



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

Planning Commission Staff:

Susan Hartman, Community Development Director

Planning Commission Members:

Kim Morris, Chair

Lynn Costa, Vice Chair

Carissa Garrard, Commissioner

Ron Lassonde, Commissioner

Zeb Reynolds, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – April 20, 2021

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, at 872-6291 ext. 114 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. 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 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, 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. Approval of March 16, 2021 regular Planning Commission meeting minutes.

2. COMMUNICATION

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

3. PUBLIC COMMUNICATION

The meeting will be open to the public on a limited basis. This means there will be reduced seating capacity, social distancing will be practiced and face masks are required. (please note, our limited capacity is 20 people and when that is reached, the doors will be closed) Attendees may need to rotate seating positions to allow participation from those in attendance. Public speakers will be asked to complete speaker cards and may need to wait outside until they are called to speak.

Observers choosing not to attend in person may view the meeting livestreamed via the town's website at <https://www.youtube.com/channel/UCpo2Gy0EGJwcFvDU2xnjgbw>

Comments may be submitted via e-mail to dvolenski@townofparadise.com prior to 4:00 p.m. the day of the meeting. Comments will not be accepted via YouTube. 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. Bolin Site Plan Review Permit (PL21-00041)** Planning Commission consideration of a site plan review permit to allow a two-family dwelling land use. This would allow the subject parcel to have two full-sized dwellings, both over 1,000 sq ft. The ±2.17-acre parcel is zoned Rural Residential 1-acre minimum (RR-1) and located at 533 Roberts Road and further identified as Assessor Parcel No. 051-072-089.

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. ADJOURNMENT

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



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P L A N N I N G C O M M I S S I O N M I N U T E S

March 16, 2021
6:00 PM

CALL TO ORDER by Chair Morris at 6:00 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Carissa Garrard, Ron Lassonde, Zeb Reynolds, Kim Morris, Chair

PLANNING COMMISSIONERS ABSENT: None

1. APPROVAL OF MINUTES

- 1a. **MOTION by Reynolds, seconded by Costa**, approved Regular Meeting Minutes of February 16, 2021. Roll call vote was unanimous.

2. COMMUNICATION

- 2a. Recent Council Actions- Community Development Director Susan Hartman provided an update to the Commissioners that a vending ordinance was introduced at the last Town Council meeting. This ordinance would stipulate: 1. The food vendor's commissary would need to be located in the Downtown; or 2. The vendor's brick and mortar be located in the Downtown, with the ordinance set to sunset in 2023. At the Council's request it also came with a provision for mobile vending on public or private roads, allowing mobile vendors to stop for no longer than 30 minutes at one location. Susan Hartman also updated the Commission that Town Council decided to extend the Town's contract with CAL Fire, another four years. Town Council approved the Simmons rezone and general plan assignment from an Unassigned designation to Town Commercial and introduced the ordinance to apply the zoning. Town Council authorized the Town to advertise positions for hourly and part time Building Inspectors; and for Fleet to hire another mechanic and promote the current mechanic to Manager.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Community Development Director Hartman provided an overview of a resolution recommending Town Council adoption of proposed text amendments to the sign regulations in Paradise Municipal

PLANNING COMMISSION MINUTES

Page 2

Code (PMC) Title 17 (Zoning Ordinance). If adopted by the Town Council, the amendments would alter business sign regulations within PMC section 17.37.300 (prohibited signs) and 17.37.700 (business signs) that refer to the no longer existent Paradise Redevelopment Area.

Chair Morris opened the public hearing at 6:12 p.m.

There was no public comment.

Chair Morris closed the public hearing at 6:12 p.m.

MOTION by Lassonde, seconded by Costa, approved A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of Text Amendments to Title 17 of the Paradise Municipal Code Relative to Sign Regulations Applicable to the No Longer Existent Paradise Redevelopment Agency and Area. Roll call vote was unanimous.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

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

Community Development Director Hartman informed the Commissioners of an upcoming agenda items: 1. An updated subdivision map which was deemed complete to process. Staff is now in the middle of an environmental review and other mitigation measures, which it will then be processed by the State and published for public comment. 2. A distillery on Wayland Rd is still being reviewed to determine if there is enough information to deem the use permit application complete.

