



TOWN OF PARADISE

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Planning Commission Staff:

Craig Baker, Community Development Director
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Planning Commission Members:

Greg Bolin, Chair
Jody Jones, Vice Chair
James Clarkson, Commissioner
April Grossberger, Commissioner
Michael Zuccolillo, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – September 18, 2012

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item, including closed session. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding 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 Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services 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

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

ROLL CALL

1. APPROVAL OF MINUTES

1a. Regular meeting of July 17, 2012.

2. COMMUNICATION

- 2a. Recent Council Actions
- 2b. Staff Comments

3. PUBLIC COMMUNICATION

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 Commission meeting.

* * * PUBLIC HEARING PROCEDURE * * *

- | | |
|-----------------------------------|--------------------------------|
| A. Staff comments | C. Close hearing to the public |
| B. Open the hearing to the public | D. Commission discussion |
| 1. Project applicant | E. Motion |
| 2. Parties for the project | F. Vote |
| 3. Parties against the project | |
| 4. Rebuttals | |

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for **a maximum of five minutes** unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

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.

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

- 8a. Identification of future agenda items (Commissioners/Staff)

9. ADJOURNMENT

**PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING – 6:00 PM – July 17, 2012**

CALL TO ORDER

The Paradise Planning Commission meeting was called to order by Chair Grossberger at 6:00 pm.

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

ROLL CALL

Present at roll call: Commissioners Greg Bolin, Jody Jones, Craig Woodhouse, Michael Zuccolillo and April Grossberger, Chair.

1. APPROVAL OF MINUTES - SWEAR IN - APPOINTMENT OF CHAIR/VICE CHAIR

- 1a. MOTION by Commissioner Jones, seconded by Commissioner Bolin, approved the minutes from the Regular meeting of June 19, 2012. Ayes of Bolin, Jones, and Chair Grossberger; abstentions by Woodhouse and Zuccolillo.

MOTION by Commissioner Jones, seconded by Commissioner Bolin, approved the minutes from the Special Meeting of June 25, 2012. Ayes of Bolin, Jones, Woodhouse and Zuccolillo; abstention of Chair Grossberger.

- 1b. MOTION by Jones, seconded by Zuccolillo, adopted Resolution No. 12-02, A Resolution of Appreciation for Outgoing Planning Commissioner Craig Woodhouse. Ayes of Bolin, Jones, Zuccolillo and Chair Grossberger; abstention of Woodhouse.
- 1c. Town Clerk Gutierrez administered Oaths of Office to Newly Appointed Planning Commissioner James Clarkson and Re-Appointed Planning Commissioner Greg Bolin.
- 1d. Appointment of Planning Commission Chair and Vice-Chair for the 2012/2013 Fiscal Year.

- a. Appointment of Chairman (Secretary Presiding)

Commissioner Grossberger nominated Greg Bolin to serve as Planning Commission Chair.

The MOTION by Grossberger, seconded by Zuccolillo, to close the nominations was approved by unanimous vote. Roll call vote on the

nomination of Greg Bolin: Ayes of Clarkson, Grossberger, Jones and Zuccolillo; abstention of Bolin. Greg Bolin was appointed to serve as Planning Commission Chair for the 2012/2013 Fiscal Year.

b. Appointment of Vice-Chairman (Appointed Chairman Presiding)

Commissioner Grossberger nominated Jody Jones to serve as Planning Commission Vice-Chair.

The MOTION by Zuccolillo, seconded by Grossberger, to close the nominations was approved by unanimous vote. Roll call vote on the appointment of Jody Jones to serve as Planning Commission Vice-Chair: Ayes of Clarkson, Grossberger, Zuccolillo and Chair Bolin; abstention of Jones. Jody Jones was appointed to serve as Planning Commission Vice-Chair for the 2012/2013 Fiscal Year.

2. COMMUNICATION

Community Development Director Baker reported that the Town Council introduced an ordinance to amend the Paradise Municipal Code relating to the regulation of off-street parking regulations, as recommended by the Planning Commission and introduced an ordinance that, if adopted, would change the regular meeting date of the Town Council from the first to the second Tuesday of each month commencing October 9, 2012.

3. PUBLIC COMMUNICATION - None.

4. CONTINUED PUBLIC HEARING

- 4a. Community Development Director Baker reported to the Planning Commission regarding the GRAND SIERRA LODGE General Plan Amendment/Property Rezone (PL12-00075), Conditional Use Permit (PL12-00073) and Tree Felling Permit (PL12-00074) applications seeking site development design and site improvement/building construction approval from the Town of Paradise to authorize the development of a vacant 1.66 acre property with a 19,972 square foot assisted living facility consisting of one single story building containing thirty bedrooms, along with related site improvements on property located at 6983 Pentz Rd, Paradise, AP No. 050-082-023. An adjacent property (AP No. 050-082-105) currently developed for religious assembly purposes is also proposed to be rezoned to better accommodate and recognize the existing land use. Mr. Baker recommended that the Planning Commission approve Resolution No. 12-03, a Resolution of the Paradise Planning Commission recommending Town Council adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property within the Town of Paradise (Martin; PL12-00075).

Commissioner Grossberger questioned the traffic ingress and egress to the facility, and Mr. Baker clarified that the proposal is to make travel

through the facility one-way only, with one driveway for entrance and one for exit only. Grossberger also asked what will Pentz Road look like by Apple View Way, and Mr. Baker informed that the frontage will be built to the extent that there are deceleration and acceleration built into the entrance and exits, which is included within the conditions of approval.

Commissioner Zuccolillo asked if the traffic count triggered the acceleration and deceleration lanes. Mr. Baker stated that the traffic volume did not trigger the lanes, but it makes sense to accommodate turning in and out of the project site.

Commissioner Clarkson confirmed the deceleration lane is southbound with Apple View located directly across; concern about anyone exiting Apple to the left will have to be aware of any traffic exiting. Mr. Baker stated that it is not an offset intersection; anticipated traffic volumes didn't generate that type of concern.

Commissioner Bolin asked if the tree permit is the only condition with a time frame. Mr. Baker stated that is correct.

Commissioner Grossberger questioned potential zoning of vacant property next to the site; thinks it would probably be TR-1/3.

Commissioner Bolin stated that 1/3 acre parcels are almost impossible to create, due to wastewater requirements and Mr. Baker stated that vacant parcels would have to be 1/2 acre minimum by General Plan policy.

Chairman Bolin opened the public hearing at 6:37 pm.

Speaking in favor of the proposed project:

1. Bill Martin, WLM Construction, introduced the project engineers and tree arborists for the project and thanked the Planning Commission for their consideration.
2. Ann Martin thanked the Planning Commission for the continuance and explained the conflict that prevented her from attending the last meeting and that the continuance provided an opportunity to re-design.
3. Jarrod Holliday and Frank Sands of Rancho Engineering explained there would be minor grading at the rear of the project; the septic lines installed on contour; and grass will come back in as it is now.

Community Development Director Baker explained that the easement to the north is no longer part of the project, that the fire access will be paved and that waste management will not be traveling on the north side and that dust should not be an issue. Engineer Frank Sands further explained the fire access and confirmed that it cannot be used for parking. He also discussed septic flows, that they used the actual flow from care facilities to determine daily flows per bed and interpolated that data onto this project.

Engineer Jarrod Holliday stated that the per bed number includes the kitchen usage; onsite approval for 3,480 gallons per day; this facility will use 2,400 including kitchen.

Speaking against the proposed project:

1. Charles Elder stated he lives on Mulberry on the corner, questioned the deceleration lanes as he thinks the speeds on that road are much higher than 35 mph. Concerned about ingress and egress being adequate.
2. Gerald Gadbury, stated that he lives on Mulberry on the second lot and is concerned about two things: (1) Drainage - is concerned that the water will not flow as planned; and, (2) Pentz Road is so narrow two people cannot walk side by side and be off the road; doesn't think there will be enough room for deceleration and acceleration.

Commissioner Jones asked about the area that is currently the ditch outside and how much wider will it become?

Engineer Sands stated that it will be widened to the Town Engineer standards, 10' lanes.

Commissioner Jones asked if that meant 10' of additional pavement and Engineer Sands stated that asphalt will be added. Grossberger stated that is covered in condition #10.

Community Development Director Baker stated that the design right-of-way is 60'; margin of space between the edge of Pentz Road and the parking facility looks like approximately 20'.

Commissioner Jones noted that the CalTrans standard is only 12'. Staff and Commission discussed the length of right-of-way between the street and improvements. CDD Director Baker stated there is a requirement for a right of way dedication that will provide the town a minimum of 2.5 feet clear public right-of-way for frontage improvements. Commissioners discussed that the project will result in improved walking area.

Community Development Director Baker noted that one of the reasons the Town moved away from frontage improvements, and requiring sidewalks for the project, is the result would introduce a disjunctive sidewalk to the area.

Commissioner Bolin asked if the lanes could be extended to Kingdom Court and Mr. Baker stated that the frontage improvement plans have not been finalized and that could be included.

3. Pastor Sorenson stated that the Church on Kingdom Court has a fire hydrant that he thinks will probably have to be moved if the ingress and egress to the project is changed to accommodate longer lanes and stated

he is also concern about the enormous amount of water that accumulates at times at 6955 Pentz Road.

Commissioner Jones stated that she would like to see the lanes extended. Commissioner Grossberger asked if the church would be responsible for any additional cost of the lane extension and Mr. Baker stated that the work would be confined to the right-of-way and the project applicant would be responsible for any cost.

4. Sandy Ostrander stated that she is the third property owner on Mulberry Lane, that she is concerned about the number of employees required at the facility that will create additional traffic in addition to the garbage and delivery trucks; and, is concerned about the impact on her leach lines. Ms. Ostrander stated she would like the Rural Residential zone kept and is also concerned about noise from the facility that would impact her property value.

5. John Selberg stated that he lives below the project site and is concerned about failure of the leach field and there are leach lines in the area that have failed.

Engineers Holliday and Sands explained that the types of system proposed was designed as a closed system similar to what is used at Feather River Hospital and that the system is already over sized. Commissioner Zuccolillo noted that if one field fails, the other field is sufficient in size to handle the waste water while the failure is being repaired.

Engineer Sands also explained how pressure distribution systems operate and Engineer Holliday stated the likelihood of overload is minimal; discussed the treatment units will have to be installed above ground, 50% imbedded, probably 2 feet out of the ground.

Commissioner Clarkson asked how the per bed usage was calculated, was it an average or was a maximum used, and is there enough room even if the maximum is used as a factor.

Engineer Sands explained that they used winter monthly water records (to factor out landscape water) from both Paradise Irrigation District and the City of Chico for a three month time period for facilities such as the one proposed and came up with a 54 gallon per day per bed average with a 1.5 factor applied. The variances were between 45 and 80 with a range between 50 and 65, and stated that that this system will accommodate the maximum.

Commissioner Grossberger asked, in light of mandates that adjoining properties are not to be affected, if the adjoining properties would be taking on any excess drainage.

Community Development Director Baker stated that he thinks it is fair to state that this project may decrease the drainage onto other adjoining parcels.

6. Lucy Vettie stated that she attends the church in the area and is speaking in favor of the projects as she thinks it will be an enhancement.

Commissioner Grossberger asked Commissioner Clarkson if the concerns he expressed in his memo were addressed. Commissioner Clarkson explained that he would like to initiate discussion as to whether or not it would be prudent for the Planning Commission to consider requiring installation of cameras to protect this type of unguarded facility. He stated that he thinks it would augment safety of the facility and also provide monitoring for the safety of the residents.

Commissioner Bolin asked if this was something the Town would have jurisdiction over and CDD Director Baker stated that it could be, and cited unstaffed mini-storage facility may be required to install security lighting. Commissioner Grossberger stated that lighting hasn't been discussed.

7. Ann Martin stated that the safety of the residents is of the utmost importance and explained the various state agencies that have oversight for the licensing of these facilities and that while it is fair to discuss safety and lighting issues she thinks it is best to defer security issues to the State agencies. Lighting must be done carefully to accommodate comfort of the residents.

8. Pastor Sorenson stated there is a element that will not be stopped by security cameras, it is more the type of people that live in the area that have the influence on the neighborhood, and that they have security lighting at the church. He further stated the hope we don't become a police state or a police community.

9. Bill Martin stated that the purpose of the floor plan was to show there is room for the thirty bedrooms and that there is enough square footage to accommodate other needs of the facility, such as the kitchen and laundry.

10. Jim Harding stated that he has been on both side of the septic issues, design and performance and maintenance, that his experience is that 50-70% of the flow actually hits the fields, that this facility is proposing a "Mercedes" type system, that the engineers have a good reputation, and the Town has high standards.

Chairman Bolin closed the public hearing at 7:35 p.m.

Commissioner Zuccolillo stated that his concern is with the rezone in the event that this plan does not go through for this type of facility and asked if the project could be approved with a variance instead of a zone change.

Community Development Director Baker stated that a variance is not an available tool for this project, that it only might be available if the property is limited by characteristics different from those in the surrounding area. A finding would have to be made that a characteristic exists that deprives a property rights enjoyed by surrounding property owners.

Commissioner Jones stated that all of her questions have been answered; that the project seems to be a good one that is very well planned; and, would like to see the acceleration/decelerations lanes extend to Kingdom Court.

Commissioner Clarkson stated that this will be a beautiful facility that fits into our community and appreciates the work and preparation of the developers.

Commissioner Grossberger stated that she doesn't think security cameras are a deterrent to crime; recognizes the State oversight of these types of facilities; and stated that the medical facility established on Bille Road Extension is an example of a successful project and that none of the concerns expressed by the neighbors were manifested. Commissioner Grossberger stated that she thinks a empty lot might be more of a draw for a criminal element than would the building of this facility.

Commissioner Bolin stated that he would like to see the acceleration/deceleration lanes extended to Kingdom Court as well and would like to see the septic tanks in the back shielded from public view.

Community Development Department Director Baker stated that the most recent amendments to the Town's Onsite Manual for treatment of wastewater require screening and landscaping for these types of treatment systems.

Commissioner Zuccolillo asked if a condition could be added that these entitlements remain strictly for a senior facility so that it doesn't turn into another type of facility.

11. Bill Martin stated that he understands Commissioner Zuccolillo's concern is specific to potential establishment of a drug and alcohol treatment center.

12. Ann Martin stated that she would not want any condition that would interfere with an elderly person with needs for intervention services.

