



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 – November 17, 2020

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 – None

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://livestream.com/townofparadise>

Comments may be submitted via e-mail to dvolenski@townofparadise.com prior to 5:30 p.m. the day of the meeting. Comments will not be accepted via livestream.

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."

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

5a. **PARADISE UNIFIED SCHOOL DISTRICT GENERAL PLAN AMENDMENT/REZONE APPLICATION (PL20-00261):** Planning Commission consideration of a resolution recommending Town Council approval of an amendment to the Town of Paradise General Plan land use designation affecting a ± 1.25 acre property from Town Commercial (TC) to Public Institutional (PI) and change the zoning for the same property from Community Commercial (CC) to Community Facilities (CF) to accommodate a concurrent lot line adjustment with adjacent school district properties. No new development is proposed, only the consolidated post-fire rebuild of previously existing facilities. The project site is located at 634 Pearson Road; Assessor Parcel No. 054-050-092.

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. 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 PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: November 17, 2020**

FROM: Susan Hartman, CDD/Planning Director **AGENDA NO.** 5(a)
SUBJECT: PUSD General Plan Amendment and Property Rezone Application (PL20-00261)
DATE: November 9, 2020 **APNs** 054-050-092

GENERAL INFORMATION:

Applicant: Paradise Unified School District (PUSD)
c/o NorthStar Engineering
111 Mission Ranch Blvd.,
Chico, CA 95926

Location: 634 Pearson Road, Paradise

Requested Action: Approval of a General Plan amendment (TC to P-I) and rezone application (C-C to C-F) to accommodate a PUSD project to redesign and replace a public school facilities complex that was significantly and adversely affected by the 2018 Camp Fire.

Purpose: To create an all-encompassing Paradise General Plan land use designation & zoning district for the affected PUSD properties.

Project Density: N/A

Present Zoning: Community-Commercial (C-C)

General Plan Designation: Town Commercial (TC)

Existing Land Use: Vacant with some damaged pavement surfaces

Surrounding Land Use: North: Pearson Road
East: Vacant land
South: PUSD bus shelter repair/wash building & PUSD central kitchen building
West: Vacant [prior Paradise elementary school facility]

Affected land area: +/-1.25 acres

Environmental Determination: Exempt pursuant to CEQA Guidelines section 15302 (Replacement or Reconstruction)

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:

Project applicant Paradise Unified School District [PUSD] is seeking Town of Paradise approval of a Paradise General Plan land use designation amendment from Town Commercial (TC) to Public-institutional (P-I) and a zone change from Community-Commercial (C-C) to Community-Facilities (C-F) for a ±1.25 acre property which abuts other PUSD owned and Community-Facilities zoned properties along Pearson Road. 634 Pearson Rd was purchased by the school district after the 1994 General Plan Update and therefore not included in the Public-Institutional/Community-Facilities designations provided to the rest of the PUSD campus on Pearson Road at that time. The general plan amendment and rezone would facilitate a proposed PUSD project to rebuild their operational facilities within a single, consolidated building to replace the existing buildings on-site that were significantly and adversely affected on this property (and abutting PUSD properties) by the 2018 Camp Fire.

ANALYSIS:

Surrounding land use is characterized by vacant and partially developed school facilities to the west and south respectively; vacant with partially paved surfaces to the east; and Pearson Road to the north.

Attached with this staff report for your review and consideration is a copy of the application form and other application materials that were filed with the Town of Paradise by NorthStar Engineering, the project engineer under hire to the PUSD. Detailed, drawn to scale, map exhibits submitted with the project application depict the specific building structures that were destroyed and/or damaged by the Camp Fire. Additionally, the project application includes an exhibit depicting the applicant's proposed centralized operations building complex on the affected project property as part of the PUSD rebuilding efforts. With this project PUSD is proposing to consolidate their maintenance, operations, food service, and transportation services centralized onto one resultant property site embodied within an all-encompassing Paradise General Plan P-I (Public-institutional) land use designated area and a C-F (Community-Facilities) zoning district.

The proposed project application has been evaluated in accordance with the requirements of the California Environmental Quality Act (CEQA) and was determined to belong to a class of projects that are categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to CEQA section 15302 (Replacement or Reconstruction).

This matter has been scheduled for a public hearing before the Planning Commission during its November 17, 2020 meeting. The public hearing notice has been published in the local newspaper and copies of the public hearing have been mailed to owners of properties located within 300 feet of the project site.

