

**PARADISE PLANNING COMMISSION**  
**September 18, 2012 - 6:00 p.m.**  
**Paradise Town Council Chambers**  
**5555 Skyway, Paradise, CA**

**M I N U T E S**

**CALL TO ORDER**

The meeting was called to order by Chair Bolin at 6:01 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA**

**ROLL CALL**

Present at roll call were Commissioners Clarkson, Jones and Chair Bolin. Commissioner Grossberger and Zuccolillo were not present. Community Development Director Craig Baker and Assistant Planner Susan Hartman were also present.

**1. APPROVAL OF MINUTES**

**a. Regular Meeting of July 17, 2012.**

It was moved by Commissioner Clarkson, seconded by Commissioner Jones to approve the minutes of the July 17, 2012 Planning Commission meeting as submitted by staff.

**VOTE:** AYES: Commissioners Bolin, Jones, and Chair.

NOES: None. ABSTAIN: None. ABSENT: Grossberger and Zuccolillo

**MOTION CARRIES.**

**2. COMMUNICATION**

**a. Recent Council Actions**

Mr. Baker reported on Town Council actions of the August 7, 2012 where Town Council introduced Ordinance No. 525 that, if adopted, will result in changes to Town parking regulations as recommended by the Planning Commission, adopted Resolution No. 12-29, amending the 1994 General Plan Land Use Map for Grand Sierra Lodge and introduced Ordinance 526, to rezone real property from RR-2/3 to CS. Ordinance 525 and 526 were, subsequently adopted at the September 11, 2012 Town Council Meeting.

**b. Staff Comments**

None.

**3. PUBLIC COMMUNICATION**

1. Adrian Walker, lives on Moore Road and stated that people don't like to park near the baseball fields due to fly balls and suggested a net be put in place to prevent balls from hitting automobiles.

Mr. Baker stated that the Paradise Recreation and Park District (PRPD) owns the ball park and suggested that the matter be discussed with Mike Trinca, the District Manager.

**4. CONTINUED PUBLIC HEARING – None.**

**5. PUBLIC HEARING –**

**5a. PARADISE RECREATION AND PARK DISTRICT:** Site plan review permit (PL12-00257) and tree felling permit (PL12-00252) applications proposing to fell up to 25 qualifying trees to expand the outfield area for one of two existing public baseball fields and to replace existing light standards for both baseball fields with fewer, taller light standards to improve energy efficiency and reduce off-site light spillage and glare upon a +19.72 acre land area zoned Community Facilities (CF) located at 6705 Moore Road, AP No. 050-070-041.

Craig Baker, Community Development Director, explained that this request is for site plan review and tree felling permit application which would expand the northerly ball field and improve lighting for both fields. 25 trees would be removed in order to expand the field and replace 16 existing light standards to 12 newer light standards that would be taller and more energy efficient. The current lighting is over 40 years old and in need of major repairs. Mr. Baker stated that the agenda packet has detailed information relating to the request.

Mr. Baker further indicated that an arborist's report was submitted confirming the necessity to remove the trees to accommodate the ball field expansion and that the required tree replacement will be achieved through a combination of identifying saplings to be protected for up to 50% of qualifying trees felled and planting appropriate replacement trees only for the balance of the tree replacement requirement.

Mr. Baker stated that the site plan review application is required because the ball fields are located within the Community Facilities (CF) zoning district. The CF zoning regulations allow for lights to be 50' high, however the Paradise Municipal Code (PMC) Section 17.45.400 (Site plan review) provides for the taller lights, with no specific height limitation. The District submitted a complete site plan review application to establish the proposed light poles and fixtures that are up to seventy feet tall. Both applications appear to be complete.

The PRPD Board of Directors has determined that both activities are categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Sections 16302 and 15304 of the State CEQA Guidelines.

Staff is recommending approval of the project with 17 recommended conditions of approval.

Chair Bolin asked if the applicant wanted to address the Commission.

Project Applicant, PRPD Manager Trinca, stated that the ball parks are old facilities in need of renovation. That 40 years ago the light standards were moved out of the field and 15 years ago some poles were replaced. Mr. Trinca stated that the ideal setting would be to have a lighted

ballpark with less glare and that the existing lights, which currently provide three times less light than what today's standard call for, be brought up to meet the current standards.

Mr. Trinca stated that the small field is currently 245' and the expansion would increase it to 270' which would allow the field more flexible usage for flag football and potentially soccer, which has used the field in the past.

Commissioner Jones asked about the lighting diagram, what the numbers on it mean and also what the current light spillage is and what the new and improved light spillage will be.