ITEM 4a: The MOTION by Jones, seconded by Grossberger concurred with the findings 1-6 recommended by staff and itemized below, to (1) Adopt Planning Commission Resolution No. 12-03, recommending Town Council approval and adoption of a new Community Services (CS) General Plan land use designation and new Community Services (CS) zoning to be assigned to certain real properties within the Town of Paradise; (2) To approve the proposed Grand Sierra Lodge use permit

and tree felling permit applications (PL12-00073 and PL12-00074) subject to the following conditions* 1-38 assigned to the project and itemized below; and, to (3) Modify the acceleration and deceleration lanes to extend to Kingdom Court as deemed feasible by the Town Engineer, was approved by unanimous vote.

COMMISSION VOTE: Ayes of Commissioner James Clarkson, April Grossberger, Jody Jones, Michael Zuccolillo and Greg Bolin, Chair. NOES: None. ABSENT: None. ABSTAIN: None.

FINDINGS FOR APPROVAL

1. Find that, as conditioned, the proposed project could not have a significant effect on the environment and adopt the negative declaration prepared by staff for the Grand Sierra Lodge project.
2. Find that the project, as conditioned, is consistent with the requested Community Services land use designation and is consistent with the development goals, objectives and policies of all applicable General Plan elements.
3. Find that the project, as conditioned, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.
4. 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 agricultural, community service and residential land uses and supporting infrastructure;
 - b. No known outstanding wildlife habitat exists in the immediate project vicinity;
 - c. No known rare or endangered plants exist in the immediate project vicinity.
5. Find that the Grand Sierra Lodge tree felling permit application meets the criteria for conditional tree felling permit approval as outlined within PMC Section 8.12.090 because the proposed tree felling activity is necessary to accommodate the establishment of the proposed development project.
6. Find that the proposed tree felling activity, as conditioned, is consistent with applicable Town zoning regulations regarding commercial timber harvesting.

GENERAL CONDITIONS

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use 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 this use permit.
3. All work within the Pentz Road public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.
4. Establish and maintain on-site parking facilities and pavement markings in accordance with all town parking ordinance regulations and the requirements of the Town Engineer.
5. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
6. 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.
7. 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 use permit modification review and the payment of the appropriate processing fees.
8. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

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

ROADS AND ACCESS

9. Submit and secure Town Engineer approval of six (6) copies of design plans for the construction of public street improvements along the Pentz Road frontage of the site in accordance with the requirements of the Town Engineer. Pay appropriate fees, provide the appropriate bonds and insurance certificates, obtain town issued encroachment permit and construct all design-approved work in the right of way (including driveway approach and utility connections). All design features shall meet ADA

requirements, Town ordinances, accepted engineering standards and the requirements of the Town Engineer. Street frontage and driveway improvement plans must be approved PRIOR to the construction or installation of the required facilities.

10. If deemed necessary by the Town Engineer, deed sufficient right-of-way along project frontage of Pentz Road to the Town of Paradise to provide a minimum of 2.5 feet clear public right-of-way behind new or existing street improvements.

DRAINAGE

11. Provide a final design solution for drainage per requirements of the Town Engineer and the INTERIM DRAINAGE DESIGN GUIDELINES prepared April 2, 1998. Drainage facilities shall be designed in a manner that provides for the establishment of all necessary drainage improvements to accommodate existing and additional project induced drainage flows without generating any off-site adverse effects.

SANITATION

12. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and issuance of permit approvals for installation of a sewage treatment and disposal system improvements to serve all proposed facilities. Provide evidence thereof to the Town Development Services Department (building safety division).

SITE DEVELOPMENT

13. Submit three (3) copies of a detailed engineered site development and improvements plan showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including final parking facility design and site drainage design) and submitted to the Public Works Department (engineering division) for review and approval. Pay required site plan checking fee. Construction and drainage improvement plans must be approved PRIOR TO CONSTRUCTION or installation of the required facilities.

14. Provide directional signs and pavement markings requiring one-way traffic flow for the on-site parking facility in a manner deemed satisfactory to the Town Engineer. Signs and markings shall designate the south driveway encroachment as an entry only and the north driveway as an exit only.

15. Show all easements of record on the site development and improvements plan as well as a fifty-foot building setback line measured from the centerline of Pentz Road. Show a minimum 25-foot setback between storm drainage facilities and leach fields (primary and replacement).

16. Apply for and secure Town issuance of a grading permit satisfying all Engineering Division requirements and the current town adopted edition of the Uniform Building Code. Pay applicable grading permit fees per current fee schedule.

17. Properly abandon or relocate any easements that conflict with the design of the project.

18. Submit a detailed storm water pollution prevention plan (SWPPP) to the State Regional Water Quality Control Board (along with the appropriate filing fee). Provide a copy of this approved plan to the Town of Paradise prior to initiation of grading activities.

19. Submit a detailed soil erosion prevention plan to the Town Public Works Department for approval by the Town Engineer PRIOR to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.04.280.

20. Submit a detailed dust emissions control plan to the Town Public Works Department for approval PRIOR to the start of any earthwork.

21. Meet the requirements of the Town Building Official/Fire Marshal regarding submittal of construction plans, interior automatic fire sprinkler plans, building permit applications, and all applicable Town adopted construction and fire code requirements.

FIRE PROTECTION

22. Meet the project requirements of the building safety services division development review comments/conditions dated May 30, 2012 that are required to be fulfilled prior to the issuance of a building permit and any revisions thereto on file with the Town Development Services Department.

WATER

23. Meet all requirements of the Paradise Irrigation District () in accordance with written project review comments received from staff dated March 22, 2012 and any revisions thereto on file with the Town Development Services Department. Provide material evidence of having fulfilled this condition to the Town Development Services Department (building safety division).

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATES OF OCCUPANCY

ROADS AND ACCESS

24. Construct and install required project site frontage improvements in accordance with approved frontage improvement plans

25. Submit reproducible “as-built” improvement plans for Pentz Road street improvements.

SITE DEVELOPMENT

26. Construct all necessary site, drainage, access, wastewater treatment/disposal and other facilities improvements as required by the Town Engineer and the Town Onsite Sanitary Official. All construction shall be in conformance with generally acceptable engineering and construction practices.

27. Submit landscaping plans and application fee to the Development Services Department (planning division) in accordance with Paradise Municipal Code requirements. **IMPORTANT NOTE:** No final building inspection or occupancy shall be permitted until the landscape plans for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).

28. Meet the requirements of all other utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on site utility easements.

29. Meet the requirements of Northern Recycling and Waste Systems (NRWS) regarding the design and function of the solid waste/recycling enclosure and provide evidence thereof to Town Development Services Department (building safety services division) staff.

FIRE PROTECTION

30. Meet all other project requirements of the building safety services division development review comments/conditions dated May 30, 2012 and any revisions thereto on file with the Town Development Services Department.

SANITATION

31. Meet the requirements of Town onsite sanitation staff regarding inspection and approval for the construction and final design of the onsite sewage disposal system.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF TREE FELLING PERMIT

32. Secure the issuance of a Town approved tree-felling permit prior to felling any qualifying trees.

33. Secure official Town Public Works Director approval for detailed and engineered project improvement plans (including drainage plans), a Town onsite septic system construction permit and submit building plans for the Grand Sierra Lodge development project.

34. 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.

35. 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.

36. 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.

37. The required landscape plan for the proposed Grand Sierra Lodge development project shall include provisions for the planting of all required replacement trees on-site and within each landscape area, particularly in areas adjacent to residential land uses and in areas plainly visible from Pentz Road. A minimum of fifty percent of required replacement trees shall be conifer species. Tree plantings shall be selected and ultimately approved by the Town for inclusion within the landscape plan primarily based upon their ability to provide summer shade for the project site. Smaller ornamental tree species (i.e. dogwood, crepe myrtle) shall not be considered suitable for purposes of replacing native trees on the site.

38. 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 Grand Sierra Lodge General Plan Amendment/Property Rezone and Conditional Use 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.

5. PUBLIC HEARING – None.

6. OTHER BUSINESS

- 6a. The Commission concurred to appoint Chairman Greg Bolin as Planning Commission Representative to the Town of Paradise Development Impact Fees Adjustment Board during FY 2012-2013 (Requirement of PMC Section 3.40.070).

6b. The Commissioners concurred to appoint Commissioner Clarkson and Commissioner Grossberger to serve upon the Town of Paradise Landscape Committee (appeals body) during the FY 2012-2013 (Requirement of PMC Chapter 15.36).

7. COMMITTEE ACTIVITIES – None.

8. COMMISSION MEMBERS – None.

9. ADJOURNMENT

The Planning Commission meeting was adjourned at 8:00 pm.

Date Approved:

By: _____
Greg Bolin, Chairman

Joanna Gutierrez, Town Clerk

TOWN OF PARADISE PLANNING COMMISSION DIRECTOR
PLANNING STAFF REPORT
MEETING DATE: September 18, 2012

FROM: Craig Baker, Community Development Director **AGENDA NO. 5 (a)**
SUBJECT: Paradise Recreation and Park District Site Plan Review Permit (PL12-00257) & Tree Felling Permit (PL12-00252) Applications
DATE: September 12, 2012 **AP 050-070-041**

GENERAL INFORMATION:

Applicant: Paradise Recreation and Park District
6626 Skyway
Paradise, CA 95969

Location: 6705 Moore Road

Requested Action: Approval of site plan review permit and tree felling permit applications proposing to fell 25 qualifying trees and replace existing light standards for two existing public baseball fields.

Purpose: To expand one baseball field and provide improved lighting for both fields.

Present Zoning: Community Facilities (CF)

General Plan Designation: Recreational (R)

Existing Land Use: Park and Recreation

Surrounding Land Use:

North:	Low-density residential
East:	Medium-density residential
South:	Fire Station
West:	Paradise Memorial Trailway

Land Area: +/-19.72 acres

Environmental Determination: Categorical Exemption – CEQA Guidelines Sections 15302 (Class 2-replacement or reconstruction) and 15304 (Class 4-minor alterations to land)

Other: An appeal of the Planning Commission’s decision can be made within 7 days site (plan review permit) and 10 days (tree felling permit) of the decision date.

NOTE: THE APPLICANT OR A REPRESENTATIVE SHOULD BE IN ATTENDANCE OR THE PLANNING COMMISSION MAY NOT TAKE ACTION ON THIS APPLICATION.

SPECIAL INFORMATION:

The project applicant and landowner, the Paradise Recreation and Park District (District), is proposing to enlarge the outfield for one of two existing public baseball fields and replace existing light standards with new light poles for both fields to establish improved, more energy-efficient lighting. The District owns, maintains and administers both fields, which are located at the Moore Road Ball Park at 6705 Moore Road. The District has indicated that the existing lighting system is over forty years old, is deficient and in need of major repairs. The +/-19.72 acre project site is situated within the Community Facilities (CF) zoning District.

If approved, the project would result in a reduction in the total number of light poles from sixteen to twelve, but the new poles would be between five and twenty feet taller than the existing poles. Details regarding the number and height of existing and proposed light poles are provided within the attached project description provided by the district.

The new poles would be equipped with new shielded light fixtures (luminaries) that are much more energy efficient and should be more effective in limiting light "spillage" (illuminating adjacent properties) than the existing light fixtures. A primary purpose of the project is to upgrade the facilities to meet accepted standards for baseball field dimensions and illumination.

Detailed information prepared by the lighting manufacturer for the project regarding energy use, equipment location, light spillage at 150 feet and projected field illumination for the project is attached for your review. **Notes:** A horizontal footcandle (used for measuring illumination of the fields) is a unit of light on a horizontal surface located one foot from a source of light equaling one candle. A vertical footcandle (used for measuring light spillage) is a unit of light on a vertical surface located one foot from a source of light equaling one candle.

In order to facilitate the enlargement of the outfield area for the larger of the two ball fields, the District is also proposing to fell and remove up to 25 black oak, ponderosa pine, incense cedar and Douglas fir trees large enough to be subject to the issuance of a Town of Paradise tree felling permit. Accordingly, the project applicants have also included a completed tree felling permit application with other project application materials, including an arborist's report confirming the necessity to remove the trees to accommodate the ball field expansion. Although application materials indicate that 26 qualifying trees are proposed to be felled, Tree #10, a 56"DBH black oak tree, is dead and will not require a permit to be felled.

Pursuant to the Town's tree felling regulations and based upon a discussion with District Manager Mike Trinca on September 12, 2012, 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 or

requirement. The District's property is nearly twenty acres in size and contains over one thousand qualifying trees.

ANALYSIS:

The District's property upon which the ball fields are located is situated within the Community Facilities (CF) zoning district. The CF zoning regulations allow a maximum height of fifty feet. However, Paradise Municipal Code (PMC) Section 17.45.400 (*Site plan review*) provides for the establishment of structures and devices that are taller, with no specific height limitation. Therefore, the District submitted a complete site plan review application to establish the proposed light poles and fixtures that are up to seventy feet tall.

In addition, it appears that the District's tree felling permit applications is complete, consistent with applicable Town tree felling regulations and eligible to be approved by the Planning Commission, pursuant to the requirements of PMC Chapter 8.12.

ENVIRONMENTAL REVIEW:

As a project involving replacement of existing facilities and a minor alteration to land, 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 Sections 15302 and 15304 of the State CEQA Guidelines.

ANALYSIS CONCLUSION:

The project has received favorable responses from commenting agencies. The design of the proposed project is in compliance with all applicable zoning regulations and can be found to be consistent with applicable Paradise General Plan policies.

After reviewing the existing environmental setting, nearby development and the circumstances associated with this application request, it is staff's position that the requested site plan review and tree felling permit applications are reasonable and appropriate and that the improved and expanded District facilities will continue to serve an important community service in an enhanced fashion. Staff has developed several recommended conditions of project approval to insure the orderly development of this portion of the Paradise community. Therefore, staff endorses Planning Commission approval of the District's site plan review permit and tree felling permit applications, based upon and subject to the following recommended findings and conditions of project approval:

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.

STAFF RECOMMENDATION:

After closure of the scheduled public hearing, **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 following conditions:

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.

