



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931
TELEPHONE (530) 872-6291 FAX (530) 877-5059
www.townofparadise.com

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

Ray Groom, Chair
Anita Towslee, Vice Chair
James Clarkson, Commissioner
Stephanie Neumann, Commissioner
Martin Nichols, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – July 18, 2017

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 ext. 111 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, 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. Approve the Regular Meeting Minutes of June 20, 2017.

2. SWEARING IN OF RE-APPOINTED PLANNING COMMISSIONER

- Martin Nichols

3. ROLL CALL

4. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2017/2018 FISCAL YEAR

- a. Appointment of Chair (Secretary presiding)
- b. Appointment of Vice Chair (Appointed Chair presiding)

5. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

6. 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
- B. Open the hearing to the public
 - 1. Project applicant
 - 2. Parties for the project
 - 3. Parties against the project
 - 4. Rebuttals
- C. Close hearing to the public
- D. Commission discussion
- E. Motion
- F. Vote

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."

7. CONTINUED PUBLIC HEARING

8. PUBLIC HEARING

- 8a. Item to be determined to be exempt from environmental review

BESS CONDITIONAL USE PERMIT APPLICATION (PL17-00106):
Consideration of a conditional use permit application requesting legal sanction for an existing +/-812 square foot second single-family residence on a 6.27 acre property zoned Agricultural Residential – 3 acre minimum (AR-3) located at 389 Wayland Road and further identified as Assessor Parcel Number 055-100-023.

9. OTHER BUSINESS

- 9a. Appointment of Two Planning Commission Representatives to serve upon the Town of Paradise Landscape Committee (appeals body) during the FY 2017-2018 (Requirement of PMC Chapter 15.36)

10. COMMITTEE ACTIVITIES

11. COMMISSION MEMBERS

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

12. ADJOURNMENT

STATE OF CALIFORNIA) 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: _____	
_____ TOWN/ASSISTANT TOWN CLERK SIGNATURE	



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

June 20, 2017
6:00 PM

CALL TO ORDER by Chair Groom at 6:02 p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

COMMISSIONERS PRESENT: James Clarkson, Martin Nichols and Ray Groom Chair.

COMMISSIONERS ABSENT: Stephanie Neumann and Anita Towslee.

1. APPROVAL OF MINUTES

- 1a. **MOTION by Nichols, seconded by Clarkson**, approved minutes from the Regular April 18, 2017 and Special May 10, 2017 Planning Commission meetings. Roll call vote was unanimous with Neumann and Towslee absent and not voting.

2. COMMUNICATION

a. Recent Council Actions

Community Development Director Baker informed the Planning Commissioners that at the June 13, 2017 Town Council meeting the Town Council accepted the 2016 Implementation Status Report of the 1994 Paradise General Plan and the 2016 Annual Report of the 1994 Paradise General Plan Housing Element forwarded from the Planning Commission and adopted Ordinance No. 566 regarding Marijuana regulations.

b. Staff Comments

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING - None

6. OTHER BUSINESS

- 6a. **East Ridge Estates Tentative Subdivision Map Extension (PL17-00088)**. Request for approval of a 6 year extension of time assigned to the conditionally approved East Ridge Estates Tentative Subdivision Map (SD-05-5); Vacant land – Summerwood Ct, AP Nos. 050-230-084 & 085.

Community Development Director Baker provided an overview of the East Ridge Estates Tentative Subdivision Map that was previously approved by the Planning Commission on May 7, 2007.

Unfortunately, the original applicant for the subdivision is deceased and the original surveying and engineering firm (Sierra West Surveying) is no longer in business making it difficult to recover records of expenses, improvement plans and the final map.

The Commissioners discussed the amount of effort that had been put forth to complete the project, the expected time of completion and how motivated the family is to complete the project.

Herb Votaw, project Engineer from Rolls, Anderson & Rolls, stated that money was spent on the improvement plan and the records map, but it is difficult to determine the actual costs without receipts or documentation from the project.

