



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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www.townofparadise.com

PLANNING DIRECTOR MEETING AGENDA

REGULAR MEETING – 2:00 PM – October 23, 2013

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk.

Members of the public may address the Town Council on any agenda item, including closed session. If you wish to address the Town Council on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the Council Meeting.

All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Town Council within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk Department located at 5555 Skyway, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

1. APPROVAL OF MINUTES

[Approve](#) minutes of December 31, 2012 Planning Director meeting.

2. PUBLIC COMMUNICATION (Public Presentation of Non-Agenda Items)

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Planning Director meeting.

*******PUBLIC HEARING PROCEDURE*******

- | | |
|-----------------------------------|--------------------------------|
| A. Staff Comments | C. Close hearing to the public |
| B. Open the hearing to the public | D. Project decision |

CONTINUED PUBLIC HEARING - None.

4. PUBLIC HEARING

Item proposed to be exempt from environmental review:

a. **AT&T Mobility** Site Plan Review Permit (PL13-00282): Approval of a site plan review permit application proposing to authorize the establishment of a ± 130 foot-tall monopine wireless communications facility and a ± 322 sq ft equipment shelter upon a 3.08 acre property currently developed to accommodate religious assembly at 8792 Skyway, APN 050-070-058.

ADJOURNMENT

STATE OF CALIFORNIA)	SS.
COUNTY OF BUTTE)	
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	

MINUTES

CALL TO ORDER

Planning Director Craig Baker called the meeting to order at 2:00 p.m.

1. APPROVAL OF MINUTES

The meeting minutes of September 25, 2012 were approved, as submitted, by the Planning Director

2. PUBLIC COMMUNICATION – None.

3. CONTINUED PUBLIC HEARING - None.

4. PUBLIC HEARING

a. Item proposed to be exempt from environmental review:

JENKS Site Plan Review Permit (PL12-00332): Approval of a site plan review permit application proposing to establish an outdoor automotive sales business occupancy on a +0.72 acre property improved with a vacant commercial building and single family residence at 8710 Skyway, AP No. 050-150-002.

Planning Director Baker introduced Assistant Planner Susan Hartman. Ms. Hartman explained the site plan review application is for outdoor automotive sales within an existing commercial space that is currently vacant at 8710 Skyway. The project site has an existing automotive service station and a single family residence in the Community Commercial zoning district. The existing land use of an automotive repair shop would be incorporated into the outdoor automotive sales business.

Ms. Hartman explained that Section 15303 of the California Environmental Quality Act (CEQA) provides for exemptions from environmental review for projects that have minor modifications and requested that the Planning Director will determine this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA).

Ms. Hartman also explained that there is also a list of required findings for approval of the project are provided and list of conditions submitted by different agencies that reviewed the project and recommended that conditions developed by Town staff be assigned to the project if it is approved.

Planning Director Baker opened the Public Hearing at 2:05 p.m.

Mr. & Mrs. Jenks, project applicants, inquired about specifics for the encroachment and if, at a later date, the Town could request additional things be done.

Mr. Baker suggested the Jenks work with the Town Engineer regarding the encroachment and explained that the permit goes with the land, even if it is sold, the land use permit will stay with the property and that the only way the Town could and request any changes would be if there was a compelling reason to consider revocation of the permit at a public hearing.

The Jenks asked about extending the time frame for the conditions to be met due to the rainy weather and unknown timeline of potential contractors to complete the necessary work for the encroachment and traffic risers.

Mr. Baker stated that his understanding from the Town Engineer is that 120 would be sufficient, but is willing to extend the time to 150 days to allow for warmer weather.

Mrs. Jenks stated that they have a bid for traffic rated risers and are planning to dig up and do the septic inspection and when done insert the risers allowing the two projects to coincide.

Mr. Baker suggested that the septic evaluation be done sooner so that if there are any issues the project applicants are aware of it before completing any more work.

Planning Director Baker closed the public hearing at 2:18 p.m.

Planning Director Baker, adopted the findings provided by staff and approved the Jenks site plan review permit application (PL12-00332) authorizing the establishment of an outdoor automotive sales business upon commercial property located at 8710 Skyway, subject to the following conditions:

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT APPROVAL

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 site plan review permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.
2. All activities on the site shall be conducted in a manner that is in compliance with the Town's Noise Ordinance Regulations (PMC Chapter 9.18).
3. Outdoor storage of materials and/or equipment associated with the business occupancy shall be established and maintained such that the materials and or equipment is not visible from any off-site public or private property.
4. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.
5. No inoperative or dismantled vehicles associated with the business occupancy shall be stored outside on the site in a manner that is visible from any off-site public or private property.
6. Maintain a parking facility containing a minimum of four parking spaces for the proposed project in accordance with all applicable design standards contained in Chapter 17.38 of the Paradise Municipal Code.

**CONDITIONS TO BE MET PRIOR TO ESTABLISHMENT OF BUSINESS
OCCUPANCY**

FIRE PROTECTION

7. Portable fire extinguishers, minimum 2A10BC, are required in accordance with the written comments of the Fire Marshal dated December 11, 2012 and on file with the Development Services Department.
8. Provide exit door signage on or adjacent to that reads "THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED".
9. Fire Prevention Inspection is required prior to occupancy.
10. Comply with all other written comments of the Building Official/Fire Marshal dated December 11, 2012 and on file with the Development Services Department.