Paradise Recreation and Park District

September 12, 2012

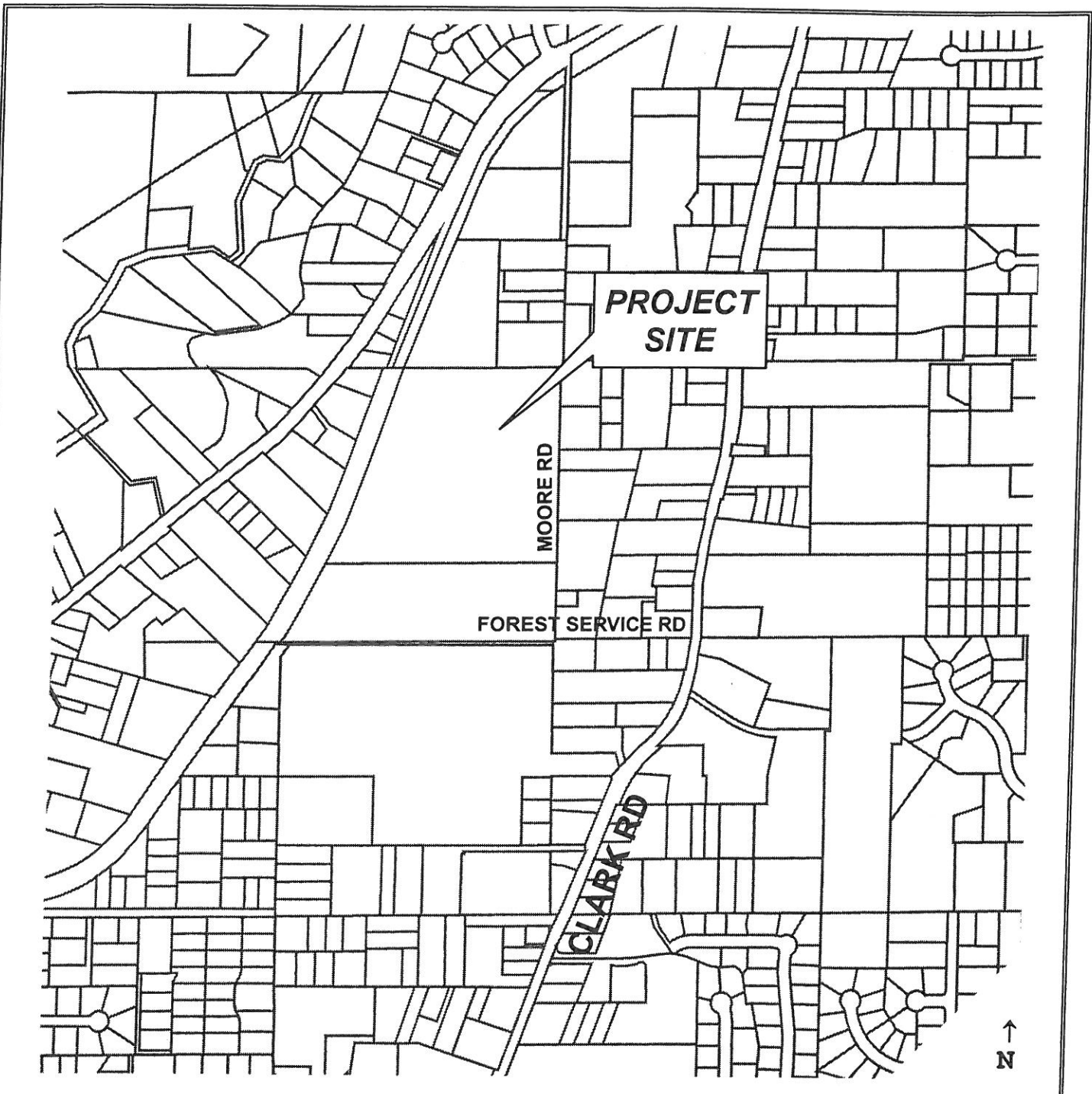
PL12-00252, PL12-00257

Page 7

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.

ATTACHMENTS FOR PLANNING COMMISSION AGENDA NO. 5(a)

1. Project vicinity map.
2. Notice sent to surrounding property owners for the September 18, 2012 public hearing
3. Mailing list of property owners notified of the September 18, 2012 public hearing
4. Development review response from the Assistant Town Manager Lauren Gill received September 10, 2012
5. Development review (memorandum) response from Town Building Official Tony Lindsey dated September 10, 2012
6. Written project description provided by PRPD staff (2 pages)
7. Resolution No. 12-09-1-392 (and its attached Exhibit A) adopted by the PRPD Board of Directors on September 11, 2012, certifying that the project is exempt from environmental review
8. Analysis of proposed field illumination and facility drawings and specifications provided by Musco Lighting (color, 16 pages)
9. Tree felling permit application dated August 30, 2012
10. Written analysis provided by certified arborist Joel Wilkinson certifying that 25 qualifying trees should be felled to accommodate the project, dated August 6, 2012
11. Written discussion regarding tree replacement requirements for the project prepared by PRPD Park Superintendent Jim Murphy, dated August 20, 2012.
12. Tree survey of Moore Road Park dated August 29, 2012
13. Photos of the project site (color, 2 pages).
14. Site Plan showing both baseball fields prepared by Charles A. Martin and Associates (color, 36" x 48")
15. Proposed tree felling plan for the baseball field proposed to be enlarged prepared by L & L Surveying (color, 24" x 36")
16. Moore Road Ball Park lighting plan set prepared by Charles A. Martin and Associates (36" X 48", 5 sheets)



APPLICANT: PARADISE RECREATION & PARK DISTRICT		6705 MOORE ROAD
OWNER: Same		
REQUEST: Site plan review permit and tree felling permit 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.		
Zoning: CF	GENERAL PLAN: R	FILE NOS. PL12-00252, PL12-00257
ASSESSOR PAREL: 050-070-041		MEETING DATE: SEPT. 18, 2012

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on Tuesday, September 18, 2012 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following matters:

a. Items determined to be exempt from environmental review:

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 \pm 19.72 acre land area zoned Community Facilities (CF) located at 6705 Moore Road, AP No. 050-070-041.

The project files are available for public inspection at the Town of Paradise, Development Services Department. If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Paradise Planning Commission at, or prior to, the public hearing. For further information contact the Development Services Department, Town Hall, 5555 Skyway, Paradise, CA (530) 872-6993 or 872-5922.

CRAIG BAKER, Planning Director

050-060-036-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE, CA 95969

050-060-093-000
KNIFONG REVOCABLE INTER VIVOS
TRUST
3200 FA WNRIDGE CT
PARADISE, CA 95969

050-060-077-000
KNIBB JAMES H & BERNIECE L
6755 MOORE RD
PARADISE, CA 95969

050-060-076-000
SEALS PHILIP G & NANCY K
1470 JUSTA RD
PARADISE, CA 95969

050-051-038-000
LUND BARBARA J TRUST ETAL
6742 MOORE ROAD
PARADISE, CA 95969

050-051-036-000
LUND BARBARA J TRUST
6742 MOORE ROAD
PARADISE, CA 95969

050-051-035-000
SHANE SHANE L & JEAN G TRUST
1770 HAWK RD
ABILENE, KS 67410

050-060-040-000
SHANE SHANE L & JEAN G TRUST
1770 HAWK RD
ABILENE, KS 97410

050-060-033-000
MCCOOL JOHN E & RUTH N
5944 KIBLER RD
PARADISE, CA 95969

050-060-039-000
KNIBB JAMES H & BERNIECE L
6755 MOORE RD
PARADISE, CA 95969

050-060-032-000
DALLA FAMILY TRUST
14145 COUTOLENC RD
MAGALIA, CA 95954

050-060-031-000
FYLSTRA RICHARD
8886 SKYWAY
PARADISE, CA 95969

050-081-021-000
GENNA MICHAEL VINCENT
1560 WARREN ROAD
PARADISE, CA 95969

050-070-081-000
WILDER CRAIG D FAMILY TRUST
PO BOX 2643
PARADISE, CA 95967

050-070-022-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE, CA 95969

050-081-027-000
BIRD DOUGLAS B & KATHY A
BROSSARD
1955 GOLF ROAD
PARADISE, CA 95969

050-081-001-000
TUCKER FAMILY TRUST
1514 WARREN RD
PARADISE, CA 95969

050-070-041-000
PARADISE RECREATION & PARK
DIST
00000

050-070-057-000
WILLIAMS FAMILY TRUST
PO BOX 4135
PARADISE, CA 95967

050-070-056-000
WILLIAMS FAMILY TRUST
PO BOX 4135
PARADISE, CA 95967

050-070-055-000
WILLIAMS FAMILY TRUST
PO BOX 4135
PARADISE, CA 95967

050-070-072-000
WILLIAMS FAMILY TRUST
PO BOX 4135
PARADISE, CA 95967

050-081-010-000
LINDE PAMELA VICKI
6939 CLARK RD
PARADISE, CA 95969

050-081-028-000
HUMMEL TODD R & JOYCE ANN
1522 WARREN RD
PARADISE, CA 95969

050-081-017-000
HANSEN CHARLES W & ELIZABETH
A
6706 MOORE RD
PARADISE, CA 95969

050-081-029-000
ANGLIN STEVEN R ETAL
PO BOX 6513
BAKERSFIELD, CA 93386

050-081-033-000
PALMER CHARLES W & CAROL A
RECKERS
6694 MOORE RD
PARADISE, CA 95969

050-070-019-000
JESSEN HENRY M & MARIE LIVING
TRUST
8822 SKYWAY
PARADISE, CA 95969

050-081-034-000
LIDDIARD DONALD E
6682 MOORE RD
PARADISE, CA 95969

050-070-058-000
SKYWAY ASSEMBLY OF GOD
8792 SKYWAY
PARADISE, CA 95969

050-081-015-000
ANDRADE JOHN J & RAFAELA
6664 MOORE RD
PARADISE, CA 95969

050-070-046-000
MANIC INVESTMENTS LLC
5800 CLARK RD STE 11
PARADISE, CA 95969

050-070-047-000
BRODERICK JAMES L
1413 TOWHEE LN
PARADISE, CA 95969

050-070-049-000
LYONS PATRICIA A ETAL
1419 TOWHEE LN
PARADISE, CA 95969

050-081-039-000
CONGDON MICHAEL R & DEBRA S
1531 FOREST SERVICE ROAD
PARADISE, CA 95969

050-070-040-000
STATE OF CALIFORNIA
00000

050-081-040-000
HARTLAND KEITH
1515 FOREST SERVICE RD
PARADISE, CA 95969

050-081-032-000
PARADISE IRRIGATION DISTRICT
P O BOX 2409
PARADISE, CA 95967

050-081-041-000
SZEHNER DOUGLAS P
1533 FOREST SERVICE RD
PARADISE, CA 95969

L & L Surveying
P.O. Box 671
Paradise, CA 95967

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Recreation & Park Dist.
6626 Skyway
Paradise, CA 95969

Paradise Ridge Chamber of
Commerce
5550 Skyway
Paradise, CA 95969

Paradise Board of Realtors
6178 Center Street
Paradise, CA 95969

Paradise Downtown Business
Association
c/o Fir Street Gallery/Pam Funk
6256 Skyway
Paradise, CA 95969

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.
629 Entler Ave., Suite 15
Chico, CA 95928

Butte Environmental Council
116 W. 2nd Street #3
Chico, CA 95928

Pacific Gas & Electric
Laird Oelrichs, Land Agent
350 Salem St.
Chico, CA 95928

**TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPARTMENT**

REVISED DEVELOPMENT REVIEW REQUEST

TO: CSSD, PG&E, Business and Housing Services

FROM: Craig Baker, Community Development Director

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Site plan review permit and tree felling permit and applications proposing to fell 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).

LOCATION: 6705 Moore Road

AP NOS.: 050-070-041

APPLICANT: Paradise Recreation and Park District

CONTACT PHONE: 872-6393

RETURN DATE REQUESTED: September 11, 2012

DATE DISTRIBUTED: September 10, 2012

RECEIVED
SEP 10 2012

TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES

YES, WITH CONDITIONS

NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Design Review is required for all site plan review
project. There is no fee with this process.

lg 9/10/12

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.

M E M O R A N D U M

TO: Craig Baker

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 6705 Moore Road

DATE: September 10, 2012

Following are my comments relative to replace exiting light standards for both baseball fields with fewer, taller light standards to improve energy efficiency and reduce off-site light spillage and glare +/-19.75 acre land area zoned Community Facilities (CF)

- Building /Electrical permits are required.
- Building/Electrical permit application. Three (3) complete, min. 11" X 17", scaled, 2010 California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Engineer wet signed and stamped, Electrical plans wet signed and stamped by Electrical Engineer of record. Two (2) sets of wet signed Structural engineering calculations.
- 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.
- 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. 6705 Moore Road is located at approximately 2,174 (Google Earth).

PROJECT DESCRIPTION

The Moore Road Park is owned and operated by the Paradise Recreation and Park District. The Moore Road Ball Park Lighting system is over forty years old and is in need of a major renovation and replacement. The old ball park lighting system has served the community well, but is deficient, in need of major electrical repairs, and has severe light pole and support pole deterioration. The small ball park outfield expansion is planned to make the facility a better multi-use recreation play field. The District project description is as follows:

Elements of the proposed project are:

1. LIGHTING SYSTEM RENOVATION:

Demolition

- A. Remove the existing poles, light fixtures, overhead wiring, and electrical main switchboard.

Renovation

- A. Install new wood or steel poles
 - 1. The existing eight (8) poles on the small ball park are 50-feet in height and are planned to be replaced by two (2) 70-foot poles and four (4) 60-foot poles. On the large ball park, the existing eight (8) poles are 65-feet in height and planned to be replaced by six (6) 70-foot poles.
- B. Equip poles with new efficient luminaries and shielded housing.
 - 1. Small ball field current number of luminaries is twenty (20) and proposed is twenty-six (26).
 - 2. Large ball field current number of luminaries is thirty-two (32) and proposed is thirty-four (34).
 - 3. Lighting guidelines (American Softball Association and Little League) are:

	Guidelines (footcandles)	Small Field CURRENT	Small Field PROPOSED	Large Field CURRENT	Large Field PROPOSED
Infield	50	13	50.7	12	50.3
Outfield	30	6	30.5	10	30.5

Moore Road Ball Park Lighting Renovation and Field Expansion Project
6705 Moore Road, Paradise, CA

- C. Install new underground electrical lines and electrical components to all units.
- D. Replace old electrical main switchboard with new system.
- E. Upgrade existing pedestrian path lighting.
- F. Reconnect new system to existing buildings (concession stand and restrooms).

2. SMALL BALL PARK EXPANSION

Demolition

- A. Remove existing outfield fence.
- B. Remove twenty-six (26) trees and stumps.