Doug Marjama, project applicant, informed the Planning Commissioners that his family is working on moving the project forward after the death of their father, does not know what the timeline for the project will actually be due to the economy and other issues out of their control. Mr. Marjama is confident that the project will be completed within the time allowed and requested the same consideration that other applicants have received regarding map extensions.

Jim Rickards, project application, stated that the project may take some time due to the current construction climate and the impact of work on contractors at this time.

Commissioners inquired about the cost to complete the parcel map.

Herb Votaw stated that it would cost several hundred thousand dollars to complete the subdivision map.

MOTION by Clarkson, seconded by Nichols, approved on behalf of the Town of Paradise, the granting of a six-year time extension for assignment to the conditionally approved East Ridge Estates Tentative Map (SD-05-5) thereby creating a new tentative map expiration date of May 7, 2023. Roll call vote was unanimous with Neumann and Towslee absent and not voting.

The decision of the Planning Commission can be appealed with 15 days to the Town Council.

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

Community Development Director Baker updated the Commissioners on the following items/projects: Safeway Black/Olive Center, Starbucks, KFC, Jack in the Box, Risley Final Map, Valley Vista Subdivision, Indian Rock Subdivision map, Corrigan parcel map, which is scheduled for Planning Director consideration, Lynn's Optimo and Carousel Motel.

9. ADJOURNMENT

Chair Groom adjourned the meeting at 6:47

Date Approved:

By: _____
Ray Groom, Chair

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: July 18, 2017**

FROM: Susan Hartman, Assistant Planner
SUBJECT: Bess-Ratekin Conditional Use Permit (PL17-00106)
DATE: June 29, 2017

AGENDA NO. 8(a)

AP 055-100-023

GENERAL INFORMATION:

Applicant: Gary Bess & Cynthia Ratekin
389 Wayland Rd
Paradise, CA 95969

Location: 389 Wayland Rd

Requested Action: Conditional Use Permit approval to sanction an unpermitted garage conversion to an 812 sq ft second residence on a +/-6.27 acre property.

Purpose: To provide additional living quarters for family or as a rental unit.

Project Density: N/A

Present Zoning: Agricultural Residential–3 acre minimum (AR-3)

General Plan Designation: Agricultural Residential (AR)

Existing Land Use: Low density residential

Surrounding Land Use: North: Low density residential
East: Low density residential
South: Low density residential
West: Private road / Low density residential

Parcel Size: ±6.27 acres

Environmental 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

SPECIAL INFORMATION:

The project applicant is seeking approval from the Town of Paradise for the previous construction of a second dwelling unit, upstairs of a detached garage built in 2007, on a +/-6.27 acre parcel. The applicant has indicated that the proposed second dwelling unit will serve as living quarters for family members or as a rental unit.

The project site is located on the north side of Wayland Road, situated within the southwest corner of the Paradise community. The site is accessed via a private access easement connecting to Wayland Road which is a paved public road. Surrounding land use primarily consists of single-family dwellings established upon similarly-sized parcels.

Other existing improvements on the property include a single-family dwelling, a detached two-story garage, two detached barns, an inground swimming pool, and an engineered on-site wastewater septic tank and sand filter.

The existing engineered septic system has the required capacity for both residences.

ANALYSIS:

This project has been determined by planning staff to belong 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).

Pursuant to the provisions of Chapter 17.11 (Agricultural Residential Zones) of the Paradise Municipal Code, an approved conditional use permit is required to legally sanction a second single family dwelling on the project site.

