



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

[www.townofparadise.com](http://www.townofparadise.com)

## PLANNING DIRECTOR MEETING AGENDA

**2:00 PM – June 18, 2014**

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 Planning Director on any agenda item, including closed session. If you wish to address the Planning Director 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 meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to the Planning Director 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.

### **1. APPROVAL OF MINUTES**

[a. Approval](#) of Minutes - October 23, 2013

### **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.

### **3. CONTINUED PUBLIC HEARING** – None.

### **4. PUBLIC HEARING**

#### \*\*\*\*\*PUBLIC HEARING PROCEDURE \*\*\*\*\*

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

**4a. Item determined to be exempt from environmental review**

**VERIZON WIRELESS SITE PLAN REVIEW PERMIT (PL14-00119) APPLICATION:**

Site plan review permit approval to authorize the establishment of a 145 foot-tall wireless communications facility designed to appear as a mature pine tree and a +/-192 square foot equipment shelter upon a 1.56 acre property located at 6661 Pentz Rd, zoned Neighborhood Commercial (NC) and currently developed to accommodate construction sales and service (AP No. 050-180-025).

**5. ADJOURNMENT**

|   |     |
|---|-----|
| STATE OF CALIFORNIA )<br>COUNTY OF BUTTE )  | SS. |
| 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:<br>_____ |     |
| TOWN/ASSISTANT TOWN CLERK SIGNATURE _____   |     |

**TOWN OF PARADISE**  
**PLANNING DIRECTOR MEETING MINUTES**  
**REGULAR MEETING – 2:00 PM – October 23, 2013**

The October 23, 2013 Planning Director Meeting was called to order by Community Development Director/Planning Director Craig Baker at 2:00 pm in the Town Council Chamber located at 5555 Skyway, Paradise, CA 95969.

Staff Present: Community Development Director Craig Baker, Assistant Planner Susan Hartman; Town Clerk Joanna Gutierrez.

**1. APPROVAL OF MINUTES**

The Minutes of December 31, 2012 Planning Director meeting were approved by Director Baker.

**2. PUBLIC COMMUNICATION (Public Presentation of Non-Agenda Items) – None.**

**3. CONTINUED PUBLIC HEARING - None.**

**4. PUBLIC HEARING**

a. Item proposed to be exempt from environmental review:

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

Assistant Planner Susan Hartman reported to the Planning Director regarding the AT&T application to establish a  $\pm 130$  foot tall mono-pine communications facility and a  $\pm 322$  square foot equipment shelter to provide improved digital cellular communications service to a certain geographical area in the Town of Paradise. Ms. Hartman reviewed the design, location, and purpose of the proposed facility and stated that there must be a Town-approved site plan review permit in order for AT&T to establish the proposed wireless communication facility. As such, AT&T submittal of the application is consistent with zoning regulations assigned to the project site. Assistant Planner Hartman stated that staff is recommending an additional Condition of Land Use #17 be assigned to the project that would read as follows:

17. Stationary emergency back-up generators or equipment shall comply with applicable California State Airborne Toxic Control Measures (ATCM) as per Health and Safety Code Section 39666 (District Rule 1000).

Community Development Director Baker opened the public hearing at 2:05 pm.

1. Frank Schabarum, applicant on behalf of AT&T Mobility, confirmed that the project applicant is in agreement with the Conditions numbered 1 through 16, stated that the conditions will be incorporated into the design, asked questions relating to the public safety access and what type of equipment would be set up in and/or on the facility and requested a copy of the conditions of approval with Condition #17 included. Mr. Schabarum stated for the record that he received a telephone call from Betty Gates, who didn't say anything in favor or against but informed that her property is available for lease if the current property doesn't work out for the proposed facility.

Community Development Director Baker stated that it is his understanding that the type of equipment that would be utilized is a voter repeater system. Mr. Schabarum stated he doesn't think that system will present a problem and asked if there could be an option, or condition, to allow the use of a temporary generator during construction in the event the cord wasn't long enough. Mr. Baker said that he would not consider a temporary generator as a permanent piece of equipment and that even if this isn't set forth as a condition, it would still be applicable to fixed backup generators pursuant to the Health and Safety Code.

Mr. Schabarum thanked Community Development Director Baker and Assistant Planner Hartman for their assistance and being present at the AT&T walk through. He stated that he does not believe the project is one that will be noticed after completion.

Community Development Director Baker closed the public hearing at 2:15 pm.

Mr. Baker announced that there is a seven-day appeal period of this project and, as Planning Director, adopting the following findings and approved this AT&T Mobility site plan review permit (PL13-00282) application, thereby authorizing land use approval to establish a  $\pm 130$  foot tall, unstaffed cellular communications facility and associated ground equipment on property located at 8792 Skyway, subject to the following conditions:

#### 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.

### **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.
17. Stationary emergency back-up generators or equipment shall comply with applicable California State Airborne Toxic Control Measures (ATCM) as per Health and Safety Code Section 39666 (District Rule 1000).