Site Work

- A. Level and fill (less than 100 yards of soil) approximately thirty-five (35) feet beyond the existing outfield fence.
- B. Install new fencing, extending the outfield fence by thirty (30) feet.
- C. Add thirty (30) feet of new turf to the expanded area.
- D. Adjust irrigation system to water new turf area.

3. TIMELINE

The District plans to complete this project by fall/winter of 2012 or no later than October 30, 2013.

4. CONTACT INFORMATION

Paradise Recreation and Park District
6626 Skyway
Paradise, CA 95969
(530) 872-6393 ~ Fax: (530) 872-8619

Project Manager: Mike Trinca, District Manager

Project Supervisor: Jim Murphy, Park Superintendent



An Independent Special District Serving Your Community

*Enhancing the Quality of Life
Through People, Parks, and Recreation*

Mike Trinca
District Manager

RESOLUTION #12-09-1-392

CERTIFICATION OF THE PARADISE RECREATION AND PARK DISTRICT MOORE ROAD BALL PARK LIGHTING RENOVATION AND FIELD EXPANSION NOTICE OF EXEMPTION AND APPROVAL OF THE PARADISE RECREATION AND PARK DISTRICT MOORE ROAD BALL PARK LIGHTING RENOVATION AND FIELD EXPANSION

WHEREAS, the Paradise Recreation and Park District Board of Directors has reviewed the Paradise Recreation and Park District Moore Road Ball Park Lighting Renovation and Field Expansion, Notice of Exemption, Exhibit A and the Project Description, Exhibit B; and

WHEREAS, the Paradise Recreation and Park District Board of Directors have been informed by the District Manager that the Paradise Recreation and Park District Moore Road Ball Park Lighting Renovation and Field Expansion qualifies under Categorical Exemptions Public Resources Code Section 21080 (b) (9), 21084; State CEQA Guideline Sections: E Replacement or Reconstruction (Class 2) 15302 and Minor Alterations to Land (Class 4) 15304 (a), (b), (c); to be an exempt project from the California Environmental Quality Act (CEQA), Exhibit A; and

WHEREAS, the Paradise Recreation and Park District Board of Directors desires to approve the Paradise Recreation and Park District Moore Road Ball Park Lighting Renovation and Field Expansion Project, Exhibit B.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Paradise Recreation and Park District concurs with the Paradise Recreation and Park District, District Manager's determination that the Paradise Recreation and Park District Moore Road Ball Park Lighting Renovation and Field Expansion is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemptions Public Resources Code Section 21080(b) (9), 21084; State CEQA Guideline Sections: Replacement or Reconstruction (Class 2) 15302 and Minor Alterations to Land (Class 4) 15304 (a), (b), (c), Exhibit A.


FURTHER, BE IT RESOLVED that the Board of Directors of the Paradise Recreation and Park District approves the Paradise Recreation and Park District Moore Road Ball Park Lighting Renovation and Field Expansion, Exhibit B.

THIS RESOLUTION was approved and adopted by the Board of Directors of the Paradise Recreation and Park District on the 11th day of September 2012 by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 0



Al McGreehan, Chairperson



Steve Rodowick, Secretary

Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Paradise Recreation and Park District
6626 Skyway
Paradise, CA 95969

County Clerk
County of Butte
25 County Center Drive
Orville, CA 95965

Project Title: Moore Road Ball Park Lighting Renovation and Field Expansion

Project Location : 6705 Moore Road, Paradise, CA.
Nearest major street intersection – Forest Service Road and Clark Road
Town of Paradise, County of Butte
APN # 050-070-041

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project is the restoration and renovation of an existing lighting system at two ball parks and the expansion of one ball park by approximately thirty (30) feet. The ball park expansion will have minor alterations to park land including tree removal and land alterations. This project will improve the night lighting on the play fields and reduce the amount of light spillage affecting the surrounding areas. The field expansion will improve overall recreation usages for this site.

Name of Public Agency Approving Project: Paradise Recreation and Park District

Name of Person or Agency carrying out Project: Paradise Recreation and Park District

Exempt Status:

Categorical Exemption: Replacement or Reconstruction (Class 2) - State CEQA Guideline Section 15302
Minor Alterations to Land (Class 4) – State CEQA Guideline Section 15304 (a) (b) (c)


Reasons why project is exempt: Project is the renovation of an existing ball park lighting system and minor alterations to park land area to increase the size of one play field by thirty (30) feet.

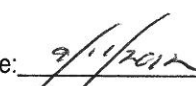
Lead Agency Contact Person: Mike Trinca

Telephone: (530) 872-6393

Filed by applicant:

1. **Attach certified document of exemption finding.** See Resolution 12-09-1-392
2. **Notice of Exemption has been filed by the public agency approving this project?** YES

Signature: 
Mike Trinca

Date: 

Title: District Manager
Paradise Recreation and
Park District

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant



MY PROJECT

Name: Moore Road Park Fields
 Location: Paradise, CA

EQUIPMENT LAYOUT

INCLUDES:
 - Baseball Field
 - Softball Field

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

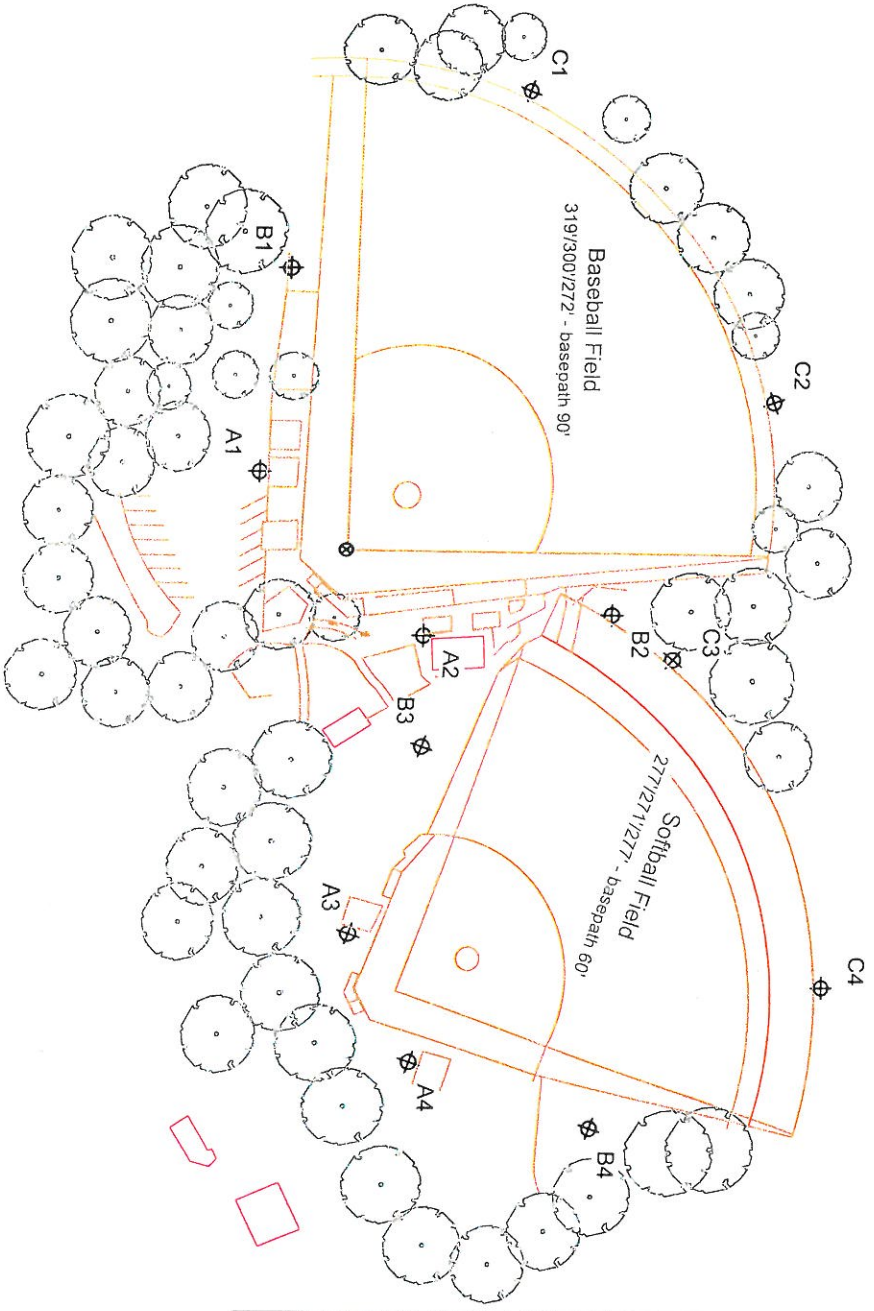
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	POLE SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY/
2	A1-A2	70'	-	70'	1500W MZ	93
2	A3-A4	60'	-	60'	1500W MZ	
2	B1-B2	70'	-	70'	1500W MZ	
2	B3-B4	70'	-	70'	1500W MZ	
2	C1-C2	70'	-	70'	1500W MZ	
2	C3-C4	60'	-	60'	1500W MZ	
TOTALS						60

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (90 min power factor)	Line Amperage Per Luminaire (max draw)					
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)
1500 watt MZ	8.6	7.7	7.5	6.5	5.1	3.7



SCALE IN FEET 1 : 120



Pole location(s) Ⓧ dimensions are relative to 0,0 reference point(s) ⊗

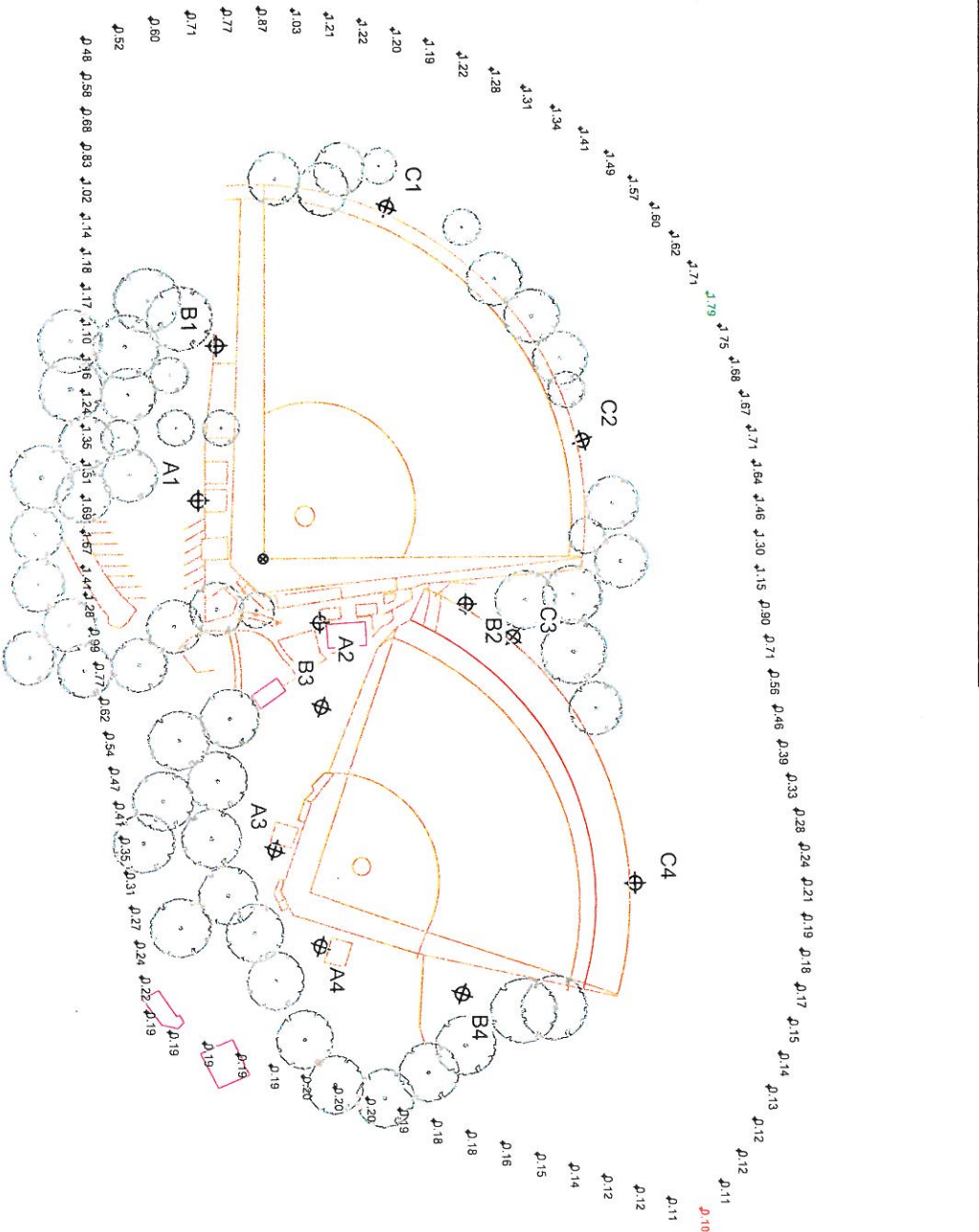
ENGINEERED DESIGN

By: Ryan Purdum
 File # / Date: 123734-1
 16-Aug-12

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EQUIPMENT LAYOUT

EQUIPMENT LIST FOR AREAS SHOWN									
Pole		Luminaires							
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	A1-A2	70"	-	70'	1500W MZ	5	5	0	
2	B1-B2	70"	-	70'	1500W MZ	7	7	0	
2	C1-C2	70"	-	70'	1500W MZ	5	5	0	
TOTALS							34	34	0



SCALE IN FEET 1 : 150

0' 150' 300'



MVP PROJECT

Name: Moore Road Park Fields
Location: Paradise, CA

GRID SUMMARY

Name: 150' Spill
Spacing: 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY

Entire Grid

Scan Average: 0.764
Maximum: 1.79
Minimum: 0.10
No. of Points: 93

LUMINAIRE INFORMATION

Luminaire Type: Green Generation
Rated Lamp Life: 5,000 hours
Avg Lumens / Lamp: 134,000
Avg Lamp Tilt Factor: 1.000
No. of Luminaires: 34
Avg KW: 53.18 (57.8 max)

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN

By: Ryan Purdum
File # / Date: 12373471
16-Aug-12

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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN									
QTY	LOCATION	Pole		GRADE ELEVATION	MOUNTING HEIGHT	Luminaires			
		SIZE	ELEVATION			LAMP TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	A3-A4	60'	-	-	60'	1500W/MZ	3	3	0
2	B3-B4	70'	-	-	70'	1500W/MZ	6	6	0
2	C3-C4	60'	-	-	60'	1500W/MZ	4	4	0
6							26	26	0
TOTALS							26	26	0