Jeff Johanson, from Charles Martin and Associates, Electrical Engineer, explained that the diagrams are of the horizontal and vertical foot candles. He stated that the current poles are pointed up to fill a large space, where the new poles are higher and will be pointed more directly down at the field, limiting the "spillage" of light onto other properties.

Mr. Baker explained that the vertical foot candle is the measure of illumination from the source of light that is one candle power measured one foot away from the source on a vertical surface.

Jasen Deniz from Musco Lighting explained that a horizontal foot candle is measured at 36 inches above grade and the vertical foot candle is pointing light at the brightest bank so that there is a vertical reading. Mr. Deniz explained the Illumination Engineering Society (IES) comes up with light standards used by different organization. The current light standards are 50 foot candles on the infield and 30 foot candles in the outfield, for safety. Mr. Deniz explained that the current light levels on the north field are an average of 13 foot candles in the infield and five in the outfield and the south field is an average of 12 foot candles in the infield and 9 foot candles in the outfield. The current spill light levels were not measured at the site.

Commissioner Jones asked about the current lighting and if the new lighting will be less bright and less offensive to the neighbors.

Mr. Deniz explained that there is a difference between light and glare and that there is probably not a current measure of light, but is probably a glare. The new lighting on the field will be noticeable, but there will be 7 inch visors on the fixtures that will be aimed down toward the field to reduce the glare and spill for the neighbors.

Chair Bolin stated the necessity of balance with lighting in the parking lot and being sensitive to the neighbors.

Chair Bolin opened the public hearing at 6:27 p.m.

Speaking in favor of the proposed project:

1. Steve Rodowick, PRPD Board Member, visited the site and stated that flat playable surfaces in the area will benefit football, soccer and the community; and, that the trees that are being removed will not affect the beautiful backdrop of the field.; that the new lighting will be directed toward the field and there should be very little spillage with the new lighting.
2. Gloria Rodgers, PRPD Board Member, agrees with Mr. Rodowick that the removal of the trees will not affect the scenery or feel of the field, that the lighting is a safety issue and that the current poles have served their purpose and the new lights will be shining down on the field eliminating the current glare and making it more safe.

3. Adrian Walker, resident, stated that as long as the light spillage is not worse, then she is okay with the new lights and is trusting the opinion of the experts.
4. Jason Deniz, stated that if the neighbors are not satisfied, Musco Lighting will come back and re-adjust the lighting. 7" visors will be used on the lights, but if necessary, they will come back and use 14" visors to better accommodate the neighbors.

Mr. Baker stated that condition of approval number 3 addresses the light fixtures and required shielding materials.

Chairman Bolin closed the public hearing at 6:34 p.m.

Commissioner Clarkson asked if there was going to be a greater amount of activities on the fields, that he is concerned that the road is already narrow and if there are more cars, it could be a safety issue with increased traffic and that access may not be sufficient.

Mr. Trinca stated that there is already a flag football team that uses the field and that soccer previously used the field and they may again.

Mr. Baker stated that there is not a significant increase in traffic anticipated and that a recommended condition of approval would require any road damage from construction to be repaired, but that there is no recommendation for the road to be widened. Moore Road is a private road and there is no road maintenance agreement in place.

Jim Murphy, PRPD, stated that the District does not anticipate more traffic or cars, there may be more programs at separate times and if soccer were to come back that they are only there during soccer season and that there is not a lot of playing fields that would increase the number of cars or traffic.

Mr. Trinca stated there may be more usage to the fields, but less attendance at that site, the high traffic flow happens now with softball and little league, but that in 40 years there has never been an accident on Moore Road, that the narrowness of the road actually controls traffic speed and that the master plan is to eventually improve the road, but funding is an issue and all the neighbors and Forest Service would have to be approached and agree to it.

Commissioner Clarkson stated that he still has concerns with traffic flow and the size of the road, that the lighting will address the safety aspect and asked Planning Director Baker his opinion about the narrow road and emergency response vehicles.

Mr. Baker stated that the road is a narrow, privately owned road with a well known facility on it, that there is also a state fire station on the road, that the lack of traffic accidents speaks for itself that the master plan acknowledges the need for improvements and that the neighbors may have to approve any improvements and that the neighbors may well like the road the way it is.

Commissioners Clarkson and Jones both stated that the benefits of the improvements outweigh the concerns of the road condition.

Mr. Baker asked Mr. Trinca if he concurred with the staff recommendations and Mr. Trinca indicated that he did.

**ITEM 5a:** The MOTION was made by Clarkson, seconded by Jones to adopt the findings provided by staff and approve the Paradise Recreation and Park District site plan review and tree felling permit applications (PL12-00252, PL12-00257) authorizing the replacement of existing light poles and fixtures and the felling of up to 25 qualifying trees in order to enhance and improve existing public baseball fields on property located at 6705 Moore Road (APN 050-070-041), subject to the below.