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Planning Director

Attest:

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Planning Secretary

**TOWN OF PARADISE PLANNING DIRECTOR  
PLANNING STAFF REPORT  
MEETING DATE: June 18, 2014**

**FROM:** Susan Hartman, Assistant Planner **AGENDA NO.** 4(a)  
**SUBJECT:** Verizon Wireless Site Plan Review Permit Application (PL14-00119)  
**DATE:** June 4, 2014 **APN** 050-180-025

**GENERAL INFORMATION:**

Applicant: Verizon Wireless (c/o Epic Wireless)  
8700 Auburn Folsom Rd, Ste 400  
Granite Bay, CA 95746

Engineer: Peek Site-Com  
12852 Earhart Ave, Ste 101  
Auburn, CA 95602

Location: 6661 Pentz Rd

Requested Action: Site plan review permit approval to permit the establishment of a  $\pm 145$  foot tall mono-pine communications facility and a  $\pm 192$  sq ft equipment shelter.

Purpose: To provide improved cellular communications service to Paradise Ridge residents.

Present Zoning: Neighborhood Commercial (NC)

General Plan Designation: Neighborhood Commercial (NC)

Existing Land Use: Construction Sales and Service

Surrounding Land Use: North: Vacant land  
East: Pentz Road  
South: Single Family Residential  
West: Single Family Residential

Parcel Size:  $\pm 1.56$  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 8 TAKE ACTION ON THIS APPLICATION.**



### **SPECIAL INFORMATION:**

The project applicant, Verizon Wireless, 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  $\pm 1.56$  acre property. The facility would consist of a  $\pm 145$  foot tall free standing monopole tower designed to look like a pine tree and a  $\pm 192$  square foot equipment shelter. The monopole tower would be fitted with nine panel antennas located at 136 feet above ground level.

The proposed wireless communication facility would be located within a leased and fenced area (30' x 40') located in the center of the northerly portion of the project site property. Save for a new utility pole, 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 alleviate poor cellular coverage for wireless communications customers in the northeast area of the Paradise community.

### **ANALYSIS:**

The proposed project will result in the establishment of a  $\pm 145$  foot-tall wireless communication facility on property situated within the Neighborhood Commercial (NC) zoning district. The NC zone is assigned to areas within the Town that are planned for, or are, providing a full range of locally oriented commercial retail and service 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 145 foot-tall communication facility. Hence, submittal of the Verizon Wireless 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 Verizon Wireless site plan review permit (PL14-00119) application, thereby authorizing land use approval to establish a  $\pm 145$  foot tall, unstaffed cellular communications facility and associated ground equipment on property located at 6661 Pentz Rd, 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 April 22, 2014 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 abandoned septic tank in the presence of the Onsite Sanitary Official for observation and evaluation. Secure appropriate sanitation permit for destruction, if necessary. Expose/identify location of leach fields if system is to remain.
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. Secure an encroachment permit from the Town of Paradise Engineering Division for the upgrade of the Wagstaff Rd driveway encroachment which connects to the proposed Verizon Wireless access easement.
9. 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.
10. All fencing surrounding the proposed ground level communications facilities shall be solid fencing and a maximum of six (6) foot tall above grade.
11. Construct and install all proposed facilities in substantial conformance with project materials submitted to the Town of Paradise on April 22, 2014.
12. 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**

13. Meet the applicable requirements of the Paradise Fire Department in accordance with the Fire Marshal's plan check review dated May 12, 2014, on file with the Town Development Services Department.