MY PROJECT
 Name: Moore Road Park Fields
 Location: Paradise, CA

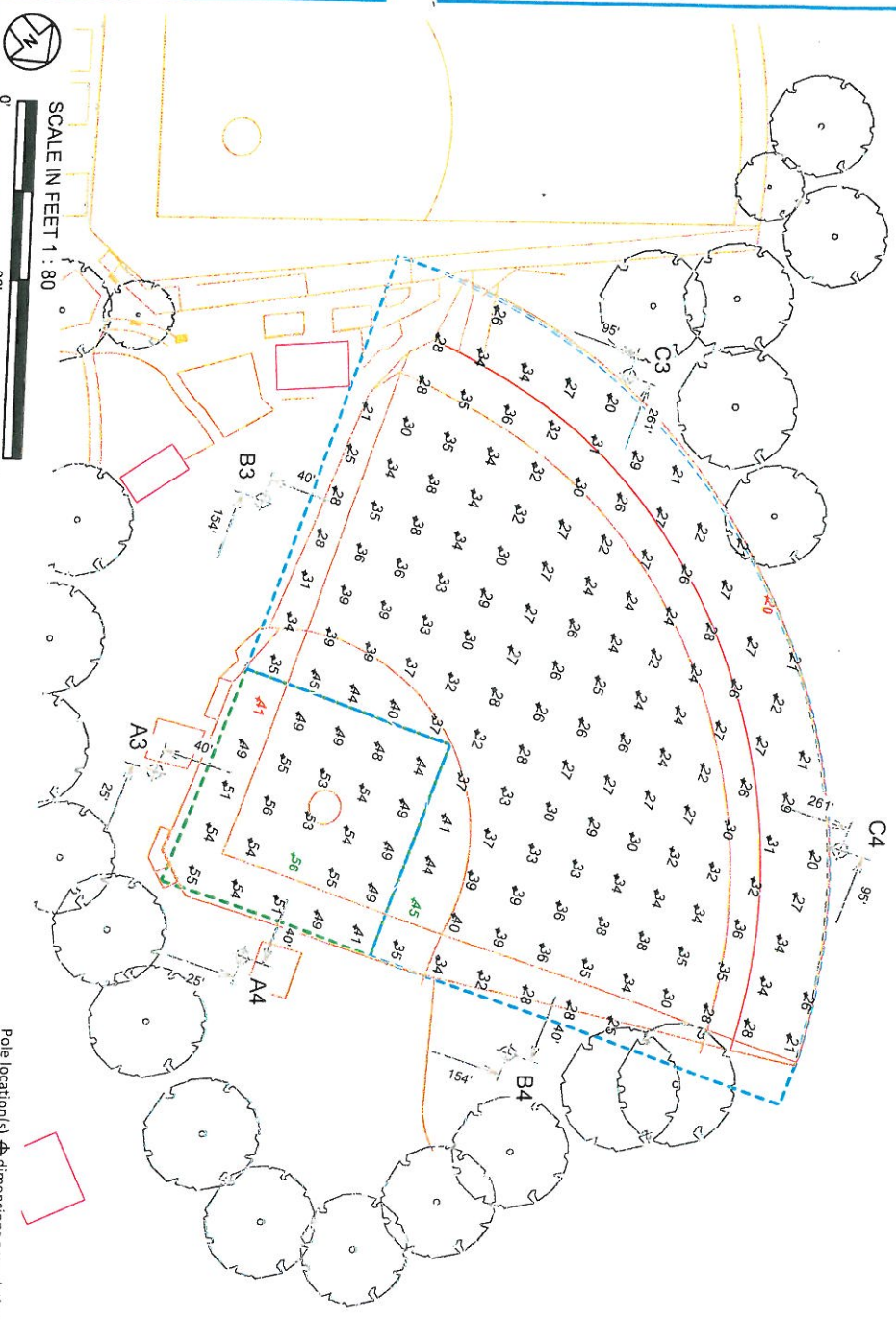
GRID SUMMARY
 Name: Softball Field
 Size: 277'x271'x277' - basepath 60'
 Spacing: 20.0' x 20.0'
 Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY	Infield	HORIZONTAL FOOTCANDLES
Guaranteed Average:	50	30
Scan Average:	50.7	30.5
Maximum:	56	45
Minimum:	41	20
Avg / Min:	1.24	1.54
Guaranteed Max / Min:	2	2.5
Max / Min:	1.36	2.27
UG (adjacent prs):	1.19	1.57
CV:	0.08	0.19
No. of Points:	25	142

LUMINAIRE INFORMATION
 Luminaire Type: Green Generation
 Rated Lamp Life: 5,000 hours
 Avg Lumens / Lamp: 134,000
 Avg Lamp Tilt Factor: 1.000
 No. of Luminaires: 26
 Avg KW: 40.66 (44.2 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.
Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

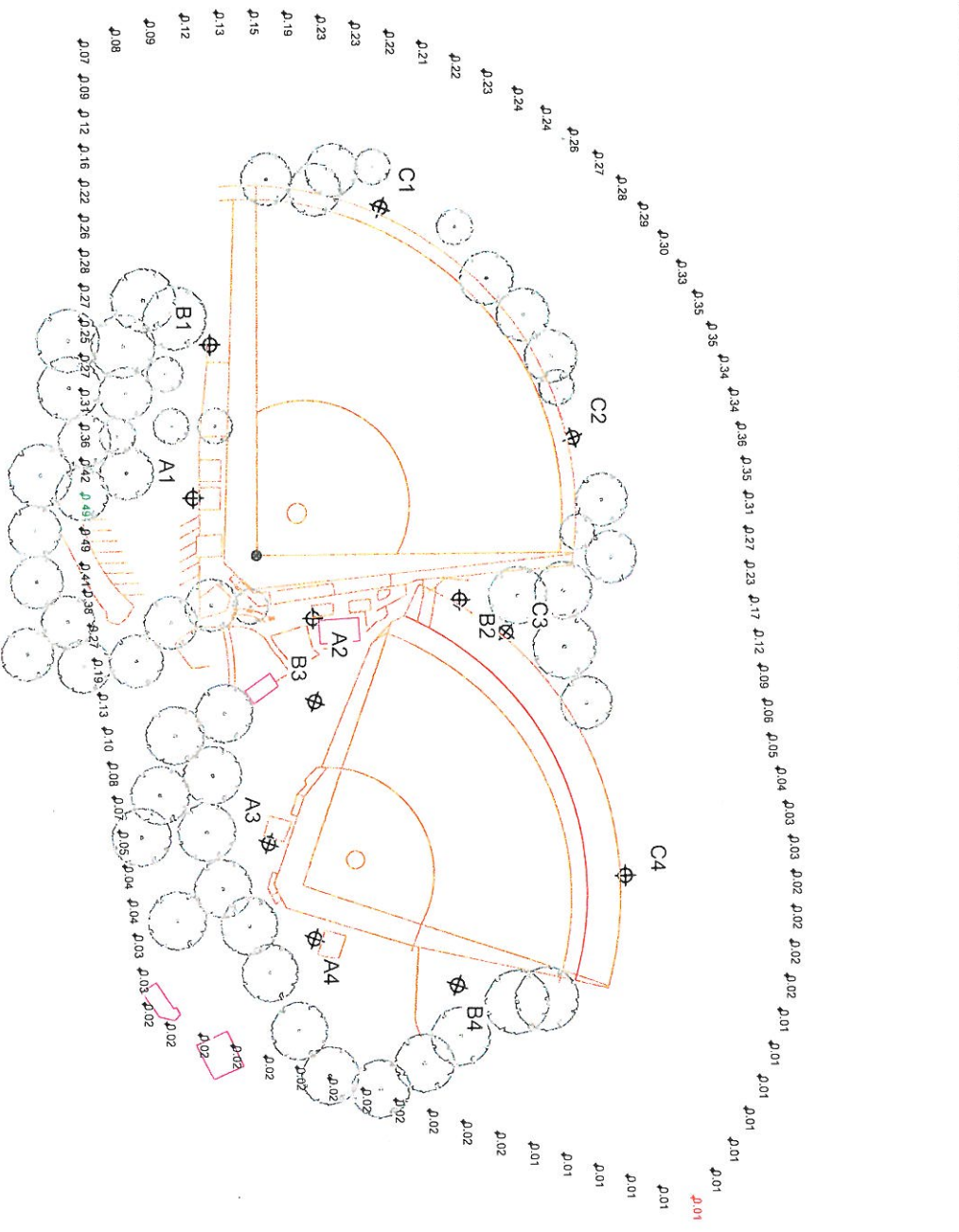


ENGINEERED DESIGN
 By: Ryan Purdum
 File # / Date: 123734r-1 16-Aug-12

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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN									
QTY	LOCATION	Pole		Luminaires		QTY / POLE	THIS GRID	OTHER GRIDS	
		SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE				
2	A1-A2	70'	-	70'	1500W MZ	5	5	0	0
2	B1-B2	70'	-	70'	1500W MZ	7	7	0	0
2	C1-C2	70'	-	70'	1500W MZ	5	5	0	0
6						34	34	0	0
TOTALS						34	34	0	0



SCALE IN FEET 1 : 150

0' 150' 300'



MY PROJECT
 Name: Moore Road Park Fields
 Location: Paradise, CA

GRID SUMMARY
 Name: 150' Spill
 Spacing: 30.0'
 Height: 3.0' above grade

CONSTANT ILLUMINATION		HORIZONTAL FOOTCANDLES	
SUMMARY	Entire Grid	Scan Average:	0.152
		Maximum:	0.49
		Minimum:	0.01
		No. of Points:	93
LUMINAIRE INFORMATION			
	Luminaire Type:	Green Generation	
	Rated Lamp Life:	5,000 hours	
	Avg Lumens / Lamp:	134,000	
	Avg Lamp Tilt Factor:	1.000	
	No. of Luminaires:	34	
	Avg KW:	53.18 (57.8 max)	

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the Lamp.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

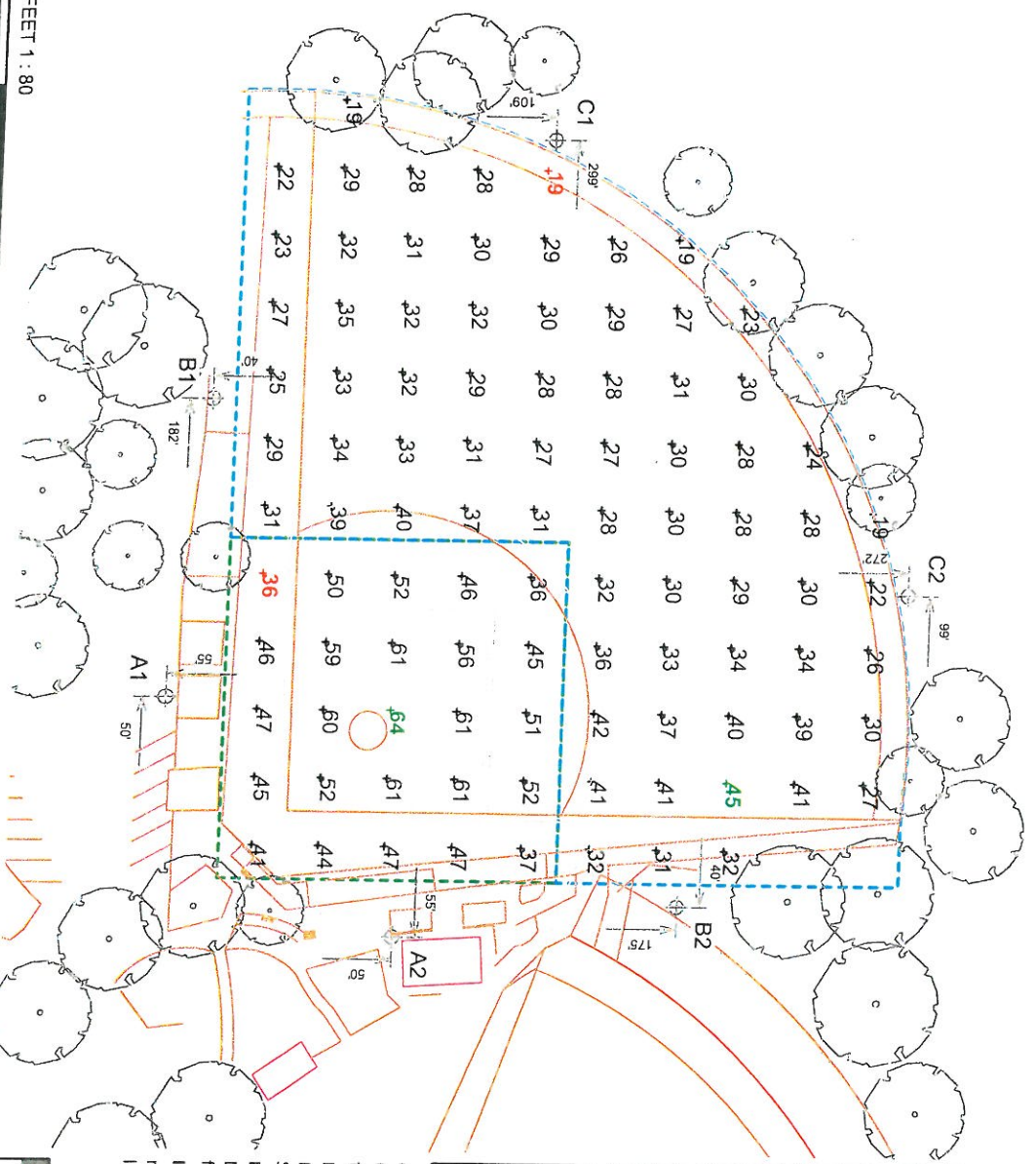
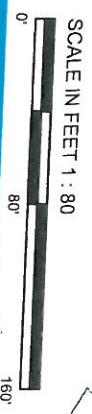
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN
 By: Ryan Purdum
 File # / Date: 123734T1
 16-Aug-12

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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN									
QTY	LOCATION	SIZE	GRADE ELEVATION	Pole		Luminaires			
				MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	A1-A2	70'	-	70'	1500W M2	5	5	0	0
2	B1-B2	70'	-	70'	1500W M2	7	7	0	0
2	C1-C2	70'	-	70'	1500W M2	5	5	0	0
TOTALS						34	34	0	0