OTHER

11. Provide material evidence to the Planning Division of a valid State of California, Board of Equalization Seller's Permit number and Vehicle Dealer License for the subject property.

SANITATION

12. Provide evidence to the Onsite Sanitary Official that the septic system has been evaluated and approved by a licensed town evaluator within the last twelve (12) months. A failed septic inspection will require the installation of a new traffic rated 1500 gallon septic tank with traffic rated risers.

CONDITIONS TO BE MET WITHIN 150 DAYS OF ADMINISTRATIVE PERMIT EFFECTIVE DATE

13. If not already installed, secure a permit to install traffic rated risers on the septic tank for use of that area as automotive parking.

SITE DEVELOPMENT

14. Secure an encroachment permit from the Town of Paradise Engineering Division for repair of the Skyway driveway encroachment.

It was announced that the decision of the Planning Director can be appealed within seven days of the decision date to the Planning Commission.

5. ADJOURNMENT

Planning Director Baker adjourned the meeting at 2:22 p.m.

Planning Director

ATTEST:

Town Clerk

**TOWN OF PARADISE PLANNING DIRECTOR
PLANNING STAFF REPORT
MEETING DATE: October 23, 2013**

FROM: Susan Hartman, Assistant Planner **AGENDA NO.** 4(a)
SUBJECT: AT&T Mobility Site Plan Review Permit Application (PL13-00282)
DATE: October 21, 2013 **AP** 050-070-058

GENERAL INFORMATION:

Applicant: AT&T Mobility
10615 Quail Hollow Ln
Redding, CA 96003

Engineer: Jeffrey Rome & Associates
1 San Joaquin Plaza, Ste 250
Newport Beach, CA 92660

Location: 8792 Skyway

Requested Action: Site plan review permit approval to permit the establishment of a ± 130 foot tall mono-pine communications facility and a ± 322 sq ft equipment shelter.

Purpose: To provide digital cellular communications service to Paradise Ridge citizens.

Present Zoning: Community Services (CS)

General Plan Designation: Community Services (CS)

Existing Land Use: Religious Assembly

Surrounding Land Use: North: Single family residential
East: Town of Paradise Memorial Trail Way
South: Mobile Home Park
West: Skyway

Parcel Size: ± 3.08 Acres

Environmental Determination: Categorical Exemption – CEQA Guidelines Section 15303 (Class 3)

Other: An appeal of the Planning Director's decision can be made within seven (7) days of the decision date.

NOTE: THE APPLICANT OR A REPRESENTATIVE SHOULD BE IN ATTENDANCE OR THE PLANNING DIRECTOR MAY 6 TAKE ACTION ON THIS APPLICATION.

SPECIAL INFORMATION:

The project applicant, AT&T Mobility, is requesting site plan review permit approval from the town to allow the construction and establishment of a wireless communications facility on a leased portion of a ± 3.08 acre property. The facility would consist of a ± 130 foot tall free standing monopole tower designed to look like a pine tree and a ± 322 square foot equipment shelter. The monopole tower would be fitted with twelve panel antennas split equally between two center-lines located at 116 and 106 feet above ground level.

The proposed wireless communication facility would be located within a leased area (23' x 54') located in the south eastern portion of the project site property and adjacent to an existing building on the site. All improvements associated with this project are proposed to be placed within the proposed lease area.

The steel monopole would be painted brown and fitted with artificial branches and foliage to match and blend with existing tall ponderosa pine trees on the project site and in the immediate area. The monopole would be unlighted.

The project applicant has indicated that the purpose of the project is to establish digital cellular telephone service for wireless telephone customers in the northern area of the Paradise community. The existing three surrounding AT&T wireless communication sites are all greater than 1.5 miles away leaving an area of weak coverage in northern Paradise.

ANALYSIS:

The proposed project will result in the establishment of a ± 130 foot-tall wireless communication facility on property situated within the Community Services (CS) zoning district. The CS zone is assigned to areas within the Town that are planned for, or are, providing a full range of locally and regionally oriented community service land uses.

The cellular communications facility is proposed to be located greater than 130 linear feet to existing single family residences on adjacent parcels. As such, the proposed monopole height is within the maximum height standards listed in PMC Chapter 17.42.050 *Height*.

Pursuant to the provisions contained within PMC Chapter 17.42 (*Wireless Communication Facilities*), a Town-approved site plan review permit is required in order

to establish a new 130 foot-tall communication facility. Hence, submittal of the AT&T Mobility site plan review permit application is consistent with zoning regulations assigned to the project site.

As a project involving the construction of small new equipment and facilities, the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines.

ANALYSIS CONCLUSION

In consideration of the preceding discussion, staff has identified no project-related effects which would result in a **significant adverse effect** upon adjoining or surrounding properties. Potential aesthetic impacts associated with the project may be perceived differently by each affected individual but are not considered to constitute a significant environmental impact. In addition, it appears likely that establishment of the communications facility is in the public interest and will have a beneficial effect upon the community as a whole, since the project will expand the range of service for cellular telephone customers in Paradise and the surrounding area and the design of the facility will be compatible with the existing environmental setting.

If **conditionally approved** by the Planning Director as recommended, the proposed project would be consistent with the goals, objectives and land use policies of the 1994 Paradise General Plan; and should also be compatible with existing zoning as well as surrounding land uses. Therefore, **town staff recommends conditional project approval**. Staff has developed special conditions of project approval that, if this project is approved, the Planning Director should adopt as part of the approval action in order to address potential impacts and promote orderly and safe development of the project area.