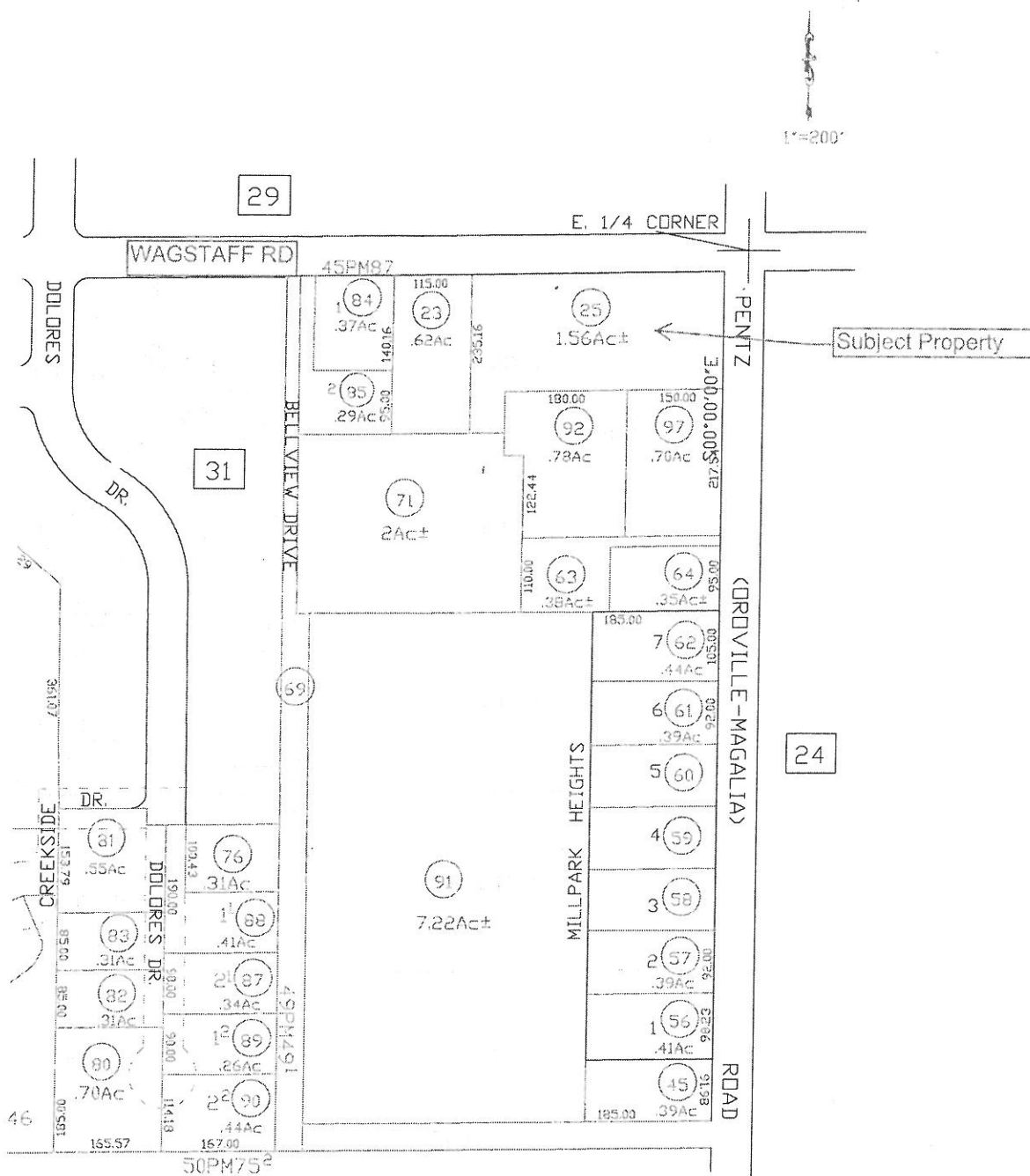
### **CONDITIONS OF LAND USE**

14. No lighting fixtures shall be permanently affixed to the proposed cellular communications tower for the term of its use.

15. 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.
16. 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).
17. 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 VERIZON WIRELESS SITE PLAN REVIEW PERMIT APPLICATION (PL14-00119)**

1. Project site vicinity map.
2. Project Support Statement submitted by Verizon Wireless.
3. Photo simulations submitted by Verizon Wireless, 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 Verizon Wireless.
5. Comments received from Building Official/Fire Marshal Tony Lindsey dated May 12, 2014.
6. Comments received from Onsite Sanitary Official Doug Danz dated May 12, 2014.
7. Comments received from Paradise Irrigation District representative Neil Essila dated April 25, 2014.
8. Comments received from Paradise Police Dept Acting Chief of Police Steve Rowe dated April 24, 2014.
9. Comments received from Town Engineer Marc Mattox dated April 24, 2014.
10. List of property owners provided with a Notice of Public Hearing for the Verizon Wireless project.
11. Notice of exemption document for the Verizon Wireless project.



Butte County Assessor's Map  
Book 50, Page 18

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**APPLICANT:** Verizon Wireless

**ADDRESS:** 6661 Pentz Rd

**OWNER:** Marshall Ely

**PROJECT DESCRIPTION:**

Site plan review permit approval to authorize the establishment of a 145 foot-tall mono-pine wireless communications facility and a +/-192 square foot equipment shelter upon a 1.56 acre property currently developed to accommodate construction sales and service (lumberyard).

**Zoning:** NC

**GENERAL PLAN:** NC

**FILE NO.** PL14-00119

**ASSESSOR PARCEL NO.** 050-180-025

**MEETING DATE:** June 18, 2014



## **PROJECT SUPPORT STATEMENT**

### **DEVELOPMENT APPLICATION FOR VERIZON SITE "PENTZ ROAD"**

**APN 050-180-025-000**

**6661 PENTZ RD, PARADISE, CA 95969-2956**

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#### **INTRODUCTION**

Verizon Wireless is seeking to improve communications service in the Butte County region near Wagstaff and Pentz Roads in the Town of Paradise. Verizon would like to increase coverage and capacity in the area by locating a new telecommunications facility in order to increase and improve coverage and capacity for both current and potential customers. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service.