MY PROJECT
 Name: Moore Road Park Fields
 Location: Paradise, CA

GRID SUMMARY
 Name: Baseball Field
 Size: 319' / 300' / 272' - basepath 90'
 Spacing: 30.0' x 30.0'
 Height: 3.0' above grade

CONSTANT ILLUMINATION SUMMARY

SUMMARY		HORIZONTAL FOOTCANDLES	
	Infield	Outfield	
Guaranteed Average:	50	30	
Scan Average:	50.3	30.5	
Maximum:	64	45	
Minimum:	36	19	
Avg / Min:	1.40	1.62	
Guaranteed Max / Min:	2	2.5	
Max / Min:	1.79	2.38	
UG (adjacent pts):	1.39	1.56	
CV:	0.17	0.18	
No. of Points:	25	71	

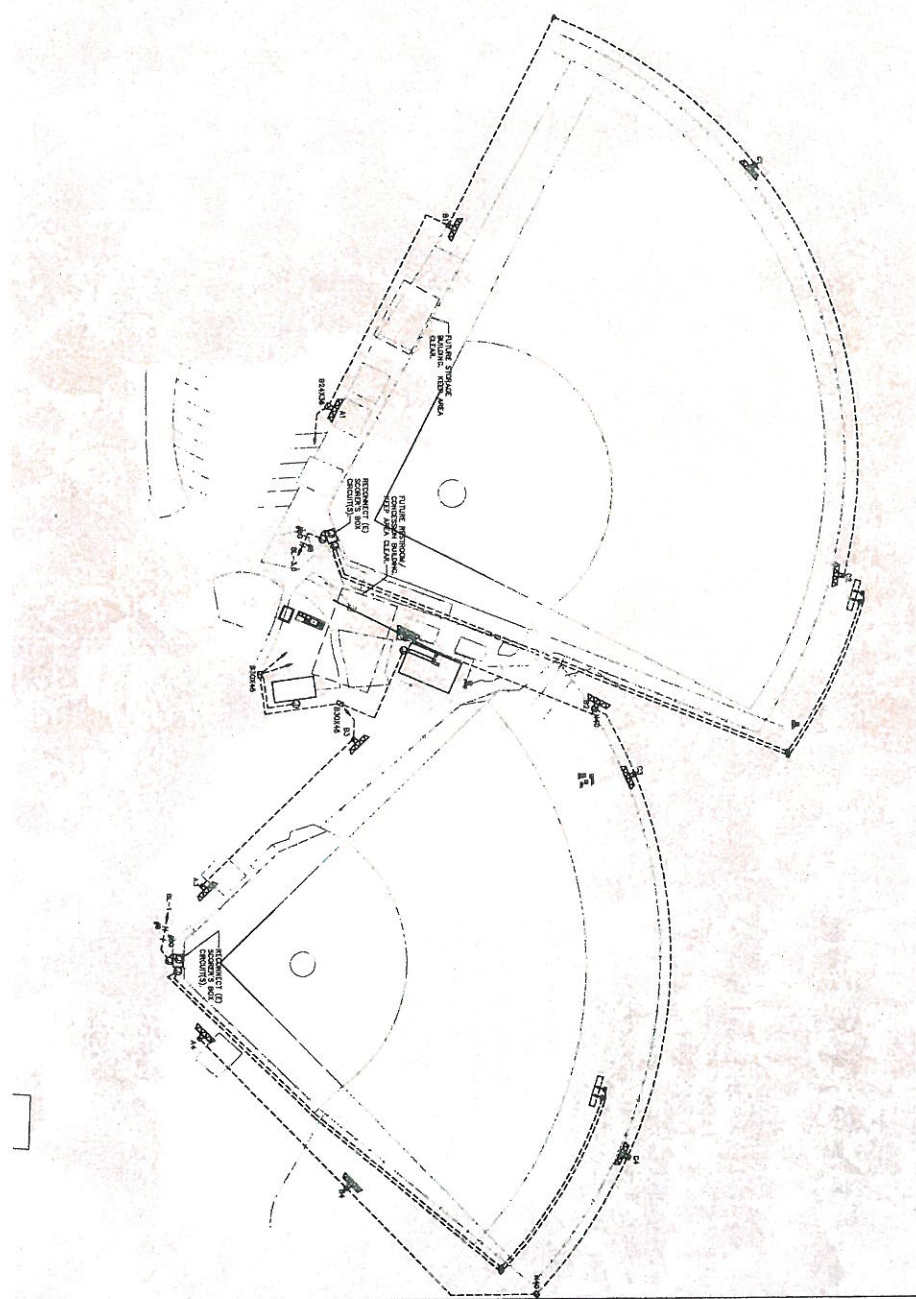
LUMINAIRE INFORMATION
 Luminaire Type: Green Generation
 Rated Lamp Life: 5,000 hours
 Avg Lumens / Lamp: 134,000
 Avg Lamp Tilt Factor: 1.000
 No. of Luminaires: 34
 Avg KW: 53.18 (57.8 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.
Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN
 By: Ryan Purdum
 File # / Date: 123734-1
 16-Aug-12

ILLUMINATION SUMMARY

SITE PLAN - ELECTRICAL

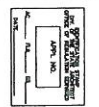


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Scale	AS SHOWN
Drawn	[initials]
Checked	YZ
Job	4472
File Name	MooreRoadBallpark.dwg
Sheet	E1.1
Of	2 Sheets

SITE PLAN - ELECTRICAL

PARADISE RECREATION AND PARK DISTRICT
MOORE ROAD BALLPARK

41



CHARLES A. MARTIN AND ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
2720 C Street, Sacramento, CA 95816-3215, tel: 916-442-0419

REVISIONS	
BY	



Musco's Light-Structure GREEN™

Musco's Green friendly system will reduce by half or more, the cost of operating and maintaining your ballfield lighting system.

For Your Budget

Innovative photometric improvements of the luminaire result in substantially more efficient light control.

Musco's evolution of fundamental lamp principles creates a new operating system — Smart Lamp™.

Savings

25 Year Life Cycle Cost Savings

Prior Technology Fixture Quantity	52
Light-Structure Green™ Fixture Quantity	32
1. Energy — photometric improvement	\$23,080
2. Group Relamp	\$16,250
3. Lamp Maintenance	\$3,750
4. Energy — controls	\$5,770
5. Labor — controls	\$10,000

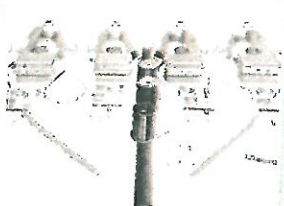
Total Projected Savings \$58,850

- | | |
|--|--|
| 1. 300 hours per year, 9¢ per kilowatt hour | 4. 25% savings by switching on and off 20 minutes closer to actual usage time. |
| 2. \$125 per luminaire for relamp labor and materials. | 5. 15 minutes labor for turning on and off at \$8 labor rate — 2,500 operations. |
| 3. Average of 7.5 repairs at \$500 each. | |

Musco's journey to the Green Generation — 30 years of "good old fashioned" new technology

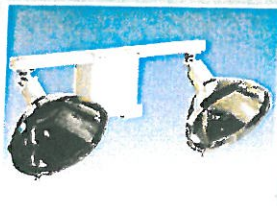
1976

Existing technology



1977

Factory assembled and wired light cluster — SportsCluster. Predictable results, easier installation



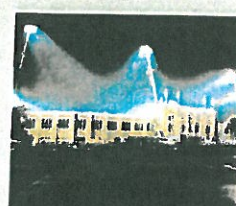
1981

Glare control research



1982

Temporary lighting service and rolling lab — Mobile Lighting System



1987

Easier maintenance — remote ballasts





Light·Structure GREEN™

*For your budget,
for the environment.*

"OFFERED WITH THE CONFIDENCE
EARNED AND LEARNED FROM
30 YEARS OF TECHNOLOGY INNOVATION."

Mignon Stankin *John Rodden*

... for a More Energy Conscious Generation.

Amazing new technology ... big cost benefits.

And best of all, it does wonderful things for the adjoining environment. It puts much less light on nearby properties. It protects the beauty of the dark night skies.

For The Environment

Spill and glare control features are now a standard part of every luminaire at no extra cost.

This green generation luminaire system cuts spill by half or more, even when compared to Musco's prior industry-leading technology.

Less Spill		
360' x 225' Soccer Field		
30fc Average Maintained	30fc Constant Illumination	
Light-Structure with Total Light Control™ photometric option	Fixture Type	Light-Structure Green™
1500W MZ	Lamp Type	1500W MZ
Vertical Illumination		
0.50 fc	Average	0.15 fc
0.74 fc	Maximum	0.26 fc
52	# of Luminaires	32

Now 25 years of unprecedented, trouble-free operation

Musco's *Constant 25™* product assurance and warranty program guarantees:

- Constant light levels and group lamp replacements at the end of rated lamp life
- Reduced energy consumption
- Monitoring, maintenance, and remote on/off control services
- System structural integrity

1989

Glare control with efficiency — SportsCluster 2.



1991

Complete lighting and electrical system from foundation-to-pole/top, Light-Structure System™



1997

Facility management services — 10 Club Service, and Control-Link.



44

2005

Energy, environment — today's prices — Light-Structure Green™



Light-Structure Green™ System — still Five Easy Pieces™ plus:

Improved Luminaire Efficiency

- 1. Reflector system:** More than 2000 photometric patterns provide optimal energy efficiency and minimal spill light for each project.
- 2. Visor System:** Several visor choices provide energy efficient light on the field and minimal spill light. The aerodynamics reduce wind load on the poles.
- 3. Side Shift Beam Control:** Beams can be adjusted within the luminaire horizontally as well as vertically. We can now custom fit the light to the corners.

Smart Lamp™ Operating System

- 1. Lamp:** 30 years of lamp experience has taught Musco how to operate the lamp with less energy and extend its life with a system of timed power adjustments.
- 2. Geared tilt adjustment:** With a geared leveling mechanism, the lamp arc tube operates in the energy advantageous horizontal position.

Increased Durability, Assured Results

- 1. Die-Cast aluminum reflector housing:** Provides a rugged foundation for building and maintaining a sophisticated photometric unit.
- 2. Gasketing:** Improved material and gasket system design virtually eliminate “outgasing” and other contamination of the reflectors and lens.
- 3. Factory Assembled Luminaires:** The luminaire ships totally assembled: avoids contaminants, saves time, improves aiming accuracy.
- 4. Attaching Mechanism:** The factory assembled luminaire connects electrically and structurally to the crossarm with one simple attachment.
- 5. Factory Aiming:** Musco’s well established service of factory aiming is even better with Light-Structure Green™ . . . field, changes can still be done.

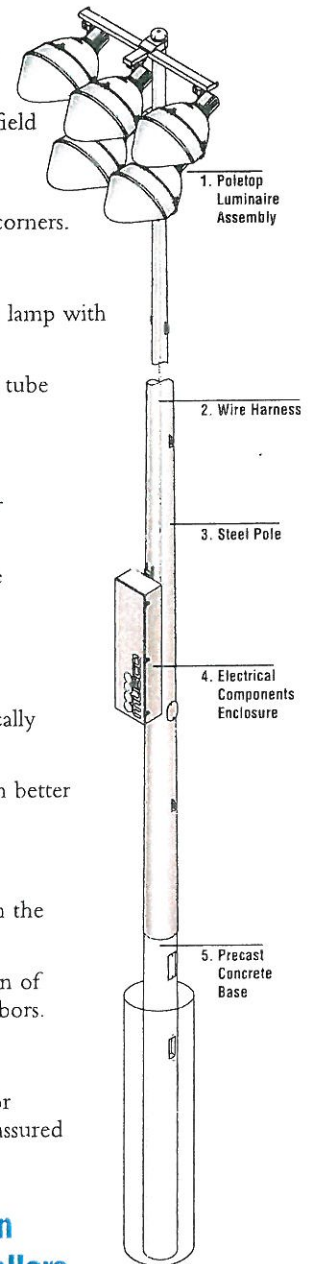
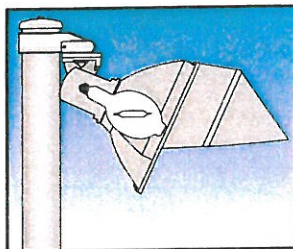
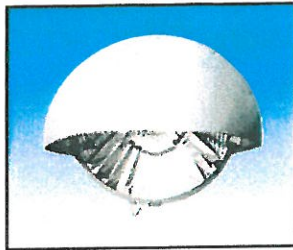
Solid control and flexible management

- 1. Controls and monitoring:** This system, in one simple cabinet, included in the base price, saves energy and gives you a solid, flexible management tool.
- 2. Control Link Central™:** Real people at Musco, 24/7, support the operation of your lights . . . from office, field or home . . . benefits field users and neighbors.

Ultimate guarantee

With **Green Generation Lighting**, Musco’s Constant 25™ guarantees it all for 25 years, plus free relamping at the end of the lamps’ rated life. All of this is assured by Musco’s field service department and their technicians.

Light-Structure Green™ is the result of more than a dozen inventions and innovations from more than 10 million dollars of research and capital investment by Musco.



We Make It Happen.

800/825-6030

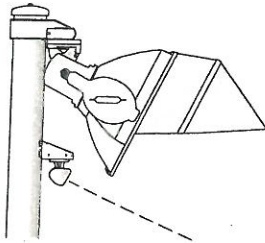
www.musco.com

e-mail: light@musco.com



Light Structure GREEN™

**For your budget,
for the environment.**



New Technology

- Cuts operating costs in half
- Reduces spill light by 50%
- Includes system monitoring and remote on/off control services
- Provides constant light levels

Same 5 Easy Pieces™

- Complete system from foundation-to-poletop
- Factory wired, aimed, and tested
- Fast, trouble-free installation
- Comprehensive corrosion protection package

Includes

Musco Constant 25™

25-Year Product Assurance and Warranty

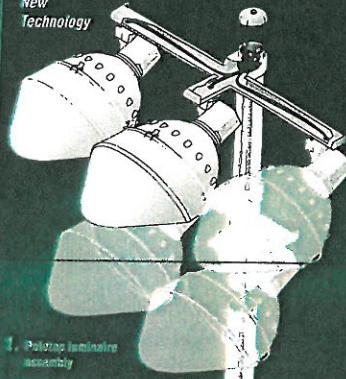
Provides 25 years of trouble-free lighting equipment operation, including parts, labor, and group lamp replacement.



