provide the following comments.

### **Highway Operations**

The EIR should clearly describe how evacuation capacity, emergency access, and wildfire-related traffic conditions will be evaluated.

### **Forecasting and Modeling**

Please follow the guidelines outlined in the Caltrans Transportation Analysis Framework (TAF) second edition for the travel demand modeling and forecasting.

If you have any question regarding these comments or require additional information, please contact Angelina Healy, Local Development Review Coordinator, by phone (530) 790-8138 or via email at [D3.Local.Development@dot.ca.gov](mailto:D3.Local.Development@dot.ca.gov).

Sincerely,

*David J. Smith*

David Smith, Branch Chief  
Local Development Review and Complete Streets  
Division of Planning, Local Assistance, and Sustainability  
California Department of Transportation, District 3