9. ADJOURNMENT

Chair Morris adjourned the meeting at 6:17 p.m.

Date Approved:

Attest:

By: _____
Kim Morris, Chair

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: April 20, 2021**

FROM: Susan Hartman, Planning Director
SUBJECT: Bolin Site Plan Review Permit Application (PL21-00041)
DATE: April 14, 2021

AGENDA NO. 5(a)

AP 051-072-089

GENERAL INFORMATION:

Applicant: Greg Bolin
6475 Danika Court
Paradise, CA. 95969

Location: 533 Roberts Road, Paradise

Requested Action: Site Plan Review Permit approval to establish two full-size residences, both over 1,000 sq ft, on a +/-2.17-acre lot zoned Rural Residential 1-acre minimum (RR-1).

Purpose: To provide additional living quarters.

Present Zoning: Rural Residential 1-acre minimum (RR-1)

General Plan
Designation: Rural Residential (RR)

Existing Land Use: Vacant (due to Camp Fire)

Surrounding
Land Use:

North:	Vacant residential parcel
East:	Vacant residential parcel
South:	Roberts Road
West:	Residential property in reconstruction

Parcel Size: ±2.17 acres

CEQA Determination: Categorically Exempt - CEQA Section 15303, Class 3

Other: An appeal of the Planning Commission'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 COMMISSION MAY NOT TAKE ACTION ON THIS APPLICATION

PROJECT INFORMATION:

The project applicant is seeking approval from the Town of Paradise for the construction of a future $\pm 3,200$ sq ft single-family dwelling in addition to the $\pm 2,400$ sq ft single-family residence currently in construction on a ± 2.17 -acre parcel. The establishment of two residences, both over 1,000 sq ft, requires the approval of a site plan review permit authorizing a two-family residential land use.

The project site is located at the northern corner of West Wagstaff Road and Roberts Road, situated within the mid-northern area of the Paradise community. The site is accessed via a 0.13-mile public section of Roberts Road that runs from West Wagstaff Rd to Graham Rd. In 1987, 10' of the property frontage was deeded to the Town for future road improvement purposes. Surrounding land uses to the north and east consist of post-fire vacant residential properties, while residential property to the west is currently under reconstruction. Surrounding lot sizes range from ± 0.44 acre to ± 4.13 acres.

Septic capacity for the site has been review and approved by the Onsite Wastewater Division for the establishment of two residences up to 4-bedrooms each.

The property previously included a single-family residence, which was destroyed in the Camp Fire and is currently being reconstructed.

ANALYSIS:

As a project involving only two single-family residences in a residential zone, this application belongs to a class of projects which are categorically exempt from environmental review pursuant to the requirements of the California Environmental Quality Act (CEQA Section 15303, Class 3).

Pursuant to the provisions of Chapter 17.12 (Rural Residential Zones) of the Paradise Municipal Code, an approved site plan review permit is required to authorize a two-family residential land use (both residences larger than 1,000 sq ft) on the project site. Hence, submittal of the Bolin Site Plan Review permit application is consistent with zoning regulations assigned to the project site.

Comments received from reviewing agencies regarding the Bolin Site Plan Review permit project were favorable. Accordingly, Town staff is recommending Planning Commission approval of the project, subject to the attached list of conditions developed to ensure orderly development of the site.

ANALYSIS CONCLUSION:

After a thorough and comprehensive project site evaluation, staff has concluded that the proposed establishment of the two-family residence land use should not be detrimental to the Paradise community for the following reasons:

1. The project site is large and will not appear to be cluttered or over-built;
2. Land use on the project site will continue to be residential in nature; and
3. Recommended conditions of project approval will assure adequate access and fire protection for the site.

If conditionally approved by the Planning Commission as recommended, this proposed project can be found to be consistent with the goals and land use policies of the Paradise General Plan. The proposed project, as conditioned, would also be compatible with surrounding residential land uses.