Comments received from reviewing agencies regarding the Bess-Ratekin conditional use 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 a second single-family dwelling 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, if 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 it involves legal sanction of a residential 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 as provided by staff, and approve the Bess-Ratekin conditional use permit application (PL17-00106) to authorize the approval of a previously constructed second dwelling on a +/-6.27 acre property zoned AR-3, subject to the following conditions:

GENERAL CONDITIONS OF CONDITIONAL USE PERMIT

- 1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the conditional use permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT

SITE DEVELOPMENT

2. 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 physical interior alterations previously constructed that shall create the resultant second residence not later than sixty (60) days beyond the legal effective date of this conditional use permit or secure a demolition permit to convert the structure back to the previously permitted storage area. Pursuant to Paradise Municipal Code Section 15.02.150, investigative fees, in an amount not exceed the initial price of the building permit, shall be applied to the total permit fees.

SANITATION

3. Submit evidence of current septic evaluations for both septic systems located on the property to the satisfaction of the Onsite Sanitation Division.

OTHERS

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

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

SITE DEVELOPMENT

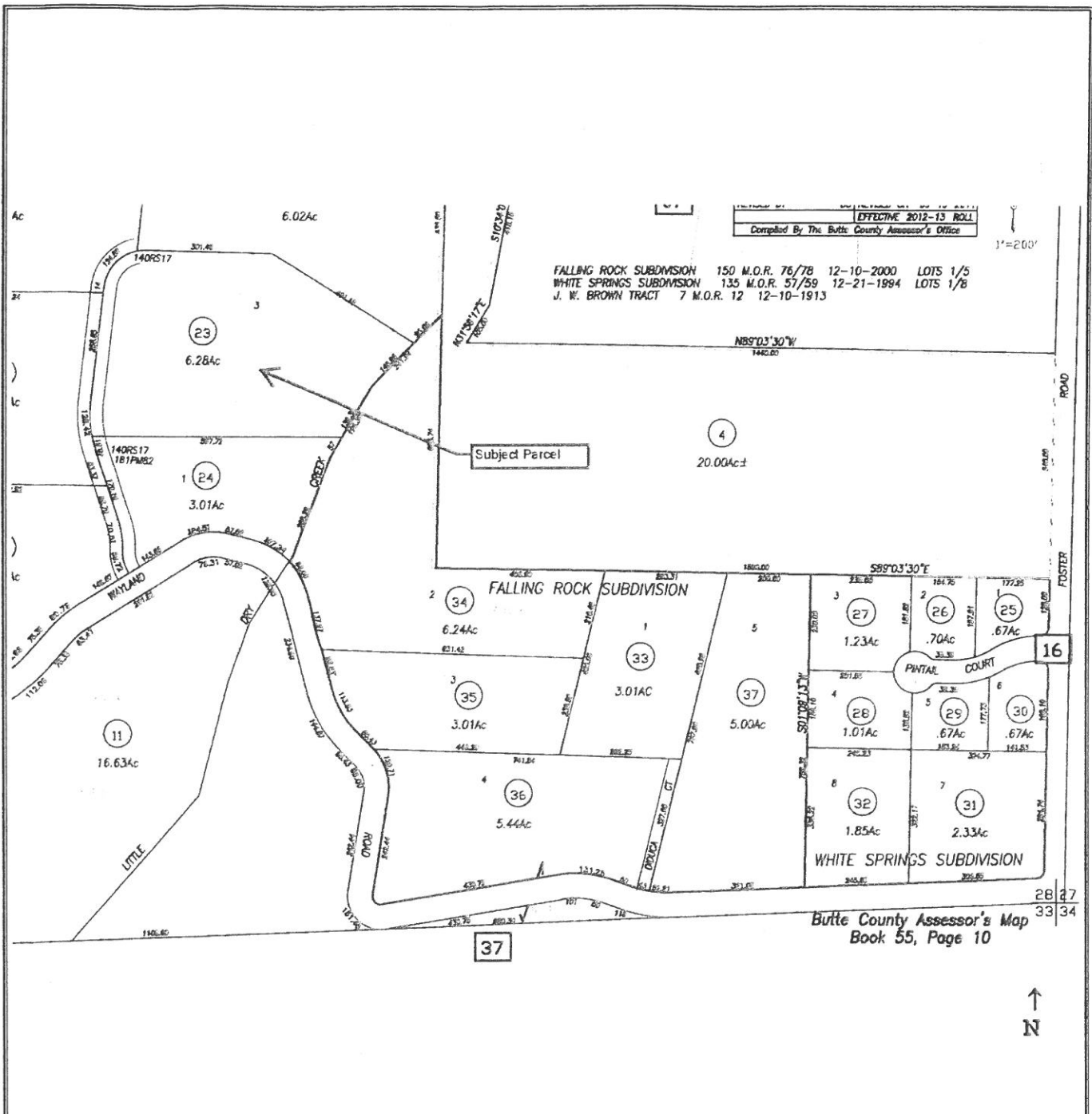
5. Complete the requirements of the Fire Marshal regarding plans submittal and installation for an Automatic Fire Sprinkler System for the proposed second dwelling.
6. Approved numbers or addresses shall be placed on all new and existing buildings above the doorway, or in such a position as to be visible from the street or road fronting the property.