REQUIRED FINDINGS FOR APPROVAL:

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines.
- b. Find that the project, **as conditioned** by the Town of Paradise is consistent with the goals, objectives, and land use policies of the 1994 Paradise General Plan; and is consistent with the zoning provisions of Title 17 of the Paradise Municipal Code.

- c. Find that the project, **as conditioned** by the Town of Paradise shall be compatible with its surrounding land uses; and it will not be detrimental to nor impair the health, safety and welfare of the residents of the town.
- d. Find that **as conditioned**, the project will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:
 - 1) The project site is located within an area which has been altered by long-established residential and community service-oriented land uses;
 - 2) No known outstanding wildlife habitat exists in the immediate project vicinity; and
 - 3) No known rare or endangered plants exist in the immediate project vicinity.

RECOMMENDATION:

Move to adopt the required findings as provided by staff and approve this AT&T Mobility site plan review permit (PL13-00282) application, thereby authorizing land use approval to establish a ± 130 foot tall, unstaffed cellular communications facility and associated ground equipment on property located at 8792 Skyway, subject to the following conditions:

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT APPROVAL

- 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 permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT

UTILITIES

2. Meet all utility company requirements concerning the relocation, extension and installation of new or expanded utility services facilities, the establishment of utility easements, etc.
3. Notify Underground Service Alert (U.S.A.) at least two working days prior to any excavation activities on the project site.

SITE DEVELOPMENT

4. Construction plans for the proposed communications tower shall include a “monopine” design as illustrated in photo simulations submitted to the Town on September 17, 2013 and shall be designed to accommodate tower space for the following:
 - a. The potential for the future establishment of communication facilities to serve the Town of Paradise Public Works Department, Paradise Fire Department and Paradise Police Department at no cost to the Town of Paradise.
5. Expose and verify location of existing absorption field trenches in the presence of the Onsite Sanitary Official. Secure appropriate sanitation construction permit to relocate trench(es), if necessary.
6. Meet requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code requirements.

OTHERS

7. Pay development impact fees in accordance with the requirements of Chapter 3.40 (*Development Impact Fees*) of the Paradise Municipal Code.

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION

SITE DEVELOPMENT

8. Any above-ground lighting fixtures proposed to be established in association with the project shall be shielded to prevent the projection of light onto adjoining properties and shall not exceed a height of twelve (12) feet above finished grade.
9. All fencing surrounding the proposed ground level communications facilities shall be solid fencing and a maximum of six (6) foot tall above grade.
10. Construct and install all proposed facilities in substantial conformance with project materials submitted to the Town of Paradise on September 17, 2013.
11. The proposed project facilities shall include the installation of facilities and structures that consist of non-glare material. Additionally, the project proponent shall design and establish the facilities in compliance with the standards contained within Paradise Municipal Code Section 17.42.080 (*Development and design standards*).

FIRE PROTECTION

12. Meet the applicable requirements of the Paradise Fire Department in accordance with the Fire Marshal's plan check review dated October 1, 2013, on file with the Town Development Services Department.

CONDITIONS OF LAND USE

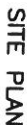
13. No lighting fixtures shall be permanently affixed to the proposed cellular communications tower for the term of its use.
14. Any fans, blowers, generators or air conditioning equipment associated with the facility shall be located and equipped with noise attenuating devices such that nearby residences and other nearby land uses are not subjected to noise disturbances exceeding community noise standards.

15. Comply with all applicable safety standards of the American National Standards Institute (ANSI), National Council on Radiation Protection and Measurements (NCRP) and Institute of Electrical and Electronics Engineers (IEEE).
16. All unused or obsolete towers, dishes, antennas or equipment shall be removed from the site within six months after their operation has ceased.

LIST OF ATTACHMENTS FOR AT&T MOBILITY SITE PLAN REVIEW PERMIT APPLICATION (PL13-00282)

1. Project site vicinity map.
2. Project Purpose and Description submitted by AT&T Mobility.
3. Photo simulations submitted by AT&T Mobility staff, showing images of the proposed communications tower and perspectives from potential ground observers in the project vicinity.
4. Propagation maps showing proposed increase in cellular coverage submitted by AT&T Mobility.
5. Plan check review received from Building Official/Fire Marshal Tony Lindsey dated October 1, 2013.
6. Comments received from Town Fire Chief Rob Cone dated October 10, 2013.
7. Comments received from Onsite Sanitary Official Doug Danz dated October 10, 2013.
8. Comments received from Paradise Irrigation District representative Neil Essila dated October 3, 2013.
9. List of property owners provided with a Notice of Public Hearing for the AT&T Mobility project.
10. Notice of exemption document for the AT&T Mobility project.