This tower will help alleviate an area of poor coverage within this service area, which causes reoccurring lost calls, ineffective service, and slow data speeds. To remedy these problems, Verizon proposes to develop a wireless facility at 6661 Pentz Rd. The proposed location of the tower is set within a lumber yard with several pine trees and will be designed to comply with The Town of Paradise wireless design guidelines. The proposed Verizon communications facility will be located within an 30' x 40' fenced compound including: (1) proposed 11.5' x 16'-10.5" pre-fab equipment shelter 10'x5' pad for a 30kw emergency standby generator and a 145' monopine that will accommodate (3) sectors with (3) antennas per sector and (12) remote radio units (RRU's) mounted to the antennas. The tower will also accommodate multiple future carrier's antenna centerlines.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce and recreation.

#### **SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE**

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Verizon has taken the responsibility for back-up service very seriously. As such, Verizon has incurred increased expense to install a standby diesel generator at this facility to insure quality communication for the surrounding community regardless of any disaster or catastrophe.

#### **CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE**

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

## **COMPLIANCE WITH CITY DEVELOPMENT STANDARDS**

This project has been carefully designed to comply with applicable standards. Additionally, the location of the facility is currently surrounded by natural vegetation consisting of many pine trees. Verizon Wireless is proposing a monopine to match the existing pine trees. Additionally, Verizon is proposing to use a natural stone aggregate faced equipment shelter to better blend with the natural environment.

## **COMPLIANCE WITH FCC STANDARDS**

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License. In addition, this project will conform to all FCC standards.

## **TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS**

Verizon offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

## **FUTURE COLLOCATION OPPORTUNITIES**

The proposed site has been designed to allow for future co-location opportunities with other carriers. The land lease provides sufficient space for additional service providers and the tower and its foundation are designed for future equipment. This tower will eliminate the need for multiple towers within the same general vicinity as it has been designed to accommodate up to (2) carriers and their associated ground equipment.

## **LIGHTING**

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter for servicing the equipment.

## **NOISE**

The standby generator will be operated for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters. The generator creates 63 dBA of sound at a distance of 23 feet. 63 dBA is comparable to the level of sound generated by a normal conversation from 3 feet away.

## **HAZARDOUS MATERIAL**

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

## **ENVIRONMENTAL SETTING**

Verizon Wireless is proposing a monopine to match the existing pine trees and better blend with the natural environment. Additionally, Verizon is proposing an equipment shelter with a natural stone aggregate siding to better blend with the natural environment.

## **MAINTENANCE AND STANDY GENERATOR TESTING**

Verizon installs a standby diesel generator and batteries at many of its cell sites. The generator and batteries serve a vital role in Verizon emergency and disaster preparedness plan. In the event of a power outage, Verizon communications equipment will first transition over to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site. This two state back-up plan is an extremely important component of Verizon communications sites. Back-up batteries and generators allow Verizon communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

A standby generator will be installed at the site to ensure quality and consistent coverage in the event of a power outage or disaster. This generator will be run for approximately 15 minutes every other week for maintenance purposes, and during power outages and disasters.

A technician will visit the site approximately twice a month to check the facility and perform any necessary maintenance.

## **CONSTRUCTION SCHEDULE**

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.



Photosimulation of the view looking west from  
Pentz Road at the intersection with Wagstaff Lane.

**Pentz Road**  
6661 Pentz Road  
Paradise, CA 95969



**Proposed**

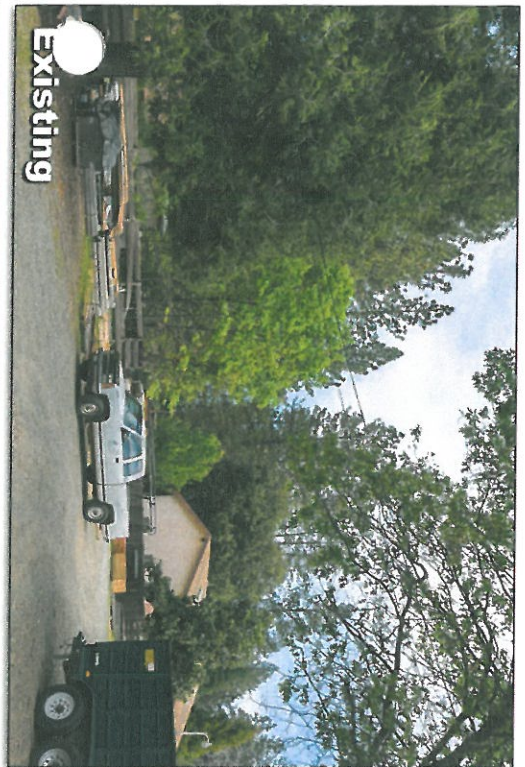


Photosimulation of the view looking northwest  
from within the lumber yard.