ANALYSIS CONCLUSION

Based upon staff's review of the project site and its environmental setting, property files for the site and applicable Paradise Municipal Code provisions, it appears that the proposed project application is free from any land use incompatibility or environmental issues.

Given the circumstances outlined above, Town staff is supportive of the Planning Commission endorsing the proposed project application and adopting a formal recommendation to the Town Council for approval of a Paradise General Plan land use map designation amendment and zone change for the affected properties. Therefore, attached with this staff report for your consideration and recommended adoption is a proposed **Planning Commission Resolution No. 20-04** and its related Exhibit "A".

PLANNING COMMISSION ACTION REQUESTED: Upon conclusion of the scheduled public hearing, adopt a motion to:

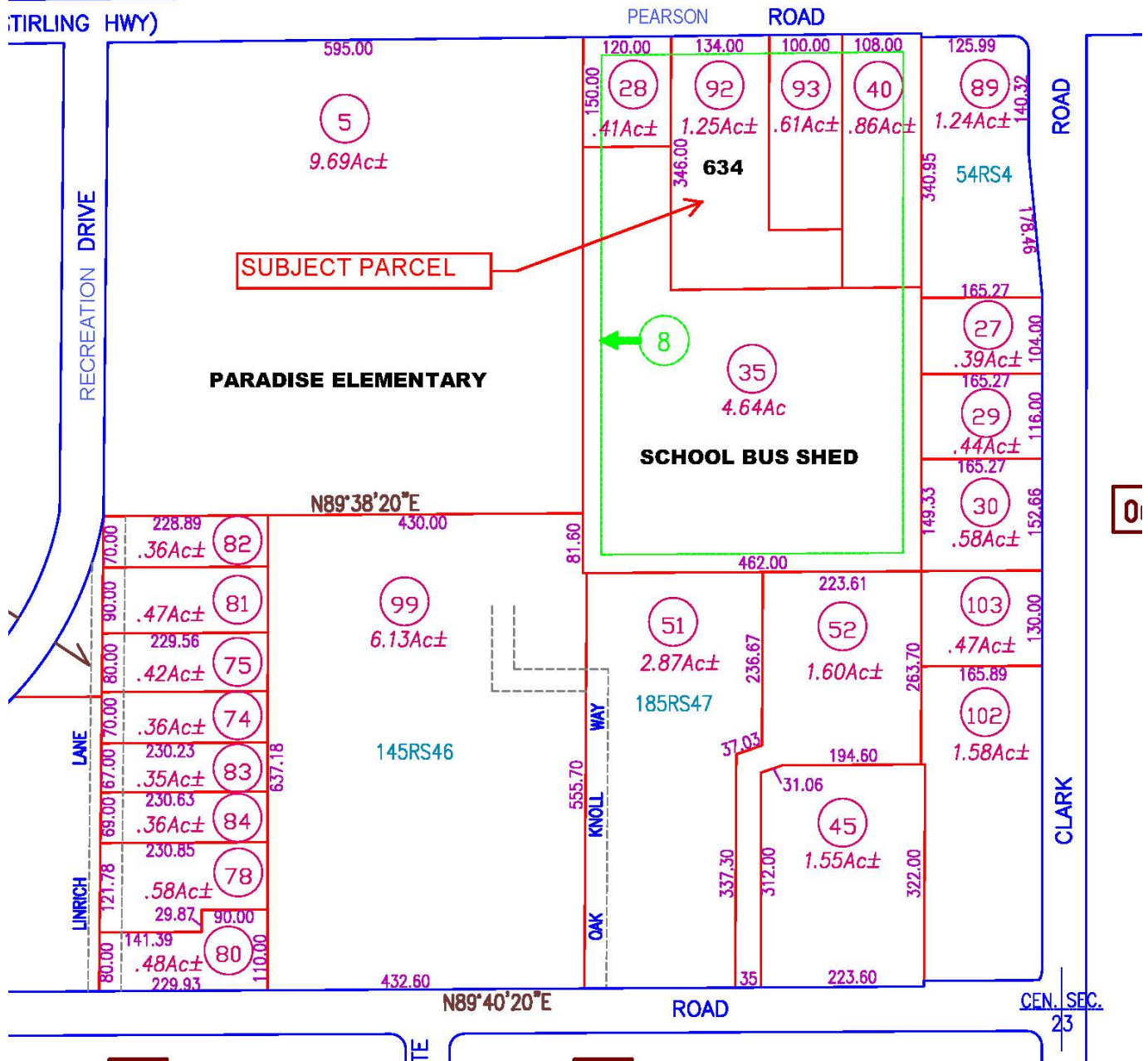
1. Adopt Planning Commission Resolution No. 20-04, "A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (PUSD: PL20-00261)."