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 (Class 3) of the CEQA guidelines.
- b. Find that the proposed project, as conditioned, is consistent with the goals and land use policies of the current Paradise General Plan because the residential density is compatible with the proposed land use.
- c. Find that the project, as proposed and conditioned, will be compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare because the land use on the property will continue to be residential in character and no substantial changes in the character of the existing land use on the site are proposed or envisioned.

RECOMMENDATION:

Adopt the required findings for approval as provided by staff, and approve the Bolin site plan review permit application (PL21-00041) to authorize a two-family residential land use on a ±2.17-acre property zoned RR-1, subject to the following conditions of approval:

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT

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.
2. Any work within the Roberts 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.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)

SITE DEVELOPMENT

3. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations associated with the two proposed dwellings including Wildland Urban Interface construction requirements.
4. Secure an encroachment permit from the Town of Paradise Engineering Division for the upgrade of the two existing driveway encroachments to the town approved private driveway standard.
5. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and issuance of a septic construction permit for the installation of a septic system to serve the second residence.

OTHERS

6. Pay development impact fees in accordance with Paradise Municipal Code requirements.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

SITE DEVELOPMENT

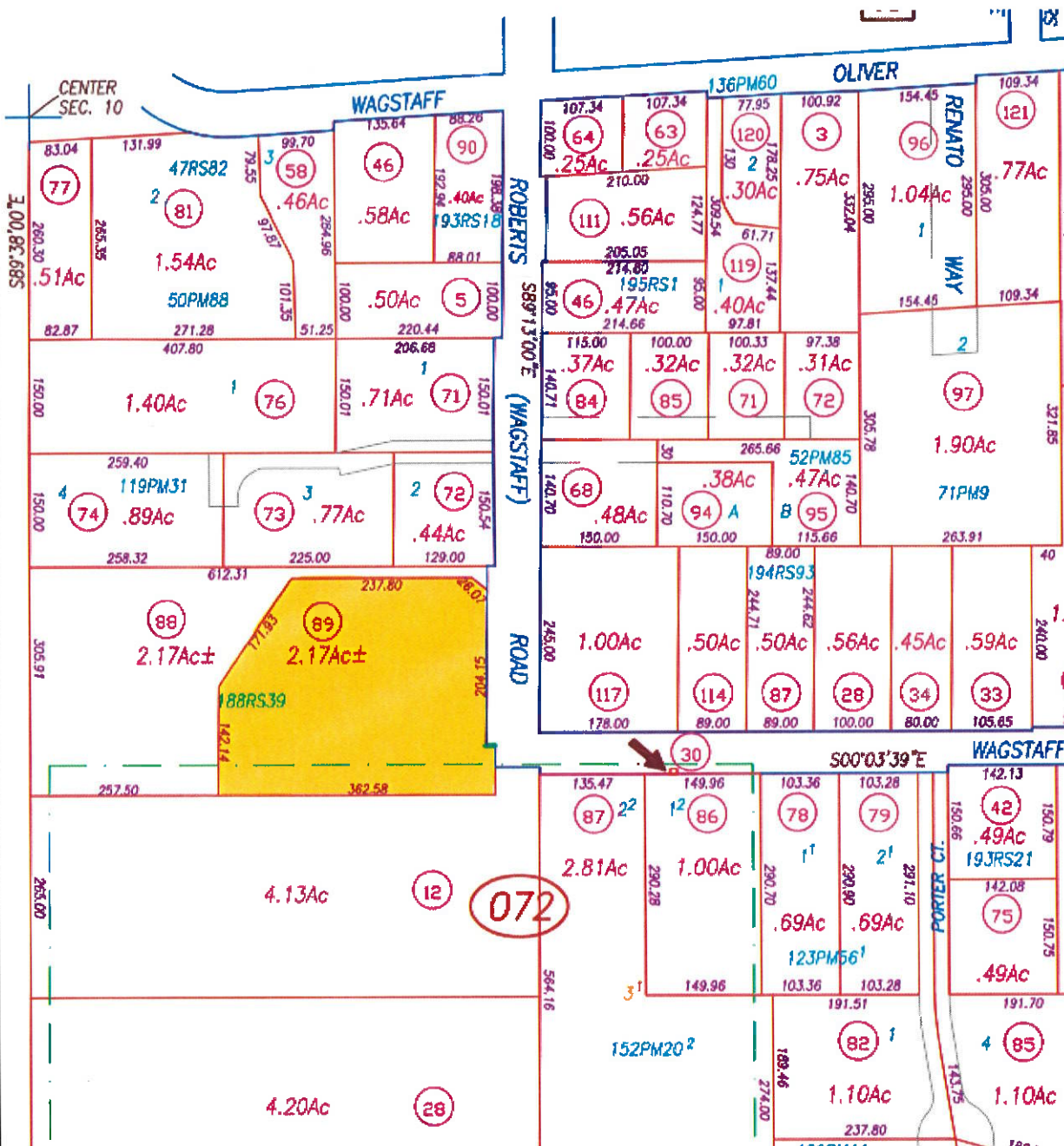
7. All flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
8. Approved numbers or addresses shall be placed on all new and existing buildings above the doorway, or in such a position as to be visible from the road accessing the property.
9. Construct adequate driveway access and establish any necessary turn-around area improvements in accordance with the requirements of Town of Paradise adopted fire codes in a manner deemed acceptable to the Town Fire Marshal and Town Engineer.
10. Meet the requirements of Onsite Sanitary Official regarding inspection and approval for the construction of the onsite sewage disposal system.