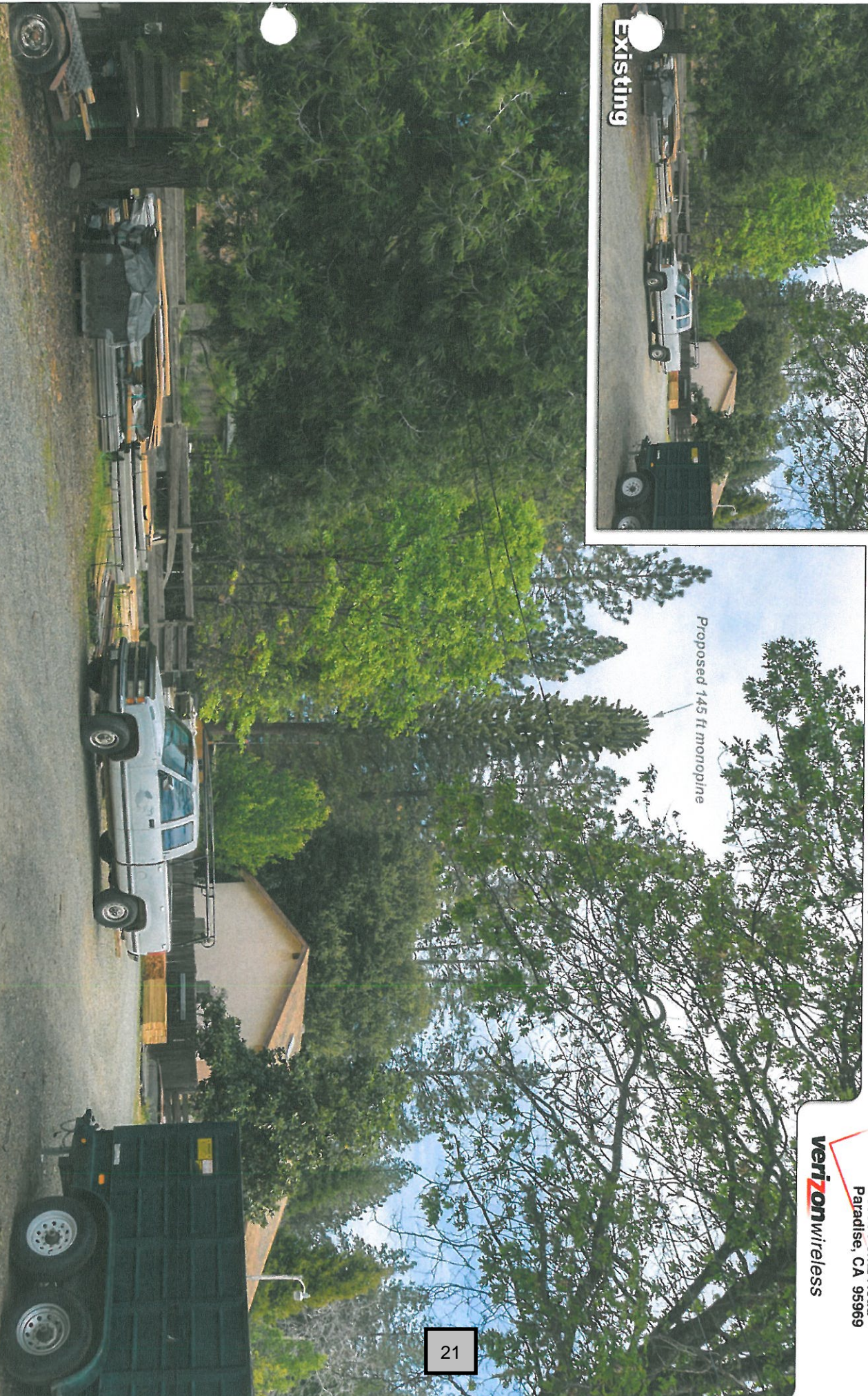
**Pentz Road**  
6661 Pentz Road  
Paradise, CA 95969