UTILITIES

7. Meet the requirements of Paradise Irrigation District with the installation of a backflow prevention assembly in accordance with the written comments dated June 2, 2017.

LIST OF ATTACHMENTS FOR BESS-RATEKIN USE PERMIT (PL17-00106)

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the July 18, 2017 public hearing
3. Mailing list of property owners and agencies notified of the July 18, 2017 public hearing
4. Comments received from Building-Onsite Official/Fire Marshal Tony Lindsey dated June 15, 2017
5. Comments received from Assistant Onsite Official Bob Larson dated June 21, 2017
6. Comments received from Paradise Irrigation District representative Neil Essila dated June 2, 2017
7. Comments received from Town Engineer Marc Mattox on June 12, 2017
8. Completed conditional use permit application submitted by Cynthia Ratekin on May 29, 2017
9. Site plan for the Bess-Ratekin conditional use permit
10. CEQA Notice of Exemption document for the Bess-Ratekin project



EFFECTIVE 2012-13 ROLL
 Compiled By The Butte County Assessor's Office

FALLING ROCK SUBDIVISION 150 M.O.R. 76/78 12-10-2000 LOTS 1/5
 WHITE SPRINGS SUBDIVISION 135 M.O.R. 57/59 12-21-1894 LOTS 1/8
 J. W. BROWN TRACT 7 M.O.R. 12 12-10-1913

Subject Parcel

Butte County Assessor's Map
 Book 55, Page 10

APPLICANT: Gary Bess ADDRESS: 389 Wayland Rd
 OWNER: Gary Bess & Cynthia Ratekin

PROJECT DESCRIPTION:
 Consideration of a conditional use permit application requesting legal sanction for an existing +/-812 square foot second single-family residence on a 6.27 acre property.

ZONING: AR-3 GENERAL PLAN: AR FILE NO. PL17-00106
 ASSESSOR PARCEL NO. 055-100-023 MEETING DATE: July 18, 2017

**NOTICE OF PUBLIC HEARING
PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on Tuesday, July 18, 2017 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following matter:

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

BESS CONDITIONAL USE PERMIT APPLICATION (PL17-00106): Consideration of a conditional use permit application requesting legal sanction for an existing +/-812 square foot second single-family residence on a 6.27 acre property zoned Agricultural Residential – 3 acre minimum (AR-3) located at 389 Wayland Road and further identified as Assessor Parcel Number 055-100-023.

The project file is available for public inspection at the Development Services Department located in Paradise Town Hall, 5555 Skyway, Paradise, CA. 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 Paradise Planning Commission at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291, extension 111.