UTILITIES

11. Meet the requirements of the Paradise Irrigation District with necessary water service system connection upgrades in accordance with the written comments dated April 6, 2021.
12. 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.

LIST OF ATTACHMENTS FOR BOLIN SITE PLAN REVIEW PERMIT APPLICATION (PL21-00041)

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the April 19, 2021 public hearing
3. Mailing list of property owners and agencies notified of the public hearing
4. Comments received from Fire Prevention Inspector Chris Rainey dated April 2, 2021
5. Comments received from Paradise Irrigation District representative Jim Ladrini dated April 6, 2021
6. Approved Onsite Wastewater Land Use Review from Onsite Sanitary Official Bob Larson dated August 31, 2020
7. CEQA Notice of Exemption document for the Bolin project
8. Completed site plan review permit application and site plan submitted by Greg Bolin on March 30, 2021



← N

APPLICANT: Greg Bolin

OWNER: Greg Bolin

533 Roberts Road

PROJECT DESCRIPTION:

Planning Commission consideration of a Site Plan Review permit to allow two full-sized residences, both over 1,000 sq ft on a 2.17 acre parcel zoned Rural Residential 1-acre minimum.

ZONING: RR1

GENERAL PLAN: RR

FILE NO. PL21-00041

ASSESSOR PARCEL NOS. 051-072-089

MEETING DATE: 04-20-21

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, April 20, 2021 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

- a. Item to be determined to be exempt from environmental review

Bolin Site Plan Review Permit (PL21-00041) Planning Commission consideration of a site plan review permit to allow a two-family dwelling land use. This would allow the subject parcel to have two full-sized dwellings, both over 1,000 sq ft. The ±2.17-acre parcel is zoned Rural Residential 1-acre minimum (RR-1) and located at 533 Roberts Road and further identified as Assessor Parcel Nos. 051-072-089.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Building Resiliency Center at 6295 Skyway. If you challenge this project 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 Town Planning Director at, or prior to, the public hearing. For further information please contact the Planning Division at (530) 872-6291 x435.