1	EXISTING UTILITY POLE MOUNTED TRANSFORMER AND PROPOSED AT&T P.O.C.	12	EXISTING CHURCH BUILDING.
2	EXISTING UTILITY POLE MOUNTED TRANSFORMER AND PROPOSED AT&T P.O.C.	11	EXISTING OPEN LAND.
3	EXISTING UTILITY POLE AND PROPOSED AT&T TELCO P.O.C.	10	EXISTING TRUCKER PARK HOUSES.
4	PROPOSED 18'x5'-0" WIDE UNDERGROUND POWER/TELCO CONDUIT ROUTE; DISTANCE: 175'-0-2."	9	EXISTING PROPERTY LINE.
5	PROPOSED AT&T 12'-0" WIDE ACCESS ROUTE.	8	EXISTING PARKING AREA.
6	PROPOSED 11'-5" x 35'-0" AT&T TRANSFORMER; DISTANCE: 175'-0-2" STYLE TO MATCH EXISTING AMERICAN BUILDING; SEE SHEET A-1.	7	PROPOSED AT&T OFFSHORE TOWER 210'x 210'x 10' WITH 10'x 10'x 10' WIND PROTECTING WHEEL DISTANCE 175'-0-2."
7	PROPOSED 11'-5" x 35'-0" AT&T TRANSFORMER; DISTANCE: 175'-0-2" STYLE TO MATCH EXISTING AMERICAN BUILDING; SEE SHEET A-1.	6	EXISTING PARKING AREA.
8	EXISTING PARKING AREA.	5	EXISTING TRUCKER PARK HOUSES.
9	EXISTING PROPERTY LINE.	4	PROPOSED 18'x5'-0" WIDE UNDERGROUND POWER/TELCO CONDUIT ROUTE; DISTANCE: 175'-0-2."
10	EXISTING TRUCKER PARK HOUSES.	3	EXISTING UTILITY POLE AND PROPOSED AT&T TELCO P.O.C.
11	EXISTING OPEN LAND.	2	EXISTING UTILITY POLE MOUNTED TRANSFORMER AND PROPOSED AT&T P.O.C.
12	EXISTING CHURCH BUILDING.	1	EXISTING UTILITY POLE MOUNTED TRANSFORMER AND PROPOSED AT&T P.O.C.

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Project Purpose and Description

It is common knowledge the wireless communications industry is experiencing incredible transformations in the method in which traditional cell phones and other hand held devices such as smart phones are being used for communication purposes. The emerging use of smart phones for internet browsing, along with I pads, tablets, laptops and net books have put an incredible strain on wireless carrier networks. Additionally, an increasing number of wireless users are terminating their use of residential land line service and relying on their hand held devices for their primary means of communication at home, work, day-to-day activities and school. In response to these trends, AT&T Mobility (AT&T) is in need of improving its wireless coverage capabilities and infrastructure to meet increasing demands on its network for capacity, speed and browsing services offered to its customers, present and future.

This is especially true for those who rely on the AT&T network for broadband data services. Providing improved indoor service to residents will allow them to take advantage of AT&T's high speed wireless network including the new 4G LTE network. In-building service is critical as customers increasingly use their mobile phones as their primary communication device and rely on their mobile phones to do more (E911, GPS, web access, text, etc.).

4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. Additionally, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. AT&T designs and builds its wireless network to satisfy its customer service standards, which ensure customers receive reliable in-building service quality."

This proposed wireless communications facility at Skyway Assembly of God at 8792 Skyway Road is designed to improve coverage and provide improved service to North Paradise. The existing three surrounding AT&T wireless communication sites are all greater than 1.5 miles away from the proposed location leaving an area of weak coverage. The proposed site will provide indoor coverage in North Paradise in the area from Wagstaff Road to the junction of Skyway Rd and Pentz Road. The Propagation Maps provided, will help to clarify.

Approval of a Site Plan Review from the Town of Paradise Community Development Director is requested to construct, operate and maintain an unmanned wireless communications facility at the rear of the 3.08 acre Skyway Assembly of God property. This location was specifically chosen as an optimum location due to the size of parcel, distance from Skyway Road and the existing tree canopy. Those criteria allow this proposed project to meet the Town of Paradise code requirements for placement of new wireless communication facilities per Municipal Code Sections 17.42.010 to 17.42.090.

AT&T proposes to utilize the existence of many mature and tall Ponderosa Pines and Oak Trees at this location on the property to help conceal the project and blend in with the existing surroundings. Consequently, a 130' tall stealth monopine is proposed to mimic some of the existing trees and to be consistent with the current surroundings, on and off the property. AT&T panel antennas and associated electronic equipment will be secured at the 116' and 106' center-lines, above the tree line, and remain within the circumference of the branches. All equipment and mounting hardware will be painted brown and/or green to match the color of the tree needles and/or branches. Due to frequency licenses AT&T owns and operates under, we need to secure a total of twelve (12) panel antennas at the desired designed center-line to effectively service the surrounding area. Since twelve (12) panel antennas cannot be realistically placed at a single center-line and remain within the branches of a monopine, which also defeats the purpose of this type of stealth structure, we split the twelve (12) antennas over two (2) center-lines. This is our intention here and we have had great success in other locations.

The inner pole structure will be covered with a simulated brown bark cladding from ground level to 70' above ground. The balance of the pole will be painted brown. The simulated bark cladding at the bottom of the pole will further mimic the immediately adjacent trees. We are also proposing to start the branching at 61' above ground since the first 61' of the structure will be hidden by the existing surrounding trees.

AT&T ground based radio equipment will be secured inside an 11' – 5" x 28' x 13.25' tall prefabricated shelter which will have an exterior design and paint color to match the existing Church Sanctuary. The equipment shelter will also have a gabled roof to match the same Church building. The shelter, monopine and propane tank to fuel the back-up generator inside the shelter will be secured and to a large degree, concealed within a new 8' tall dog-eared redwood fence.