**COMMISSION VOTE:** AYES of Commissioners Clarkson, Jones and Chair Bolin. NOES: None. ABSENT: Grossberger and Zuccolillo. ABSTAIN: None.

**FINDINGS REQUIRED FOR APPROVAL:**

1. Concur with staff’s determination that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15302 and 15304 of the State CEQA Guidelines.
2. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan because the project will result in the enhancement of a important existing recreational facility on property zoned for such use.
3. Find that the project, **as conditioned**, is in compliance with all applicable Town of Paradise zoning regulations.
4. Find that adequate infrastructure is currently in place to serve the proposed project.
5. Find that the project, as conditioned, will not detrimentally effect existing plant and animal life in the project vicinity for the following reasons:
  - a. The project is located within an area that has been altered from its natural state by long-established suburban land uses;
  - b. No known outstanding wildlife habitat exists in the immediate project vicinity; and
  - c. No known rare or endangered plants are known to exist in the immediate project vicinity.

**GENERAL CONDITIONS**

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the use permit’s effective date, the permit may become subject to revocation by the Town of Paradise.
2. Unless otherwise noted, it shall be the sole responsibility of the project developer to implement, monitor and fulfill the requirements of all conditions assigned to the site plan review and tree felling permits.
3. Light fixtures associated with the project shall be designed in a manner that is consistent with project application materials and shall be shielded to prevent the direct projection of

light onto adjoining and nearby properties and in substantial conformance with project application materials.

4. If any archaeological resources are uncovered during project construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery.
5. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal permit modification review and the payment of the appropriate processing fees.
6. Any damage to the improved surface of private roads used to access the site as a direct result of project construction activities shall be promptly repaired to pre-project conditions at the sole expense of the project developer.
7. Contact Underground Service Alert (USA) at least three days prior to conducting any soil excavation activities to ascertain the location of any existing utility lines.

#### **CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT**

8. Submit and secure Town Building Official approval of all required construction design plans for the project in accordance with all Town-adopted construction code requirements and the project memorandum generated for the project by the Town Building Official, dated September 10, 2012 and on file in the Town Development Services Department.
9. Apply for and secure Town design review approval for the project. Pursuant to Town Council resolution, there shall be no fee collected by the Town for this review process.
10. If more than fifty (50) cubic yards of soil is displaced in association with the project, apply for and secure Town issuance of a grading permit satisfying all Town Public Works Department requirements. Pay applicable grading permit fees per current fee schedule.
11. Submit a detailed dust emissions control plan to the Town Public Works Department for approval **PRIOR** to the start of any earthwork.

#### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF TREE FELLING PERMIT**

12. Secure the issuance of any Town required construction and grading permits.
13. Submit and secure Town Planning Director review and approval of a professionally produced "Tree Protection Plan" for the proposed project that provides for existing tree protection measures (fencing, etc.); prior to the commencement of ground disturbance site work (grading, etc.) for the project. Pay applicable plan review fee per current fee schedule.

**CONDITIONS OF TREE FELLING**

- 14. All qualifying trees proposed to be retained and any native saplings proposed to be retained on the site as replacement trees shall be protected during construction activities in a manner consistent with the Town of Paradise Suggested Practices for Protection of Trees on Commercial, Quasi-Public and Multi-Family Residential Construction Sites.
- 15. A certified arborist shall be engaged by the applicant to oversee the employment of tree protection measures during all related project site improvements construction that has the potential to effect trees to be retained.
- 16. Tree replacement for the project shall be performed in accordance with the requirements of Paradise Municipal Code Section 8.12.120.
- 17. The approval action of this tree felling permit application shall only be valid and in effect for three years (36 months) past its conditional approval date.

Community Development Director Baker announced that the Planning Commission decision on the Site Plan Review permit is subject to a seven-day appeal period; and, the Tree Felling Permit Application is subject to a ten-day appeal period. The Town Council serves as the appeals board and the required appeal and fee are filed with the Town Clerk.

**6. OTHER BUSINESS - None**

**7. COMMITTEE ACTIVITIES - None**

**8. COMMISSION MEMBERS**

**a. Identification of future agenda items (All Commissioners/Staff)**

Mr. Baker stated that in October he may bring a tree felling permit from Paradise Community Village-CHIP to the Planning Commission for consideration and that there will be a Planning Director meeting on September 25 to consider a use permit application.

**9. ADJOURNMENT**

The Planning Commission meeting was adjourned at 6:50 p.m.

Date Approved: October 16, 2012

\_\_\_\_\_/s/\_\_\_\_\_  
Greg Bolin, Chair

Attest:

\_\_\_\_\_/s/\_\_\_\_\_  
Dina Volenski, Assistant Town Clerk