Attachments

**ATTACHMENTS FOR
PLANNING COMMISSION AGENDA NO. 5(a)**

1. Project vicinity map.
2. Notice sent to surrounding property owners and the Paradise Post for the November 17, 2020 public hearing regarding the PUSD project application.
3. Mailing list of property owners and agencies notified of the public hearing regarding the PUSD project.
4. Notice of Exemption prepared for the PUSD project.
5. Town of Paradise Resolution No.20-04 “A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (PUSD; PL20-00261).”
6. General Plan amendment/property rezone application materials submitted by Northstar Engineering (project engineer for PUSD) during September and October 2020.

04



APPLICANT: Paradise Unified School District (c/o Northstar Eng.)		634 Pearson Road
OWNER: Paradise Unified School District (PUSD)		
PROJECT DESCRIPTION:		
General Plan amendment (TC to P-I) and rezone application (C-C to C-F) to accommodate a concurrent lot line adjustment with adjacent school district properties. No new development is proposed, only the consolidated post-fire rebuild of previously existing facilities.		
ZONING: CC	GENERAL PLAN: TC	FILE NO. PL20-00189
ASSESSOR PARCEL NO. 054-050-092		MEETING DATE: 11/17/2020

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on Tuesday, November 17, 2020 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following matter:

a. Item determined to be exempt from environmental review

PARADISE UNIFIED SCHOOL DISTRICT GENERAL PLAN AMENDMENT/REZONE APPLICATION (PL20-00261): Planning Commission consideration of a resolution recommending Town Council approval of an amendment to the Town of Paradise General Plan land use designation affecting a ± 1.25 acre property from Town Commercial (TC) to Public Institutional (PI) and change the zoning for the same property from Community Commercial (CC) to Community Facilities (CF) to accommodate a concurrent lot line adjustment with adjacent school district properties. No new development is proposed, only the consolidated post-fire rebuild of previously existing facilities. The project site is located at 634 Pearson Road; Assessor Parcel No. 054-050-092.

The project file is available for public inspection at Town Hall. If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Paradise Planning Commission at, or prior to, the public hearing. For further information contact the Planning Division, Town Hall, 5555 Skyway, Paradise, CA (530) 872-6291, extension 114.

SUSAN HARTMAN
Planning Director

054-050-092-000
PARADISE UNIFIED SCHOOL DISTRICT
5665 RECREATION DR
PARADISE CA 95969

054-040-009-000
HART DEIDRE
1060 8TH ST
WYONDOTTE MI 48192

054-040-050-000
MANGRUM FAMILY TRUST
5655 ALMOND ST
PARADISE CA 95969

054-040-051-000
CALIFORNIA VOCATIONS INC
702 MANGROVE AVE #19
CHICO CA 95926

054-040-056-000
DREBERT CRAIG
15 PLEASANT OAK LANE
OROVILLE CA 95966

054-040-089-000
HASS JEFFERY T
622 EASTWOOD DR
OXNARD CA 93030

054-040-148-000
MALONE BRADLEY CURTIS & MELANIE
REBECCA
PO BOX 158
CORVALLIS MT 59828

054-050-005-000
PARADISE UNIFIED SCHOOL DISTRICT
00000

054-050-027-000
TOVALIN JUAN MICHAEL
2895 CLARK RD
OROVILLE CA 95965

054-050-028-000
PARADISE UNIFIED SCHOOL DISTRICT
5665 RECREATION DR
PARADISE CA 95969

054-050-029-000
WILLIAM DERBY LLC ETAL
PO BOX 1733
PARADISE CA 95967

054-050-035-000
PARADISE UNIFIED SCHOOL DISTRICT
00000

054-050-040-000
DEOL HITPAL S & DAVINDER K
3073 NUESTRO RD
YUBA CITY CA 95993

054-050-089-000
672 PEARSON LLC
200 W VICTORIA ST
SANTA BARBARA CA 93101

054-050-093-000
KIM CHUL Y
702 MANGROVE AVE #241
CHICO CA 95926

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

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

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Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928

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

NOTICE OF EXEMPTION

TO: File – [PL20-00261]; AP No. 054-050-092

FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: PUSD General Plan Amendment/Rezone

PROJECT APPLICANT: PUSD c/o Ross Simmons, NorthStar Engineering

PROJECT LOCATION: 634 Pearson Rd, Paradise, CA.