Photosimulation of view looking southeast from Skyway Road across from the entrance to the church.




Existing


Proposed 130 ft monopine



Proposed



Clark Rd & Wagsstaff Rd
8792 Skyway Road
Paradise, CA 95969
CVU0272



at&t

Photosimulation of view looking southeast from the parking lot of the church. Not a typical public viewpoint.



Existing

Clark Rd & Wagstaff Rd
8792 Skyway Road
Paradise, CA 95969
CVU0272



Proposed

Photosimulation of view looking northwest from Kilcrease Circle.



Existing

Proposed 130 ft monopine

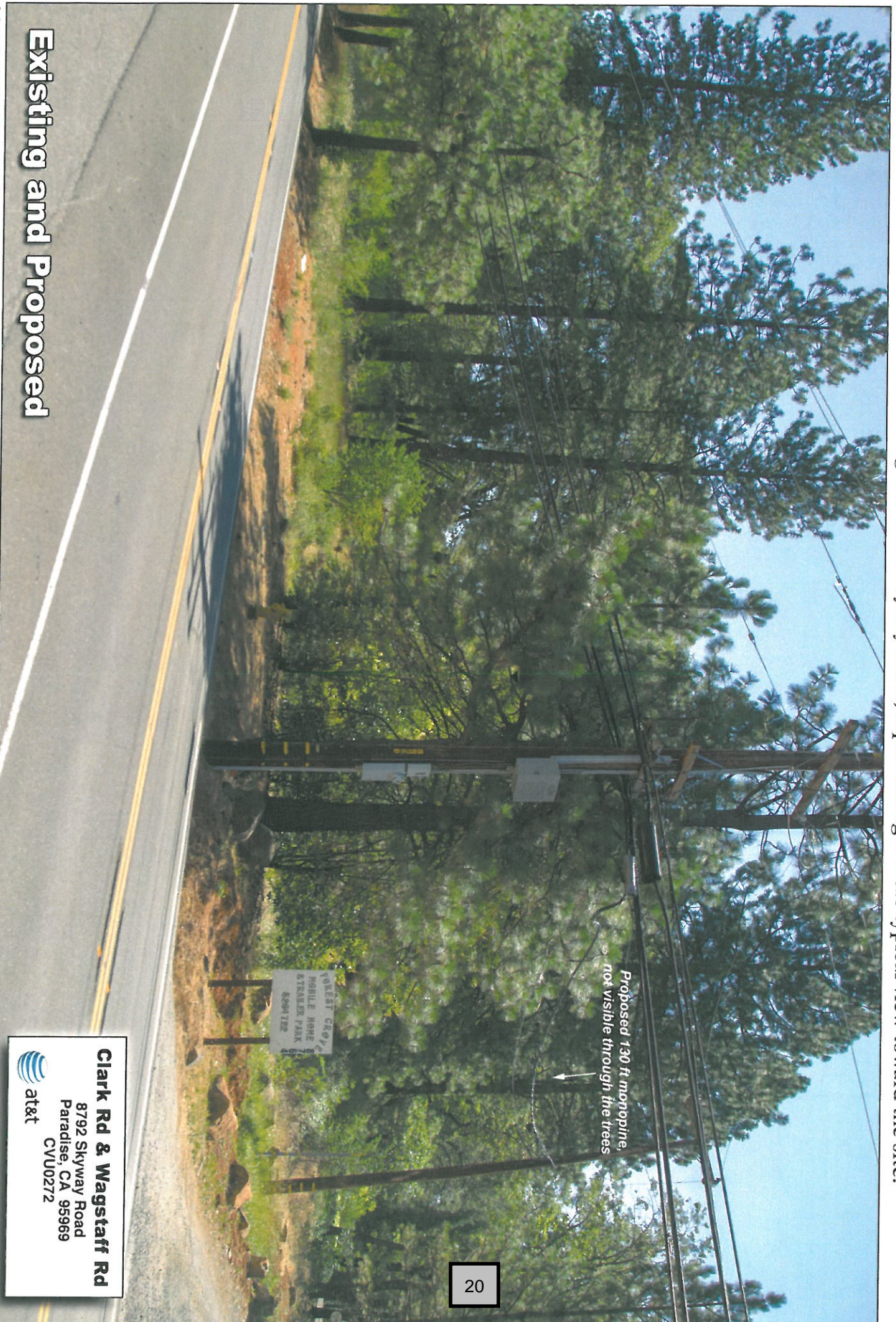


Proposed




Clark Rd & Wagstaff Rd
8792 Skyway Road
Paradise, CA 95969
CVU0272

Photosimulation of view looking east from Skyway Road, representing a more typical view toward the site.