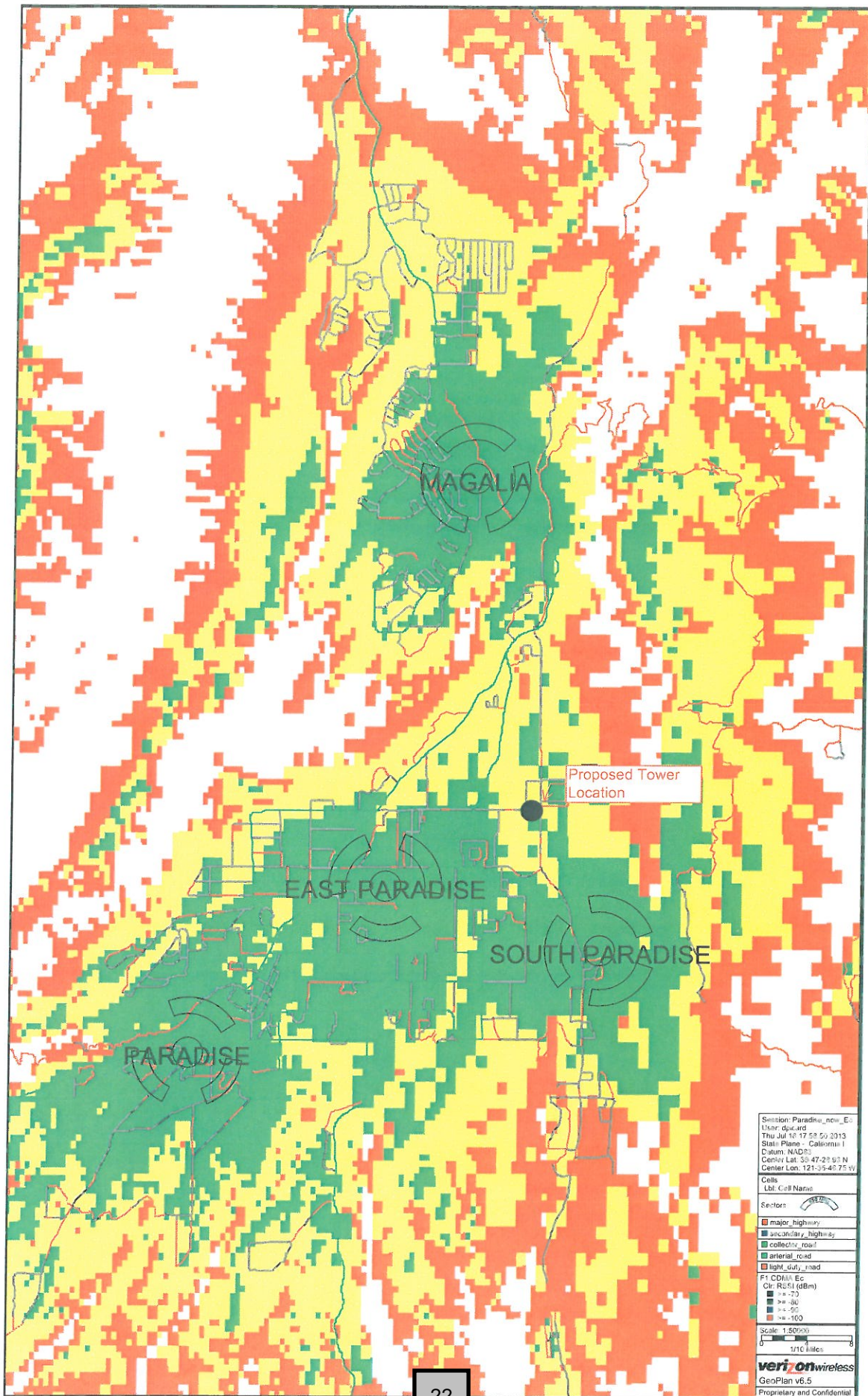
Existing



Proposed 145 ft monopine

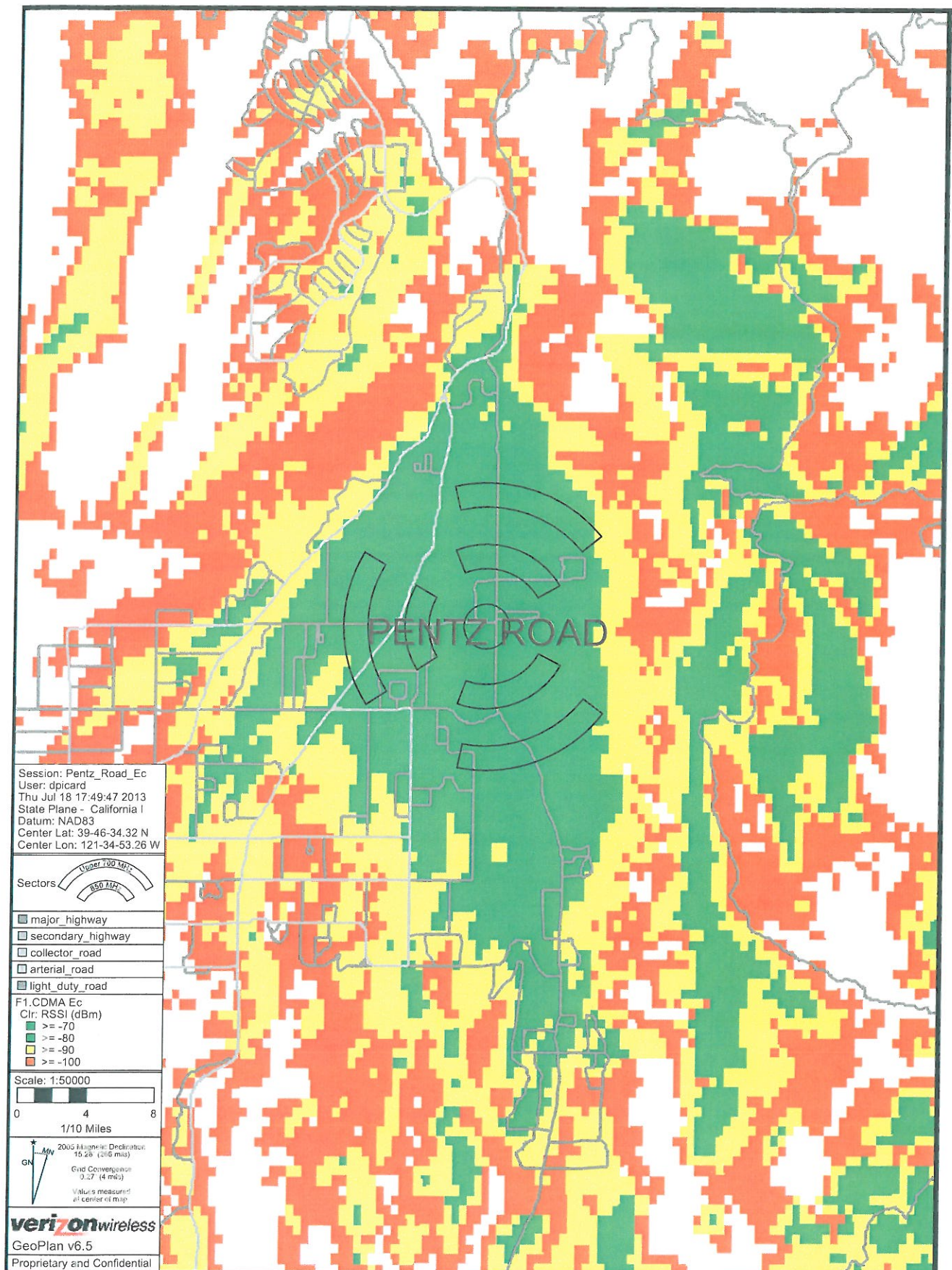






BEFORE





AFTER

# MEMORANDUM

TO: Susan Hartman

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 6661 Pentz

DATE: May 12, 2014

Following are my comments relative to the site plan review permit approval to authorize the establishment of a 145 foot-tall mono-pine wireless communications facility and a +/- 192 square foot equipment shelter.

1. Building permit application. Three (3) complete, min. 11" X 17", scaled, 2013 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 2013 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. 6661 Pentz is located at approximately 2,094 (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 15 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 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 space on the tower and inside the fenced area for its emergency responder communication needs. See police comments for requirements.

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Police, Fire, Building Safety, Business/Housing, Engineering, PID, PG&E

**FROM:** Susan Hartman, Assistant Planner (872-6291 x114) *SH*

**REQUEST:** Review and Comment

**DESCRIPTION OF PROJECT:** Site plan review permit approval to authorize the establishment of a 145 foot-tall mono-pine wireless communications facility and a +/-192 square foot equipment shelter upon a 1.56 acre property currently developed to accommodate construction sales and service (lumberyard).

**LOCATION:** 6661 Pentz Rd

**AP NOS.:** 050-180-025

**APPLICANT:** Verizon Wireless (c/o Epic Wireless)

**CONTACT PHONE:** 530-368-2357 (Andrew Lesa)

**RETURN DATE REQUESTED:** **May 8, 2014**

**DATE DISTRIBUTED:** April 24, 2014

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.  
**MAY 12 2014**  
**RECEIVED**

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