SUSAN HARTMAN
Planning Director

Apn
Owner
Owner2
Street_Address
City_State_Zip

051-072-089-000
Bolin Gregory L & Kathleen K Trust
C/O Bolin Gregory L & Kathleen K
Trustees
6475 Cornerstone Ct
Paradise, Ca 95969

051-071-068-000
Tippets Karl S & Susan A
14984 Woodland Park Dr
Forest Ranch, Ca 95942

051-071-084-000
Buttrey Brenda Etal
Timme Linda
783 Prescott Canyon Dr
Prescott, Az 86301

051-071-094-000
Mclemore Amanda E
232 Jefferson St
Red Bluff, Ca 96080

051-071-114-000
Barclay Scott E & Laureen H Revocable
Living Trut
C/O Barclay Scott E & Laureen H Trustees
15341 Doe Lane
Magalia, Ca 95954

051-071-117-000
Jamieson Harris A & Lenora M Family
Trust
C/O Jamieson Lenora Trustee
190 N Magnolia Ave
Clovis, Ca 93611

051-072-012-000
Bolin Gregory L & Kathleen K Trust
C/O Bolin Gregory L & Kathleen K
Trustees
6475 Danika Ct
Paradise, Ca 95969

051-072-071-000
Silverstein Arthur J
674 Grafton Park Dr
Chico, Ca 95926

051-072-072-000
Mihaila Nicolai
2542 Morse Ave
Sacramento, Ca 95821

051-072-073-000
Moherman Everett Family Trust
C/O Moherman Everett L Trustee
14338 Carnegie
Magalia, Ca 95954

051-072-074-000
Tapia Joseph Lee & Clare
6385 August Ln
Paradise, Ca 95969

051-072-076-000
Crociani Elizabeth Fay Trust
C/O Crociani Elizabeth Fay Trustee
Po Box 2816
Paradise, Ca 95967

051-072-086-000
Tym Living Trust
Tym Bradley & Noelle Trustees
6313 W Wagstaff Rd
Paradise, Ca 95969

051-072-087-000
Tym Living Trust
C/O Tym Bradley D & Noelle E Bauer
Trustees
6313 W Wagstaff Rd
Paradise, Ca 95969

051-072-088-000
Tapia Joseph L & Clare
6385 August Lane
Paradise, Ca 95969

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Bolin

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
6161 Clark Road Ste. 1
Paradise, CA 95969

Paradise Board of Realtors
PO Box 356
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
313 Walnut St., Ste. 140
Chico, CA 95928

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

PROJECT NO.
PROJECT NAME:

PL21-00041
G. BOLIN SPR

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: CSS, FIRE, ENG, PID, ONSITE, PPD

FROM: CHRISTOPHER SMITH, ACCOCIATE PLANNER

REQUEST: REVIEW AND COMMENT

DESCRIPTION OF PROJECT: Proposed two family residence on a 2.17 acre parcel zoned Rural Residential 1 (RR 1). A Land Use Review has approved this lot for two four-bedroom single family dwellings. A 2,405 sf dwelling has already been issued. This permit would authorize an additional 2,600 sf single family dwelling.

LOCATION 533 ROBERTS ROAD, PARADISE, CA 95969

AP NOS.: 051-072-089

APPLICANT: GREG BOLIN

CONTACT PHONE: 530-514-8066

DATE DISTRIBUTED: 3/31/21

RETURN DATE REQUESTED: 4/14/21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Chris Rainey

Signature

Paradise Fire Department

Agency

4-2-2021

Date

CONDITIONS PRIOR TO ISSUANCE:

CONDITIONS PRIOR TO PERMIT FINAL:

Roadways shall be extended to within one hundred and fifty (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by the Town of Paradise Fire Department. Fire Department turn around requirements shall be installed as directed. See attached turn around requirements.

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.