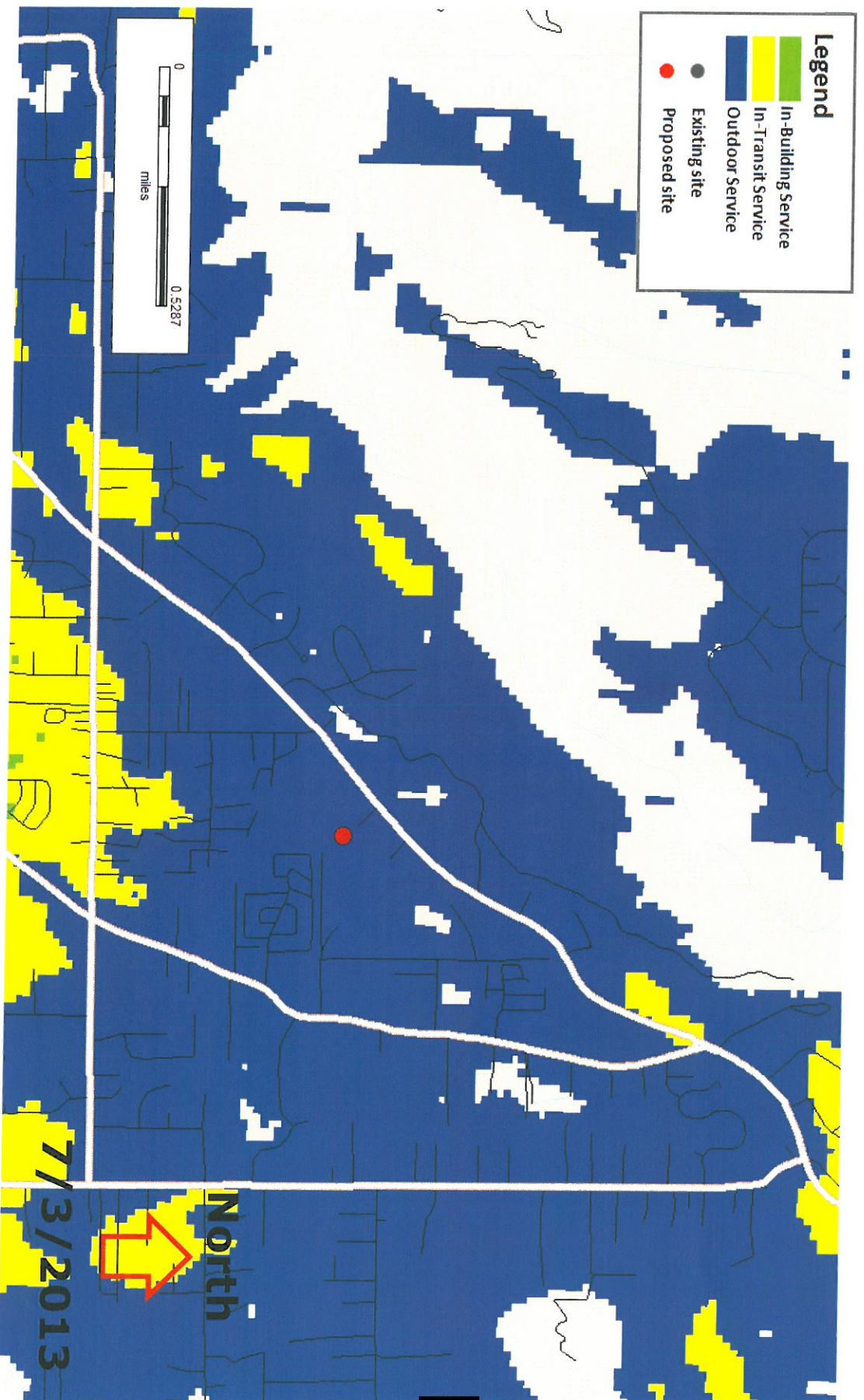


Existing and Proposed

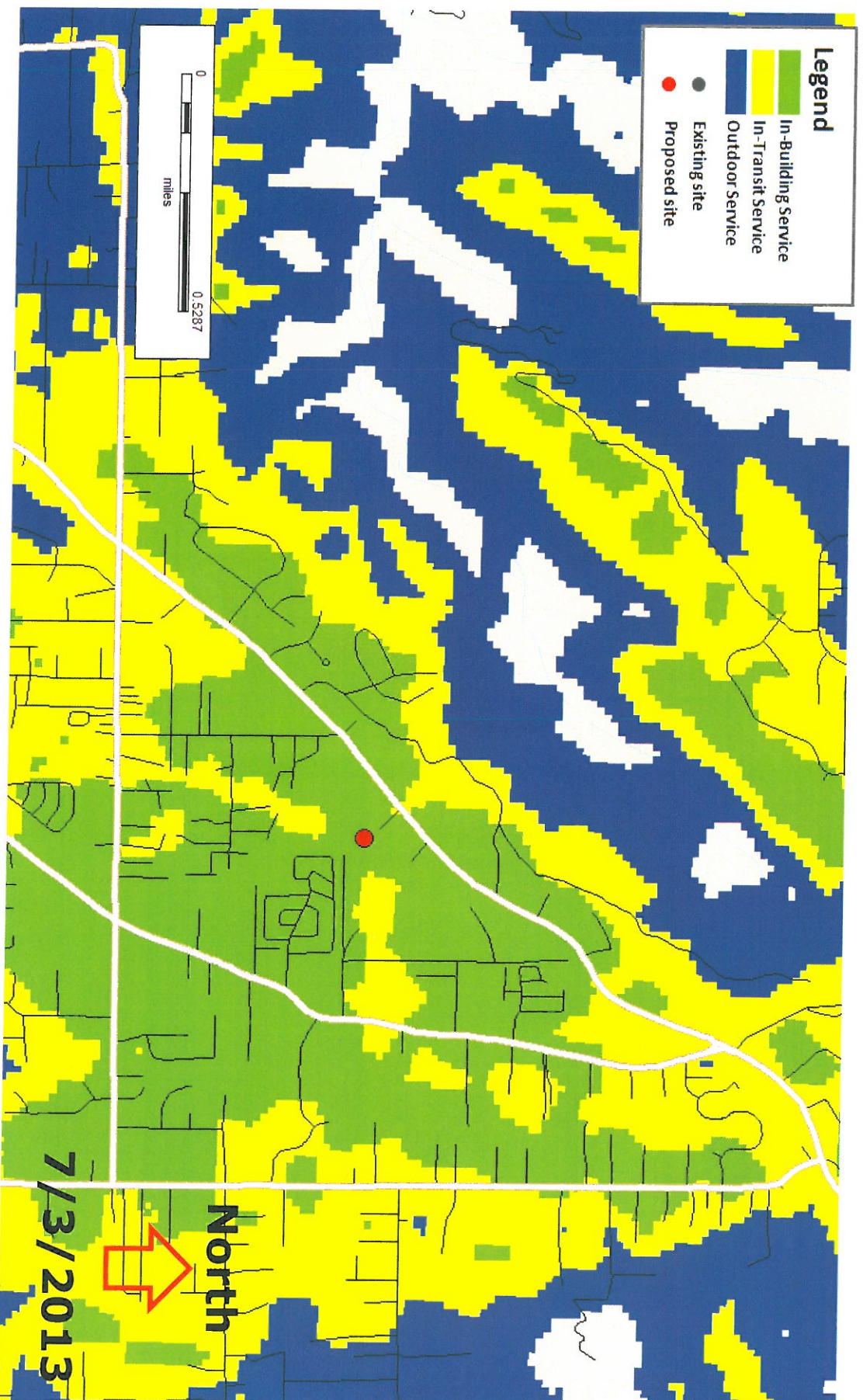
Clark Rd & Wagstaff Rd
8792 Skyway Road
Paradise, CA 95969
CVU0272