☐ YES

☐ YES, WITH CONDITIONS

☒ NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

Onsite Sanitation Division requires that the abandoned septic tank in close proximity to the cell tower location be uncovered for observation or evaluation or for destruction under permit. - DDanz

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

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

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COMMUNITY DEVELOPMENT DEPT.

CONTACT PHONE: 530-368-2357 (Andrew Lesa) APR 25 2014

RETURN DATE REQUESTED: May 8, 2014 RECEIVED

DATE DISTRIBUTED: April 24, 2014

\*\*\*\*\*

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. Neil Essila April 25, 2014

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**

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COMMUNITY DEVELOPMENT DEPT.  
APR 24 2014  
**RECEIVED**

\*\*\*\*\*

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

IT WOULD BE NICE TO RESERVE SPACE ON Tower FOR  
PUBLIC SAFETY RADIO ANTENNA SEE ATTACHED  
ANTENNA SPECS

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.

# ANTENNA SPECS

|   |            |
|---|------------|
| Receiver Antenna Make:                      | MAX RAD    |
| Receiver Antenna Model:                     | MFB1500    |
| Receiver Antenna Gain:                      | UNITY GAIN |
| Receiver Feedline Type:                     | LDF5 7/8"  |
| Receiver Feedline Length:                   | 100 FT     |
| Multicoupler Gain/Duplexer Loss:            | UNITY GAIN |
| Repeater/Base Station Receiver Sensitivity: | .3 MCV     |

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

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**RETURN DATE REQUESTED:** **May 8, 2014**

**DATE DISTRIBUTED:** April 24, 2014

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DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