We Make It Happen.

www.musco.com

New Technology

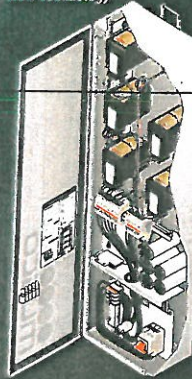


1. Poletop laminaire assembly

2. Wire harness

3. Galvanized steel pole

New Technology



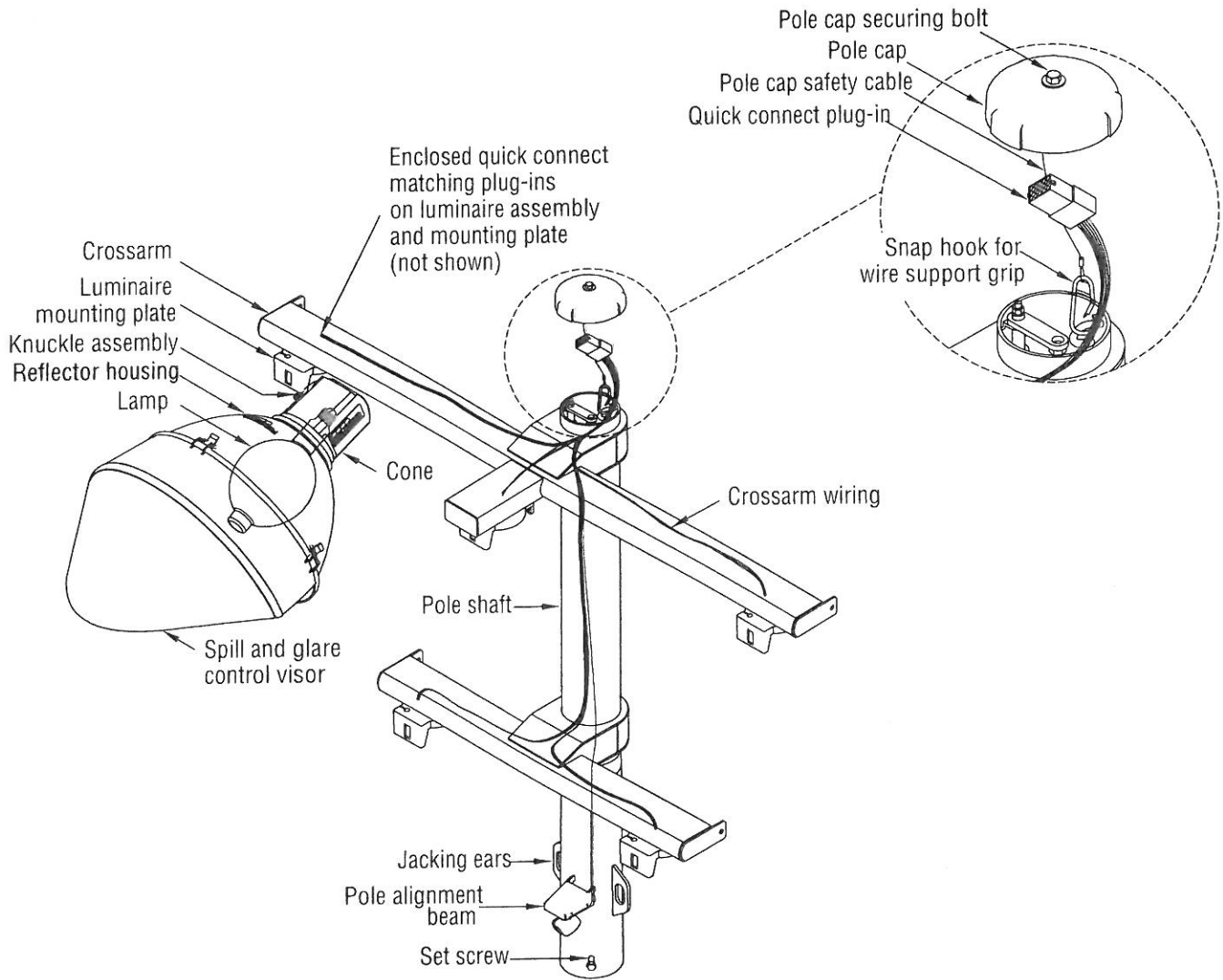
4. Electrical components enclosure

5. Precast concrete base

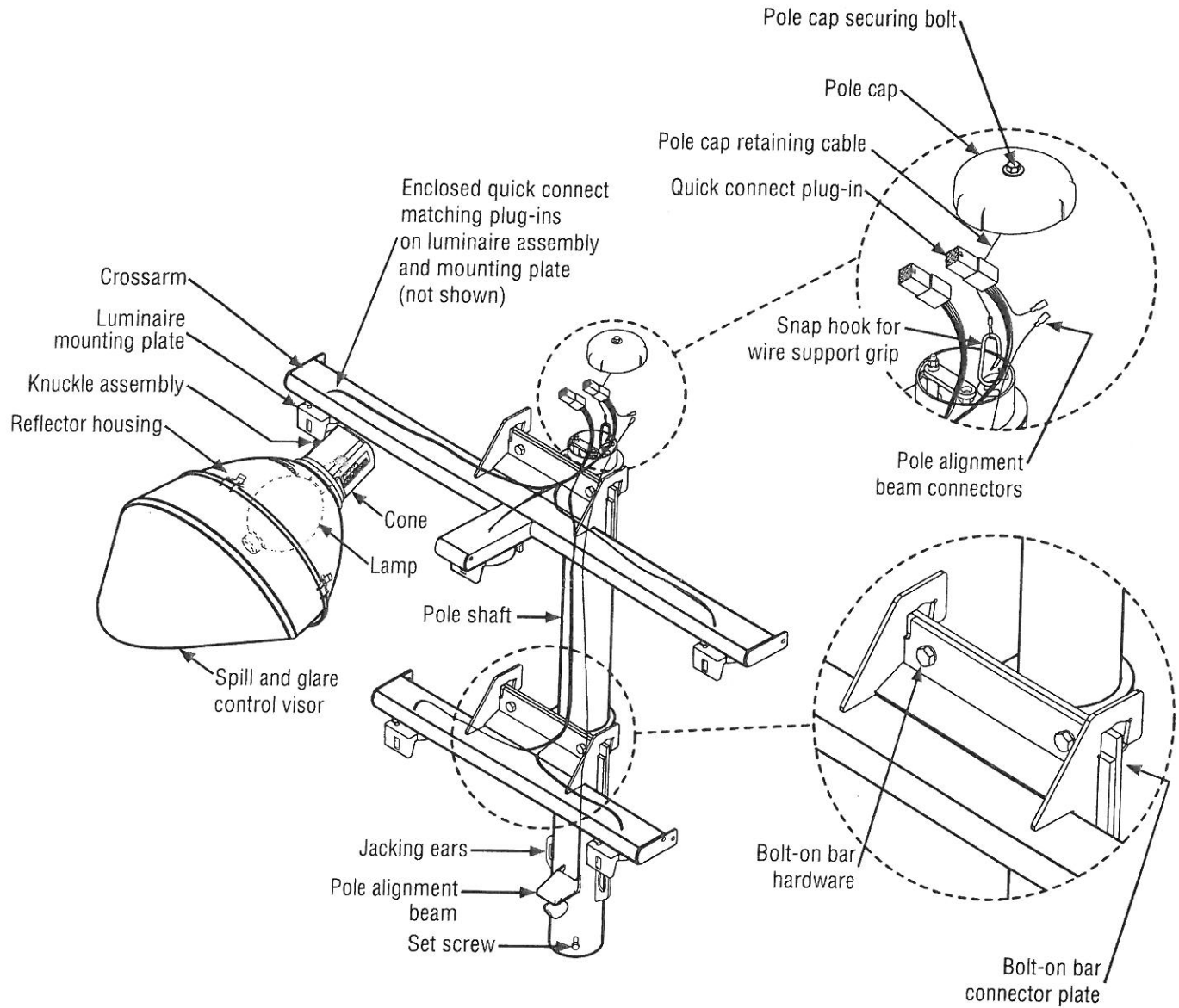
Ground line

All you add is:

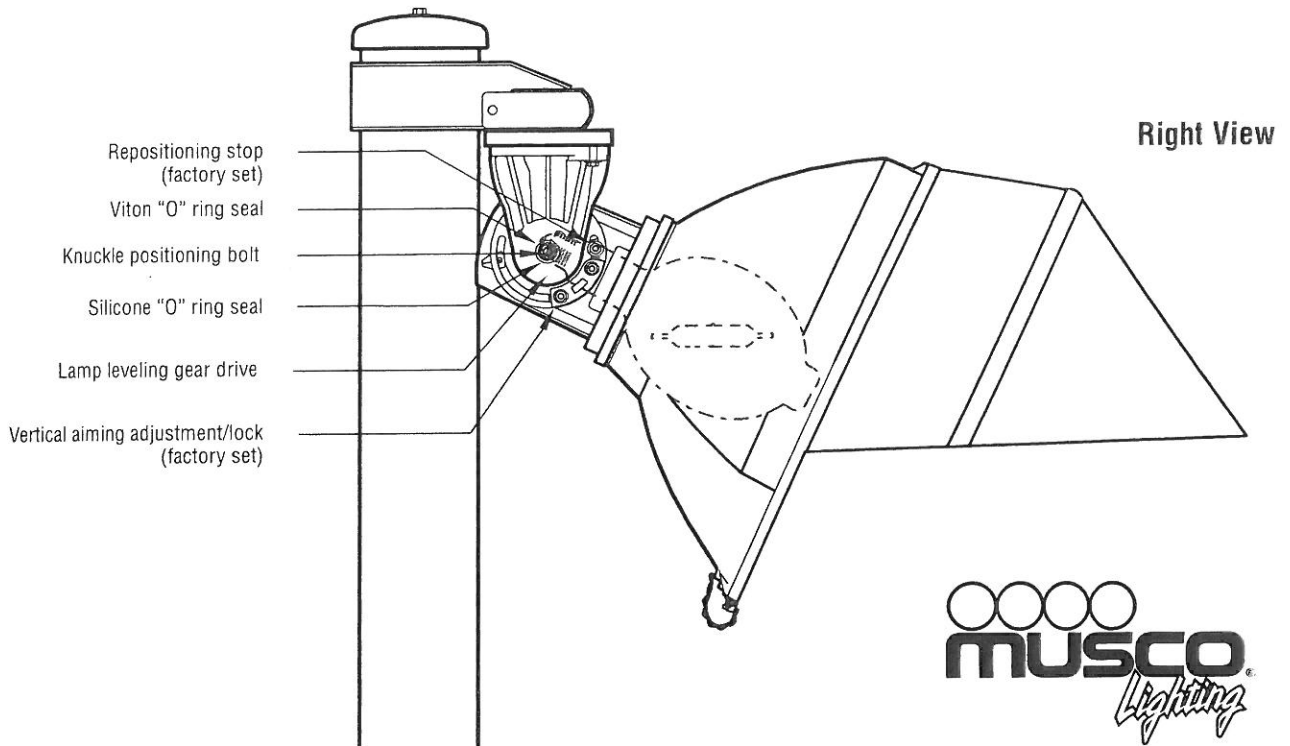
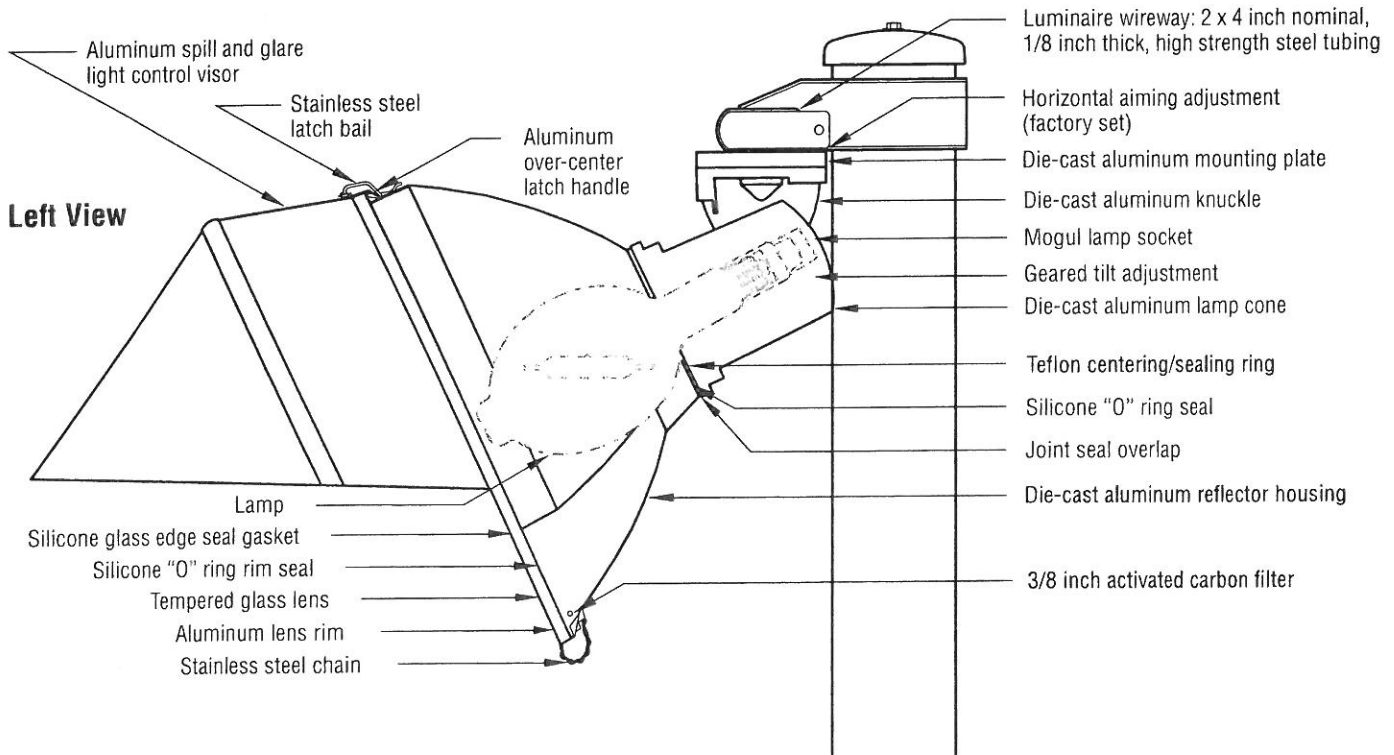
- Working rod and connection to system distribution hub
- Concrete base fill
- Underground wiring
- Service entrance