CRAIG BAKER, Planning Director

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 Ass.
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

055-100-023-000
BESS GARY M & CYNTHIA S RATEKIN REV
TRUST
C/O BESS GARY M & RATEKIN CYNTHIA S
389 WAYLAND RD
PARADISE CA 95969

055-100-021-000
ORLANDO PAUL M & JUDY F
327 WAYLAND RD
PARADISE CA 95969

055-100-022-000
DIDUCA MARK B & LILLIAN A
355 WAYLAND RD
PARADISE CA 95969

055-100-004-000
MAMONE JANICE LYNN ETAL
GRIFFIN LORETTA (LE)
4929 FOSTER RD
PARADISE CA 95969

055-070-023-000
MAMONE JANICE LYNN ETAL
GRIFFIN LORETTA (LE)
4929 FOSTER RD
PARADISE CA 95969

055-100-034-000
DIDUCA BENEDICT C & JULIE A TRUST
C/O DIDUCA BENEDICT & JULIE TRUSTEES
PO BOX 3220
PARADISE CA 95969

055-100-020-000
GAITER LEONCE
291 WAYLAND RD
PARADISE CA 95969

055-100-024-000
FALL RIVER LAND COMPANY LLC
PO BOX 3220
PARADISE CA 95967

055-100-019-000
DIDUCA TRUST
C/O DIDUCA MARK B & LILLIAN A TRUSTEES
355 WAYLAND RD
PARADISE CA 95969

TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT
5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID, Onsite, & Business & Housing

FROM: Susan Hartman, Assistant Planner (872-6291 x 114)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Request for town approval of a conditional use permit to sanction an illegal garage conversion to an 812 sq ft second residence on a ±6.27 acre property zoned Agricultural Residential 3-acre minimum (AR-3).

LOCATION: 389 Wayland Rd

APPLICANT: Gary Bess & Cynthia Ratekin

AP NOS.: 055-100-023

CONTACT PHONE: 877-0419

DATE DISTRIBUTED: June 1, 2017

WRITTEN COMMENTS DUE BY: June 15, 2017

RECEIVED
JUN 15 2017
TOWN OF PARADISE
DEVELOPMENT DEPARTMENT

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

*Automatic Screens (fire) Required
Double permit fees APD
6/18/17*

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
5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID, Onsite, & Business & Housing

FROM: Susan Hartman, Assistant Planner (872-6291 x 114)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Request for town approval of a conditional use permit to sanction an illegal garage conversion to an 812 sq ft second residence on a ±6.27 acre property zoned Agricultural Residential 3-acre minimum (AR-3).

LOCATION: 389 Wayland Rd

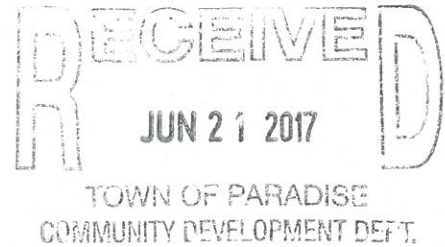
APPLICANT: Gary Bess & Cynthia Ratekin

AP NOS.: 055-100-023

CONTACT PHONE: 877-0419

DATE DISTRIBUTED: June 1, 2017

WRITTEN COMMENTS DUE BY: June 15, 2017



DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

THE EXISTING ENGINEERED WASTEWATER SYSTEM HAS THE CAPACITY
TO ACCOMMODATE THE SECONDARY DWELLING WHICH IS ALREADY
CONNECTED TO THE SYSTEM.

BOTH WASTEWATER SYSTEMS ARE DO FOR EVALUATIONS
BL 6/21/17

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.

I3
13K

PROJECT NO. PL17-00106
PROJECT NAME: Bess Conditional Use Permit

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT
5555 Skyway, Paradise, CA 95969**

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID, Onsite, & Business & Housing
FROM: Susan Hartman, Assistant Planner (872-6291 x 114)
REQUEST: Review and provide written comments
DESCRIPTION OF PROJECT: Request for town approval of a conditional use permit to sanction an illegal garage conversion to an 812 sq ft second residence on a ±6.27 acre property zoned Agricultural Residential 3-acre minimum (AR-3).
LOCATION: 389 Wayland Rd
APPLICANT: Gary Bess & Cynthia Ratekin
AP NOS.: 055-100-023
CONTACT PHONE: 877-0419
DATE DISTRIBUTED: June 1, 2017
WRITTEN COMMENTS DUE BY: June 15, 2017

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

This property is currently served by a 1-inch water meter. Meter size is likely satisfactory for fire system. An RP backflow prevention assembly will be required at the water meter because of the required fire sprinklers.