*Wagstaff access driveway requires upgrade* *4/24/14 10:42 AM*

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             | owner_1           | street_address       | city_state_zip     | situs_street_address | situs_city_state_zip |
|-----------------|-------------------|----------------------|--------------------|----------------------|----------------------|
| 050-171-019-000 | BECKER BOB IRWIN  | 6231 BECKER WAY      | PARADISE CA 95969  | Incomplete Data      | Incomplete Data      |
| 050-171-020-000 | LONG FAMILY TRUS  | 1681 WAGSTAFF RD     | PARADISE CA 95969  | 1681 WAGSTAFF RD     | PARADISE CA 95969    |
| 050-180-023-000 | PENROD ROBERT A   | 6820 LINDA SUE WAY   | FAIR OAKS CA 95628 | 1694 WAGSTAFF RD     | PARADISE CA 95969    |
| 050-180-025-000 | ELY MARSHALL M &  | 5021 CIRCLE LN       | PARADISE CA 95969  | 6661 PENTZ RD        | PARADISE CA 95969    |
| 050-180-063-000 | KUCZYNSKI TIM     | 6623 PENTZ RD        | PARADISE CA 95969  | 6623 PENTZ RD        | PARADISE CA 95969    |
| 050-180-071-000 | ELY JAMES O FAMIL | 6633 PENTZ RD        | PARADISE CA 95969  | 6633 PENTZ RD        | PARADISE CA 95969    |
| 050-180-084-000 | WOLFE TRUST       | 5106 CLIFFHANGER LN  | PARADISE CA 95969  | 1686 WAGSTAFF RD     | PARADISE CA 95969    |
| 050-180-085-000 | BOZZER MICHAEL J  | 1684 WAGSTAFF RD     | PARADISE CA 95969  | 1684 WAGSTAFF RD     | PARADISE CA 95969    |
| 050-180-092-000 | ELY MARSHALL M &  | 5021 CIRCLE LN       | PARADISE CA 95969  | 6641 PENTZ RD A      | PARADISE CA 95969    |
| 050-180-097-000 | SOLOMON LARRY &   | PO BOX 2138          | PARADISE CA 95967  | 6647 PENTZ RD        | PARADISE CA 95969    |
| 050-230-058-000 | OCCUPANT          | 6674 PENTZ RD #4     | PARADISE CA 95969  | 6674 PENTZ RD        | PARADISE CA 95969    |
| 050-230-058-000 | OCCUPANT          | 6674 PENTZ RD #8     | PARADISE CA 95969  | 6674 PENTZ RD        | PARADISE CA 95969    |
| 050-230-058-000 | OCCUPANT          | 6674 PENTZ RD #2     | PARADISE CA 95969  | 6674 PENTZ RD        | PARADISE CA 95969    |
| 050-230-058-000 | OCCUPANT          | 6674 PENTZ RD #6     | PARADISE CA 95969  | 6674 PENTZ RD        | PARADISE CA 95969    |
| 050-230-058-000 | RIDGEWOOD MOBIL   | 25024 RODEO FLAT RD  | AUBURN CA 95602    | 6674 PENTZ RD        | PARADISE CA 95969    |
| 050-240-002-000 | KASAK WILLIAM E L | 6644 PENTZ RD        | PARADISE CA 95969  | 6644 PENTZ RD        | PARADISE CA 95969    |
| 050-240-003-000 | MAIN ADAM A       | 6634 PENTZ RD        | PARADISE CA 95969  | 6634 PENTZ RD        | PARADISE CA 95969    |
| 050-240-004-000 | CARLSON RACHEL T  | 158 VALLEY RIDGE DRI | PARADISE CA 95969  | 6628 PENTZ RD        | PARADISE CA 95969    |
| 050-240-078-000 | MISHKIN LLC       | PO BOX 1681          | ROSS CA 94957      | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | OCCUPANT          | 6656 PENTZ RD #3     | PARADISE CA 95969  | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | OCCUPANT          | 6656 PENTZ RD #5     | PARADISE CA 95969  | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | OCCUPANT          | 6656 PENTZ RD #9     | PARADISE CA 95969  | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | OCCUPANT          | 6656 PENTZ RD #6     | PARADISE CA 95969  | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | OCCUPANT          | 6656 PENTZ RD #4     | PARADISE CA 95969  | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | OCCUPANT          | 6656 PENTZ RD        | PARADISE CA 95969  | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | OCCUPANT          | 6656 PENTZ RD #1     | PARADISE CA 95969  | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | OCCUPANT          | 6656 PENTZ RD #2     | PARADISE CA 95969  | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | OCCUPANT          | 6656 PENTZ RD #8     | PARADISE CA 95969  | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | OCCUPANT          | 6656 PENTZ RD #7     | PARADISE CA 95969  | 6656 PENTZ RD        | PARADISE CA 95969    |
| 050-240-079-000 | MISHKIN LLC       | PO BOX 1681          | ROSS CA 94957      | 6656 PENTZ RD        | PARADISE CA 95969    |

## NOTICE OF EXEMPTION

**To:** File: AP No: 050-180-025; [PL14-00119]

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

**Project Title:** Verizon Wireless Site Plan Review Permit

**Project Applicant:** Verizon Wireless

**Project Location:** 6661 Pentz Rd

**Project Description:** Verizon Wireless site plan review permit application to permit the establishment of a  $\pm 145$  foot tall mono-pine communications facility and a  $\pm 192$  sq ft equipment shelter.

**Approving Public Agency:** Town of Paradise

**Person or Agency  
Carrying Out Project:** Verizon Wireless

**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:** \_\_\_\_\_