All flammable vegetation shall be removed from each building site as required in the Paradise Municipal Code Chapter 8.58 - Defensible Space and Hazardous Fuel Management.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

TOP

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like Appendices B and C, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *California Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving

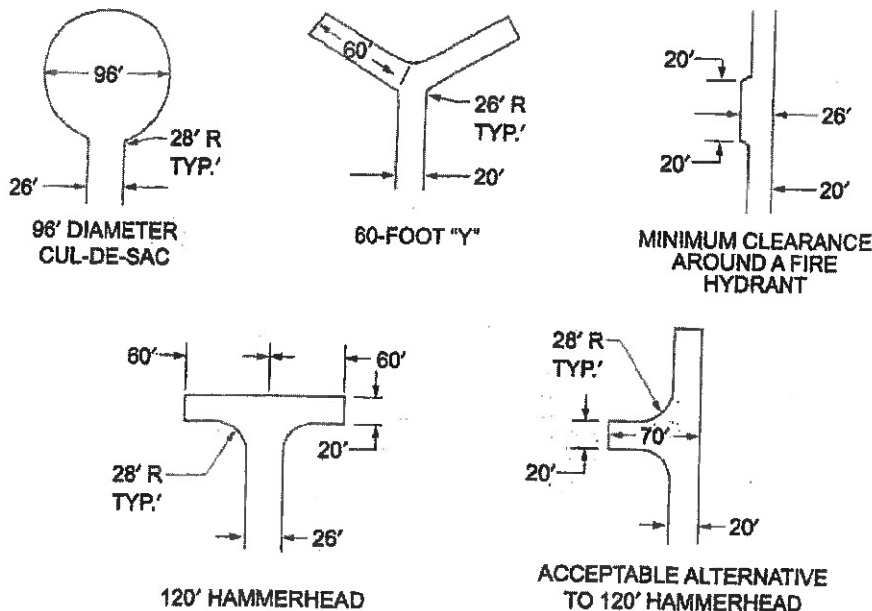
surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

APPENDIX D

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

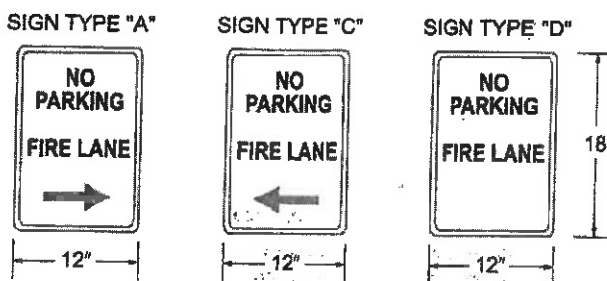
For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted

on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.



**FIGURE D103.6
FIRE LANE SIGNS**

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access

PROJECT NO.
PROJECT NAME:

PL21-00041
G. BOLIN SPR

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: CSS, FIRE, ENG PID, ONSITE, PPD

FROM: CHRISTOPHER SMITH, ACCOCIATE PLANNER

REQUEST: REVIEW AND COMMENT

DESCRIPTION OF PROJECT: Proposed two family residence on a 2.17 acre parcel zoned Rural Residential 1 (RR 1). A Land Use Review has approved this lot for two four-bedroom single family dwellings. A 2,405 sf dwelling has already been issued. This permit would authorize an additional 2,600 sf single family dwelling.

LOCATION 533 ROBERTS ROAD, PARADISE, CA 95969

AP NOS.: 051-072-089

APPLICANT: GREG BOLIN

CONTACT PHONE: 530-514-8066

DATE DISTRIBUTED: 3/31/21

RETURN DATE REQUESTED: 4/14/21

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Jim Ladrini
Signature

Water Works Engineers
Agency

4/6
Date

CONDITIONS PRIOR TO ISSUANCE:

CONDITIONS PRIOR TO PERMIT FINAL:

APN 051-072-089, 533 Roberts Road, is currently served water through a 1" metered service connection(s). At the time of this response the water quality advisory has been lifted at this parcel. Backflow prevention requirements apply to this parcel, please contact PID for more information.

Contact PID if the planned development requires any changes to the existing water service connection(s). Costs for any upgrades and backflow prevention requirements are the responsibility of the property owner. Call customer service at 530-877-4971 for questions or assistance.

These comments apply to the domestic water supply only. Reviewed on 04/06/2020 by Water Works Engineers LLC, serving as PID District Engineer.