 at&t

Existing Coverage



Proposed Coverage after NSB Integration



M E M O R A N D U M

TO: Craig Baker

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 8792 Skyway

DATE: October 1, 2013

Following are my comments relative to the site plan review permit approval to authorize the establishment of a 130 foot-tall mono-pine wireless communications facility.

1. Building permit application. Three (3) complete, min. 11" X 17", scaled, 2010 California Building Standards compliant plan sets shall be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed and stamped Structural engineering calculations
2. The Town of Paradise is located in seismic category D, 85 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, structures shall meet all the requirements of 2010 California Building Code Chapter 7A.
3. The minimum design snow load and roof live load for the Town of Paradise shall be thirty (30) pounds per square foot at 1,800 feet and elevations above. 8792 Skyway is located at approximately 2,204 (Google Earth).
4. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions. A soils report of the access roadway may be submitted which provides evidence of a 90-95% compaction of the soil along the access roadway. Access roadways that do not meet this requirement could be subject to a stop construction order until the roadway can be maintained.
5. The proposed site access is only 12 feet wide. Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of 20 feet wide and a minimum 13'6" vertical clearance.
6. Fire lane designations shall be required for all fire access roadways as determined by the Town of Paradise Fire Department. Posted signs which state "FIRE LANE, NO PARKING" shall be installed and/or curbs painted red and stenciled with white letters indicating the same on the face and

- top of any curb as directed by the Town of Paradise Fire Department. All fire lanes shall be marked and identified prior to Certificate of Occupancy.
7. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.
 8. All flammable vegetation shall be removed and maintained from each building site with slopes less than fifteen percent (15%) at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
 9. The area inside the fence enclosure shall be maintained free of debris and vegetation.
 10. Portable fire extinguishers minimum 2A20BC shall be added to the generator room and equipment room.
 11. Knox emergency access key box is required at each building site with specific mounting locations approved by the Town of Paradise Fire Department. Premise keys for all buildings shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.
 12. A hazardous materials inventory and disclosure shall be provided with a complete listing of MSDS sheets, storage locations and a technical report shall be submitted for review and approval prior to or as part of the submission for a building permit.
 13. The "Town of Paradise" shall be granted "Free" space on the tower and inside the fenced area for its emergency responder communication needs.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Onsite, Police, Fire, Building Safety, Business/Housing, Engineering, PID

FROM: Craig Baker, Community Development Director

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Site plan review permit approval to authorize the establishment of a 130 foot-tall mono-pine wireless communications facility and a +/-322 square foot equipment shelter upon a 3.08 acre property currently developed to accommodate religious assembly.

LOCATION: 8792 Skyway

AP NOS.: 050-070-058

APPLICANT: AT&T Mobility

CONTACT PHONE: 722-0743 (Frank Schabarum)

RETURN DATE REQUESTED: **October 10, 2013**

DATE DISTRIBUTED: September 26, 2013

TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.

OCT 10 2013
RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

____ YES X YES, WITH CONDITIONS ____ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

KNOX KEY ACCESS, ROAD WIDTH TO MEET FIRE CODE, ACCESS WITHIN THE
VAULT FOR RADIOS FOR RESPONDERS (POLICE & FIRE ETC). And necessary antennas
for emergency responder. Also, see notes from Fire Marshall. Rob Lowe
Rob Lowe

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Onsite, Police, Fire, Building Safety, Business/Housing, Engineering, PID

FROM: Craig Baker, Community Development Director

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Site plan review permit approval to authorize the establishment of a 130 foot-tall mono-pine wireless communications facility and a +/-322 square foot equipment shelter upon a 3.08 acre property currently developed to accommodate religious assembly.