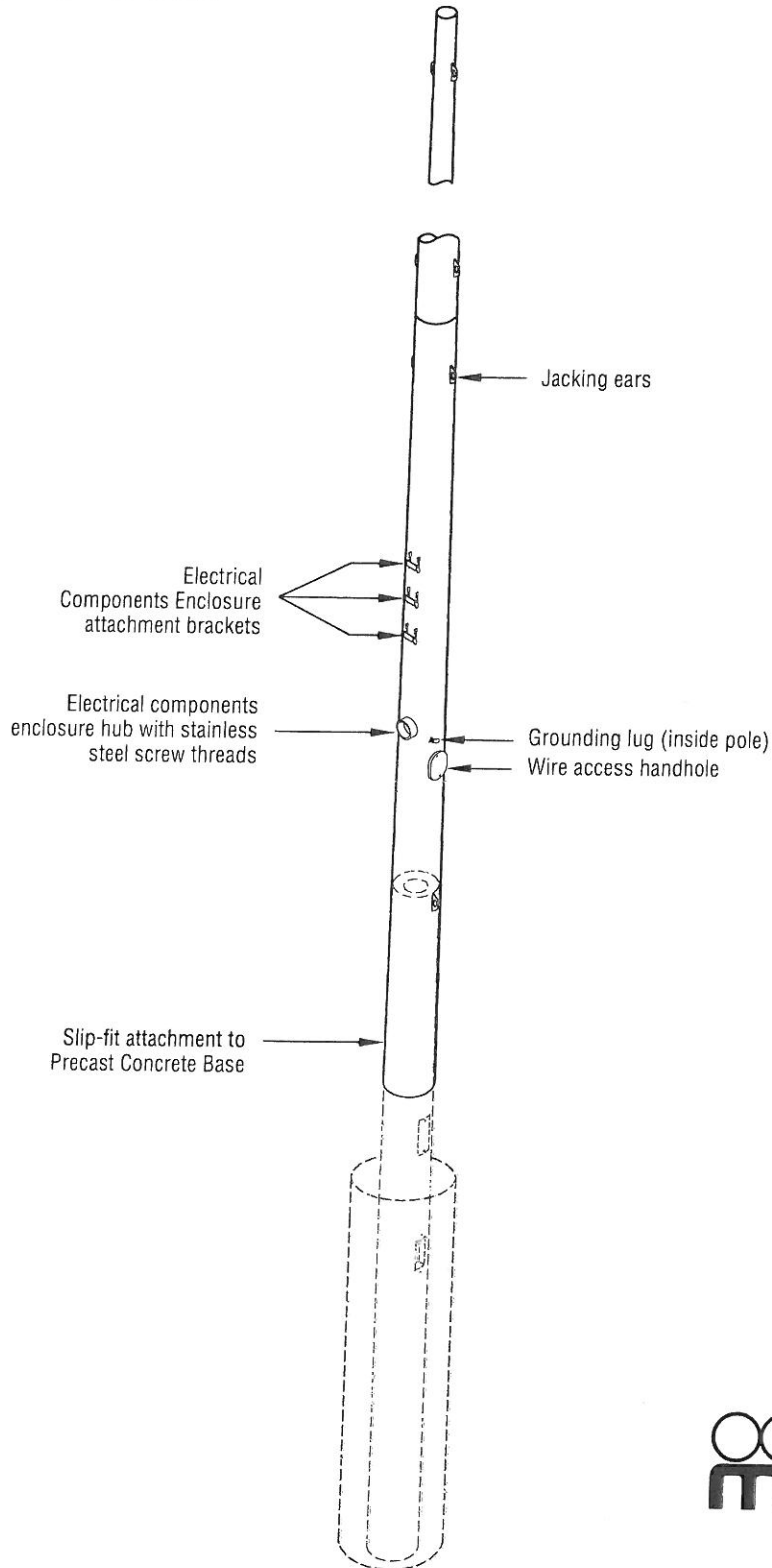
800/825-6030
www.musco.com
lighting@musco.com



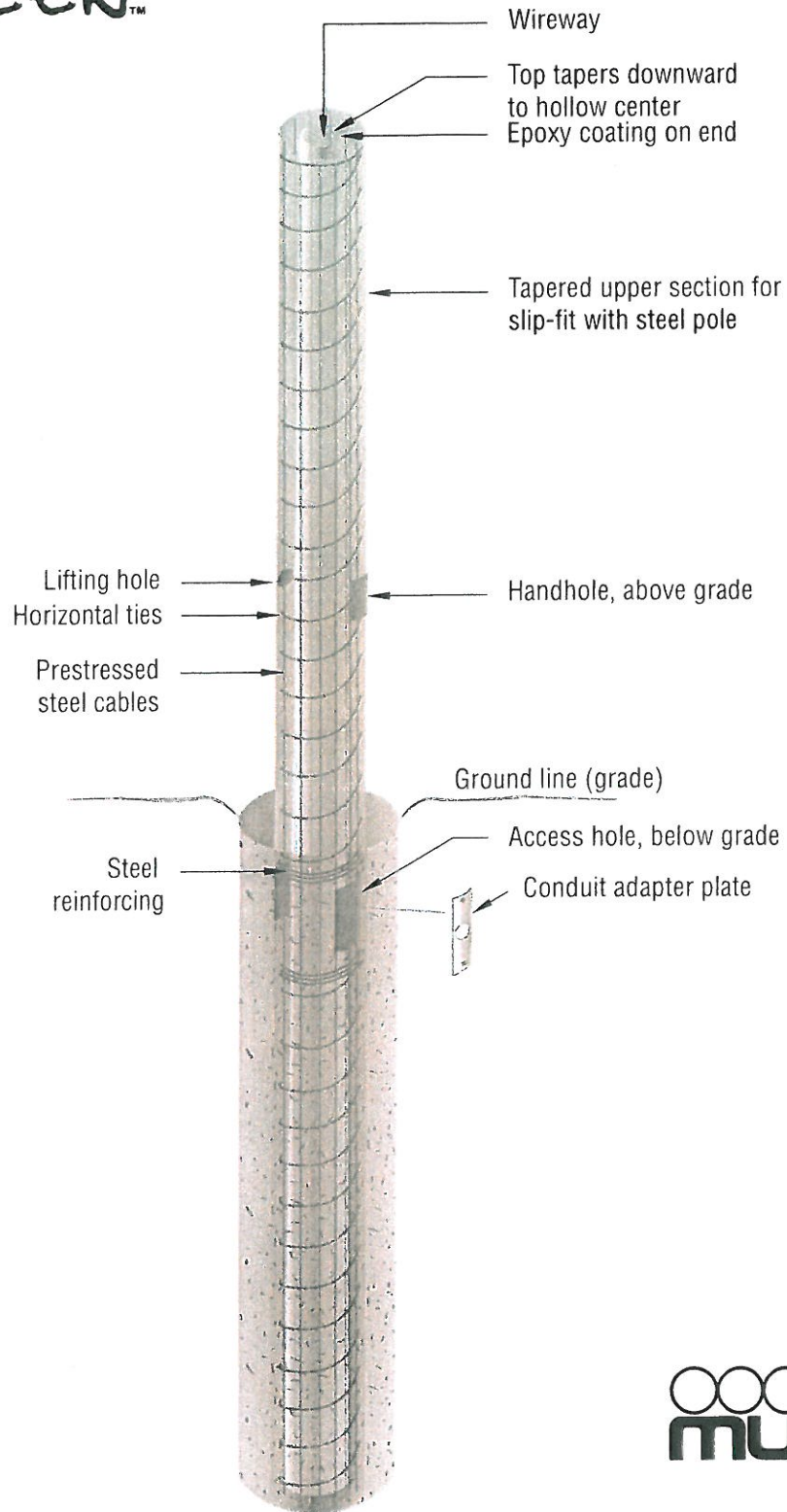
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lighting@musco.com



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www.musco.com
lighting@musco.com



800/825-6030
www.musco.com
lighting@musco.com



800/825-6030
www.musco.com
lighting@musco.com

TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING DIVISION)
5555 SKYWAY, PARADISE - (530) 872-6291
TREE FELLING APPLICATION/PERMIT

AP NO. 050-070-041	PERMIT NO.	DATE: 8/30/12
PROPERTY ADDRESS:		
PROJECT DESCRIPTION (attach additional sheet(s) if necessary) NUMBER OF TREES: <u>25</u> TYPE OF TREES: <u>SEE ATTACHED</u> CIRCUMFERENCE OF TREES (at 54" above grade): <u>SEE ATTACHED</u>		
DATE FELLING SHALL START: <u>OCT 1 2012</u>		
CONSTRUCTION PERMIT NO: <u>NA</u> DATE ISSUED _____		
PURPOSE OF REMOVAL: <u>EXPANSION OF BALLFIELD</u>		
TREE FELLING PERMIT HISTORY FOR PROPERTY: _____		
OWNER INFORMATION:		
NAME: <u>Paradise Recreation Park District</u> TELEPHONE NUMBER: <u>872-6393</u>		
ADDRESS: STREET NUMBER/NAME: <u>6626 SKYWAY</u>		
CITY/STATE/ZIP: <u>PARADISE, CA 95969</u>		
CONTRACTOR INFORMATION:		
NAME: _____ TELEPHONE NUMBER: _____		
ADDRESS: STREET NUMBER/NAME: _____		
CITY/STATE/ZIP: _____		
PERMIT FEE \$	REPLACEMENT FEE \$	RECEIPT NO.

PLOT PLAN (Show Street, Structure and Tree(s) in space provided below.)

If this permit application is for five (5) or more qualifying trees, submit a separate plot map drawn to scale.

SEE ATTACHED

↑
N

CONTRACTOR LICENSE LAW

I declare under penalty of perjury (check one):

- I am licensed under provisions of the Business and Professions Code and my license is in full force and effect. License No. _____ Classification _____
- The contracted service price is \$500.00 valuation or less and owner provided written disclosure as per Business & Professions Code Section 7048.
- I, as the owner, or my employees with wages as their sole compensation will do the work.
- I, as the owner, am exclusively contracting with licensed contractors.
- I am licensed under provisions of Public Resources Code 4570 et seq. and my license is in full force and effect. License No. _____
- I, as the owner, am exclusively contracting with a licensed timber operator.

WORKER'S COMPENSATION INSURANCE: I declare under penalty of perjury (check one):

- I have placed on file with the Town of Paradise Community Development Department a certificate of worker's compensation or a certificate of consent to self insure.
- I shall not employ any person in any manner so as to become subject to the workers compensation laws of California.
- The contracted service price is \$500.00 valuation or less.

NOTICE TO APPLICANT: If after making this statement, should you become subject to the workers compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CERTIFICATION: I certify that I have read this application and state that the above information is correct. I agree to comply to all town ordinances and state laws relating to tree cutting, and hereby authorize representatives of the Town of Paradise to enter upon the above-mentioned property for inspection purposes. I also agree to save, indemnify and keep harmless the town and its agents against all liabilities, judgments, costs and expenses that may in any way accrue against said agency in consequence of the granting of this permit.

I understand that for each tree felled, one tree (fifteen gallon minimum size) shall be planted within twelve months thereafter or within one year of occupancy of new construction, whichever occurs first.

[Handwritten Signature]

Date: 8-20-12

Signature of Applicant - Owner Contractor Agent LTO

APPROVAL:

- Approved
- Disapproved

By _____ (Town Manager or Designee) Date: _____

It is recommended that you contact the California Department of Forestry, Redding Office, (530) 225-2418 for regulations that may apply to tree felling. This permit expires 90 days beyond date of issue.

POST THIS PERMIT AT A POINT PROVIDING PRIMARY ACCESS TO THE SITE OF THE TREE FELLING PRIOR TO FELLING ANY QUALIFYING TREES.

NO QUALIFYING TREE SHALL BE REMOVED WITHOUT POSSESSION OF AN APPROVED PERMIT.

August 6, 2012

Joel Wilkinson
ISA Certified Arborist WE 7712A

Arborist Report
Moore Rd. Ball Field Expansion

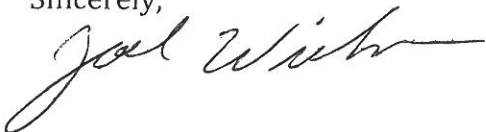
Paradise Parks and Recreation has approached me with a proposed field expansion at Moore Rd. Softball Field. The project proposes to expand the outfield fence and lighting system by 30 feet from the existing boundary.

In order to accommodate the expansion, fence lines, light poles, and electrical systems will have to be moved. The original qualifying tree inventory numbered 26 trees. During my site visitation I noticed that tree #10, a 56" Black Oak, was already dead, leaving 17 Black Oaks and 8 conifer varieties to be removed. Exact location and tree diameters are documented in this proposal.

Given the remaining forest canopy and buffer zones between the ball park and surrounding properties, these removals should not affect the esthetics of the ball park or affected surrounding properties.

The proposed specifications and goals of the project, the tree removals seem reasonable to achieve the specific needs for the expansion proposed. These are only my profession opinions, but the overall project seems reasonable to achieve the goals for the ball field expansion.

Sincerely,



Joel Wilkinson

Paradise Recreation and Park District

Moore Road Park

Tree Survey

August 29, 2012

Site:

19 acres, 2 play fields, 1 Horse Arena, Dog Park, Restrooms, Playground, Concession Stand and 2 Parking Lots. Approximately 6 acres of the site is open space with the remaining 13 acre portion natural timber land.

Tree Survey:

Diameter	+30"	20-29"	9-19"	-8"
Ponderosa Pine	5	560	400	96
Black Oak	8	64	60	72
Incense Cedar	0	0	8	0
Douglas Fir	4	64	12	16
Other	0	0	20	5
Totals	17	688	500	189

Seedlings:

Douglas Fir	+100
Ponderosa Pine	+25
Incense Cedar	+15
Black Oak	+5

A simple timber cruise was completed by Mike Trinca and Jim Murphy on August 20, 2012. The site is under a vegetative management plan by the Paradise Recreation and Park District and has received one major fuel reduction approximately five years ago and is in need of additional tree removal to improve the health of the trees. The stand of timber is very dense in several locations and at the current time there are twenty dead Ponderosa Pine trees. Jay Kitzmiller, Registered Professional Forester, has assisted the District with the evaluation of this site.