Town of Paradise

Development Services
5555 Skyway Paradise CA 95969
(530) 872-6291 Fax (530) 877-5059
www.townofparadise.com

BOLIN GREGORY L & KATHLEEN K TRUST
C/O BOLIN GREGORY L & KATHLEEN K TRUSTEE
162 VALLEY RIDGE DR
PARADISE, CA 95969
530-514-8066 phone 1
GREG@CALLTRILOGY.COM

8/31/2020

LAND USE REVIEW

Permit Number:
Property Address:
AP Number:

OS20-03571
533 ROBERTS RD
051-072-089-000

The Town has completed the review of the above referenced application for an upgrade of a Three (3) Bedroom to a Four (4) Bedroom & Four (4) Bedroom residence on the subject property.

Please be advised that the subject parcel meets the minimum requirements of the Town of Paradise Onsite Wastewater Management Zone for a Four (4) Bedroom & Four (4) Bedroom residence under square feet.

System Requirements:

Each Four (4) Bedroom Residence will require:
Install 1500-gallon septic tank with sealed access risers to grade.
Install 250' of leach line with 18" total rock.
Show 100% replacement area.

1st Residence will require an Upgrade/Alteration permit that will requires an Onsite application, fees (\$356.42), 1 floor plan and 2 copies of a proposed plot plan.
2nd Residence will require a New Construction permit application, fees (\$710.85), 1 floor plan and 2 copies of a proposed plot plan.

This review is for sanitation purposes only. Please contact the other departments in Development Services for additional requirements and regulations.

Thank you for your participation in this effort to protect the public health of the Town of Paradise.

Sincerely,

Bob Larson
Onsite Sanitary Official
blarson@townofparadise.com
530-872-6291 ext. 109

NOTICE OF EXEMPTION

TO: File – [PL21-00041]; AP No. 051-072-089

FROM: Town of Paradise, Community Development Department,
Planning Division, 6295 Skyway, Paradise CA 95969

PROJECT TITLE: Bolin Site Plan Review Permit

PROJECT APPLICANT: Greg Bolin

PROJECT LOCATION: 533 Roberts Rd, Paradise, CA.

PROJECT DESCRIPTION: Proposed Two-Family Residential land use on a 2.17 acre parcel zoned Rural Residential 1-acre minimum.

**APPROVING PUBLIC
AGENCY:** Town of Paradise

**PERSON OR AGENCY
CARRYING OUT PROJECT:** Greg Bolin

EXEMPT STATUS:

- ☐ General Rule Exemption (Section 15061)
- ☐ Ministerial (Section 15268)
- ☐ Emergency Project (Section 15269)
- ☒ Categorical Exemption
Section 15303; Class 3

REASON FOR EXEMPTION: The project consists of the development of two single-family residences in a residential zone.

CONTACT PERSON: Susan Hartman, Planning Director
(530) 872-6291 x114

SIGNATURE: 

Planning Director

Date: April 14, 2021

DEPARTMENTAL USE ONLY:

Receipt No. 52508 Fee 821.66
Project No. PL21-00041

TOWN OF PARADISE
APPLICATION FOR SITE PLAN REVIEW PERMIT

Applicant SAME AS BELOW Phone _____

Applicant's Mailing Address _____

Applicant's email address GREG@calltrilogy.com Fax _____

Applicant's Interest in Property (Owner, Lessee*, Other*) _____

*If applicant is NOT the property owner, the owner's signature or owner-signed letter of authorization MUST accompany this application.

Owner's Name GREG BOLIN Phone (530) 514-8066

Owner's Mailing Address 6475 DANIKA CT.