June 2, 2017 Neil Enick

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.

Hartman, Susan

From: Mattox, Marc
Sent: Monday, June 12, 2017 12:51 PM
To: Hartman, Susan
Subject: PL17-00106

Hi Susan:

I have reviewed this application and have no comments relating to the conversion.

Thank you,

Marc Mattox

Public Works Director/Town Engineer | Town of Paradise
(530) 872-6291 ext. 125 | www.townofparadise.com

RECEIVED
MAY 30 2017

TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.
TOWN OF PARADISE

DEPARTMENTAL USE ONLY:

Receipt No. 27971 Fee 1334.09
Project No. PL17-00106

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant Gary Bess and Cynthia Radecki Phone 530.828.5848 or 530.518.576

Applicant's Mailing Address 389 Wayland Road Paradise CA 95969

Applicant's email address gary@garybess.com; cradecki@csuchico.edu Fax 530.877-0419

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

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

Owner's Name same Phone same

Owner's Mailing Address same

Property Address same Parcel Size 6.27 acres

Engineer (Name, Address) _____

Engineer Phone _____ Fax _____ Email _____

AP Number(s) 055100023 Zone AR 3/AR Existing Use Residential

Detailed project description: (attach additional sheets if necessary) 812 sq ft apartment above garage

Purpose of project: Residential/Family/Possible rental

Radial distance to the nearest billboard 2.6 miles (Skyway: Neal)

Sq. ft. of proposed structure/project 812 sq ft Approx. no. yards of cut/fill NA

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 20%

Distance to nearest fire hydrant 728.7 Distance from centerline 30 ft on each side

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

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

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): Fiber cement panels

Method of sewage disposal? Sand filtration system - Bottomless Sand Filter

Is the proposed project site considered sensitive for archaeological resources? Yes _____ No X (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 Cynthia Radecki Date 5.22.17

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.

R=100'

EDGE ROAD

S 89°03'30" E

GRADE TO DRAIN

EX SLOPE 10% - 12%

BOTTOMLESS SAND FILTER SYSTEM, SEE DETAIL

INV OUT=1284.75 ADDITION

1-1/4" CLASS 200 PVC

APT. 7 GARAGE

INST 4" ABS

INST 1500 GALLON SEPTIC TANK TOP OF TANK=1285.88

INST 4" ABS

CONTROL PANEL FOR TIMED DOSING SYSTEM, ALARM & CYCLE COUNTER

EX DRIVEWAY

EX HOUSE

DECK

EX POOL

EX STORAGE BLDG

EX SEPTIC TANK

EX LEACH FIELD

20' LFSBA

5' MIN.

SITE PLAN

90: - || : 40:0"

389 WAYLAND RD.
PARADISE, CA.

NOTICE OF EXEMPTION

To: File: AP No: 055-100-023; [PL17-00106]

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

Project Title: Bess-Ratekin Conditional Use Permit

Project Applicant: Gary Bess & Cynthia Ratekin

Project Location: 389 Wayland Rd

Project Description: Conditional use permit application requesting legal sanction of an existing ±812 sq ft second single family residence on a 6.27 ac property zoned AR-3 (Agricultural Residential – 3 ac min).

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** Gary Bess & Cynthia Ratekin

Exempt Status:
 Ministerial (Section 15268)
 Emergency Project (Section 15269)
 General Rule Exemption (Section 15061)
 Categorical Exemption
Section 15303 Class 3

Reason for Exemption: Second dwelling unit in a residential zone.

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



Signature: _____
Town Planning Director

Date: _____