LOCATION: 8792 Skyway

AP NOS.: 050-070-058

APPLICANT: AT&T Mobility

CONTACT PHONE: 722-0743 (Frank Schabarum)

RETURN DATE REQUESTED: **October 10, 2013**

DATE DISTRIBUTED: September 26, 2013

TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.
OCT 10 2013
RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES ☐ YES, WITH CONDITIONS ☒ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

The most southern leach-trench serving the church building is in close proximity to the proposed Teachfield area and could be beneath it. Prior to approval the applicant must expose a portion of this leach trench to reveal its exact location. 10/10/13

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Onsite, Police, Fire, Building Safety, Business/Housing, Engineering, PID

FROM: Craig Baker, Community Development Director

REQUEST: Review and Comment

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RETURN DATE REQUESTED: **October 10, 2013**

DATE DISTRIBUTED: September 26, 2013

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

____ YES ____ YES, WITH CONDITIONS ____ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

No comments or conditions. 10/3/2013

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

APN_D	OWNERNAME	M_HSENO	M_DIR	M_STREET	M_SFX	M_UNIT	M_CITY	M_STATE	M_ZIP
050-070-058-000	SKYWAY ASSEMBLY OF GOD	8792	SKYWAY				PARADISE	CA	95969
050-070-003-000	VERA E MARTIN	3345 S	ITHACA	AVE			BOISE	ID	83709
050-070-006-000	VERA E MARTIN	3345 S	ITHACA	AVE			BOISE	ID	93709
050-070-015-000	WALLEEN Y EVESLAGE	1636	FRANKE	LN			PARADISE	CA	95969
050-070-019-000	HENRY M & MARIE JESSEN	8822	SKYWAY				PARADISE	CA	95969
050-070-022-000	TOWN OF PARADISE	5555	SKYWAY				PARADISE	CA	95969
050-070-025-000	PACIFIC GAS & ELECTRIC CO		P O BOX 770000				SAN FRANCISCO	CA	94177
050-070-040-000	STATE OF CALIFORNIA		NO ADDRESS						
050-070-041-000	PARADISE RECREATION & PARK DIST	6626	SKYWAY				PARADISE	CA	95969
050-070-042-000	NEWPORT FEDERAL	4425	JAMBOREE			#250	NEWPORT BEACH	CA	92660
050-070-043-000	BETTY J GATES		P O BOX 1486			#11	MAGALIA	CA	95954
050-070-046-000	MANIC INVESTMENTS LLC	5600	CLARK	RD			PARADISE	CA	95969
050-070-047-000	JAMES L BRODERICK	1413	TOWHEE	LN			PARADISE	CA	95969
050-070-049-000	PATRICIA A LYONS	1419	TOWHEE	LN			PARADISE	CA	95969
050-070-052-000	SHIRLEY A HENSON	6487	RIDGESIDE	CT			MAGALIA	CA	95954
050-070-053-000	ANTHONY C & LINDA S GASERO	1405	TOWHEE	LN			PARADISE	CA	95969
050-070-054-000	JEROME C & JOANNE LEE NELSON	1409	TOWHEE	LN			PARADISE	CA	95969
050-070-060-000	AUDRIE M KLEINERT	6397	JACK HILL	DR			OROVILLE	CA	95969
050-070-061-000	AUDRIE M KLEINERT	6397	JACK HILL	DR			OROVILLE	CA	95969
050-070-073-000	M C HORNING	4425	JAMBOREE	RD		#250	NEWPORT BEACH	CA	92660
050-070-075-000	PARADISE IRRIGATION DISTRICT		P O BOX 2409				PARADISE	CA	95967
050-070-077-000	PARADISE IRRIGATION DISTRICT		P O BOX 2409				PARADISE	CA	95967
050-070-082-000	SUSAN SHERIDAN		PO BOX 2261				CHICO	CA	95927
050-070-083-000	PARADISE IRRIGATION DISTRICT		P O BOX 2409				PARADISE	CA	95967
050-150-015-000	PARADISE IRRIGATION DISTRICT		P O BOX 2409				PARADISE	CA	95967
050-150-026-000	TOWN OF PARADISE	5555	SKYWAY				PARADISE	CA	95969
050-150-034-000	LAWRENCE L HENDERSON	1383	FOREST SERVICE	RD			PARADISE	CA	95969
050-150-111-000	APPLE TREE VILLAGE LLC	1400	KILCREASE	CIR			PARADISE	CA	95969

NOTICE OF EXEMPTION

To: File: AP No: 050-070-058; [PL13-00282]

From: Town of Paradise, Development Services Department,
Planning Division, 5555 Skyway, Paradise, CA 95969

Project Title: AT&T Mobility Site Plan Review Permit
Application

Project Applicant: AT&T Mobility

Project Location: 8792 Skyway

Project Description: AT&T Mobility site plan review permit
application to permit the establishment of a ± 130
foot tall mono-pine communications facility and a
 ± 322 sq ft equipment shelter.

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** AT&T Mobility

Exempt Status: _____ Ministerial (Section 15268)
_____ Emergency Project (Section 15269)
 X Categorical Exemption
Section 15303 Class 3

Reason for Exemption: Small equipment and facilities.

Contact Person: Susan Hartman, Assistant Planner
(530) 872-6291 ext. 114

Signature: _____
Town Planning Director

Date: _____