Property Address 533 ROBERTS RD. Parcel Size 2.17 ACRES

Engineer (Name, Address) GARY HAWKINS 3045 CERES AVE. STE. 135 CHICO CA. 95973

Engineer Phone (530) 892-2700 Fax _____ Email INFO@ghachico.com

AP Number(s) 051-072-089 Zone _____ Existing Use _____

Detailed project description: (attach additional sheets if necessary) I'M WANTING TO BUILD (2) 4-BEDROOM HOMES ON THE 2.17 ACRES. WOULD ALSO LIKE TO HAVE A WELL ON THE PROPERTY

Purpose of project: BUILD OUR HOME

Radial distance to the nearest billboard N/A

Sq. ft. of proposed structure/project 2400' x 3200' HOMES Approx. no. yards of cut/fill 0

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) _____

Distance to nearest fire hydrant 25 FT. Distance from centerline _____

Days/hours of operation: Days _____ Hours _____ Proposed no. of employees _____

Residential Density _____ Max. occupancy _____ Max. height of proposed structure/project _____

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): _____

Method of sewage disposal? GREVITY SEPTIC SYSTEMS

Is the proposed project site considered sensitive for archaeological resources? Yes _____ No _____ (Please consult staff.)

[NOTE: IF YES, PLEASE SUBMIT PAYMENT OF FEES TO "NORTHEASTERN INFORMATION CENTER" FOR ARCHAEOLOGICAL RECORDS INVENTORY SEARCH.]

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature [Signature] Date 3-30-21

Property Owner Signature _____ Date _____
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW.

NOTE: By signing this application form, the applicant is indicating that the project site is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.



FOR THE FIRST TIME, THE NEW YORK STATE DEPARTMENT OF LABOR HAS ISSUED A BUREAU OF SAFETY AND HEALTH INSPECTION REPORT ON THE BASIS OF A COMPLAINT FROM AN EMPLOYEE. THE REPORT RECOMMENDS THAT THE COMPANY BE ORDERED TO TAKE IMMEDIATE ACTION TO CORRECT THE VIOLATIONS AND TO PREVENT A REPEATED OCCURRENCE OF THE VIOLATIONS.

THE REPORT STATES THAT THE COMPANY HAS VIOLATED THE FEDERAL SAFETY AND HEALTH ACT, 29 U.S.C. 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



- IF FIBER GLASS ARE REQUIRED GROUND, AND EXPOSURE OF REINFORCING BARS AND WELDS ARE NOT ALLOWED, THE REINFORCING GROUND INSULATION MUST BE INSTALLED TO PREVENT THE REINFORCING GROUND FROM EXPOSURE.
- SPECIAL CARE SHOULD BE TAKEN TO PREVENT RAIL JAIL GROUND EXPOSURE IN AT LEAST TWO PLACES:
 - FIRST, WHEN THE RAIL IS BEING LIFTED, BE CAREFUL THE RAIL DOESN'T GET CAUGHT IN THE RAIL ROLLERS.
 - SECOND, WHEN THE RAIL IS BEING LOWERED, BE CAREFUL THE RAIL DOESN'T GET CAUGHT IN THE RAIL ROLLERS.
- IF THE FIBER GLASS IS USED AS A JOINTLESS CARTRIDGE CASE, AS AN EXHAUST CONTROL, BE CAREFUL TO MAKE SURE THE CARTRIDGE CASE IS NOT OVERHEATED. THE CARTRIDGE CASE SHOULD BE REMOVED FROM THE EXHAUST CONTROL WHEN THE EXHAUST CONTROL IS OVERHEATED. THE CARTRIDGE CASE SHOULD BE REMOVED FROM THE EXHAUST CONTROL WHEN THE EXHAUST CONTROL IS OVERHEATED.
- IF THE FIBER GLASS IS USED FOR EXHAUST CONTROL, BE CAREFUL TO MAKE SURE THE CARTRIDGE CASE IS NOT OVERHEATED. THE CARTRIDGE CASE SHOULD BE REMOVED FROM THE EXHAUST CONTROL WHEN THE EXHAUST CONTROL IS OVERHEATED.
- IF THE FIBER GLASS IS USED FOR EXHAUST CONTROL, BE CAREFUL TO MAKE SURE THE CARTRIDGE CASE IS NOT OVERHEATED. THE CARTRIDGE CASE SHOULD BE REMOVED FROM THE EXHAUST CONTROL WHEN THE EXHAUST CONTROL IS OVERHEATED.

TYPICAL FIBER GLASS INSTALLATION