PROJECT DESCRIPTION: Via Paradise General Plan Amendment & property Rezone, proposed redesign and replacement of a previously existing public facilities complex in a resultant all-encompassing Community Facilities [CF] zoning district.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: NorthStar Engineering

EXEMPT STATUS: ___ General Rule Exemption (Section 15061)
___ Ministerial (Section 15268)
___ Emergency Project (Section 15269)
X Categorical Exemption
Section 15302; Class 2

REASON FOR EXEMPTION: Replacement of prior land use with a same capacity land use

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

SIGNATURE: 

Planning Director

Date: November 5, 2020

**TOWN OF PARADISE
PLANNING COMMISSION**

RESOLUTION NO. 20-04

**A RESOLUTION OF THE PARADISE PLANNING COMMISSION RECOMMENDING TOWN
COUNCIL ADOPTION OF A PARADISE GENERAL PLAN LAND USE MAP AMENDMENT
AND REZONING OF CERTAIN REAL PROPERTY WITHIN THE TOWN OF PARADISE
(PUSD; PL20-00261)**

WHEREAS, the Paradise Planning Commission has conducted a public hearing, pursuant to the California Planning and Zoning Law, concerning a proposed amendment to the Paradise General Plan and property rezone; and

WHEREAS, said public hearing also included review of potential environmental impacts, pursuant to the California Environmental Quality Act; and

WHEREAS, Sections 65353, 65354 and 65854 of the California Government Code require the Planning Commission to conduct a public hearing and notify the Town Council in writing of its recommendation; and

WHEREAS, the Planning Commission has considered the analysis and recommendation of the Community Development Department (Planning Division) and has considered the comments made at a public hearing conducted by the Planning Commission on November 17, 2020; and

WHEREAS, the Planning Commission has determined that an amendment to the Paradise General Plan Land Use Map for a Public-institutional (P-I) land use designation and its related zone change to a Community Facilities (C-F) zoning district affecting property located at 634 Pearson Road and further identified as AP No. 054-050-092, as proposed, is in the public interest.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The Planning Commission of the Town of Paradise hereby finds:

- a. That the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15302 (Replacement or Reconstruction).
- b. That the general plan land use designation and zoning district requested to be assigned to the project property via the general plan amendment/rezone project application (PL20-00261) is appropriate and reasonable because it would assign a Public-institutional (P-I)

RESOLUTION NO. 20-04

General Plan land use designation and Community-Facilities (C-F) zoning to a portion of property thereby meeting objectives of the Paradise Unified School District to redesign and replace a school facilities complex that was adversely affected by the 2018 Camp Fire while adhering to 1994 Paradise General Plan policies that are applicable thereto

SECTION 2. The Planning Commission of the Town of Paradise hereby recommends to the Town Council approval of the project application for Paradise General Plan Land Use Map amendment and its related zone change known as the PUSD (PL20-00261) application for property identified as AP No. 054-050-092 as described and shown in Exhibit “A” attached hereto and made a part hereof by reference.

PASSED AND ADOPTED by the Planning Commission of the Town of Paradise this 17th day of November 2020, by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

Kim Morris, Chair

ATTEST:

Planning Secretary

PUSD Maintenance Yard Rezoning and General Plan Amendment

Tabulation of Pre-Fire Structures and Uses

BUILDING NO.	APPROXIMATE SQ. FT.	USE	STATUS
1.	690	Office	Destroyed
2.	970	Classroom	Destroyed
3.	1,150	Classroom	Destroyed
4.	1,600	Classroom	Destroyed
5.	1,900	Office	Destroyed
6.	6,000	Veh. Repair/Wash	To Remain
7.	2,400	Kitchen/Freezers	To Remain
8.	6,100	Maint./Food Svc.	Destroyed

Total Approximate Pre-Fire Square footage: 20,810

Total Destroyed: 12,410

Total to Remain/Reused: 8,400

Note: Buildings 6 and 7 are to be reused as storage.

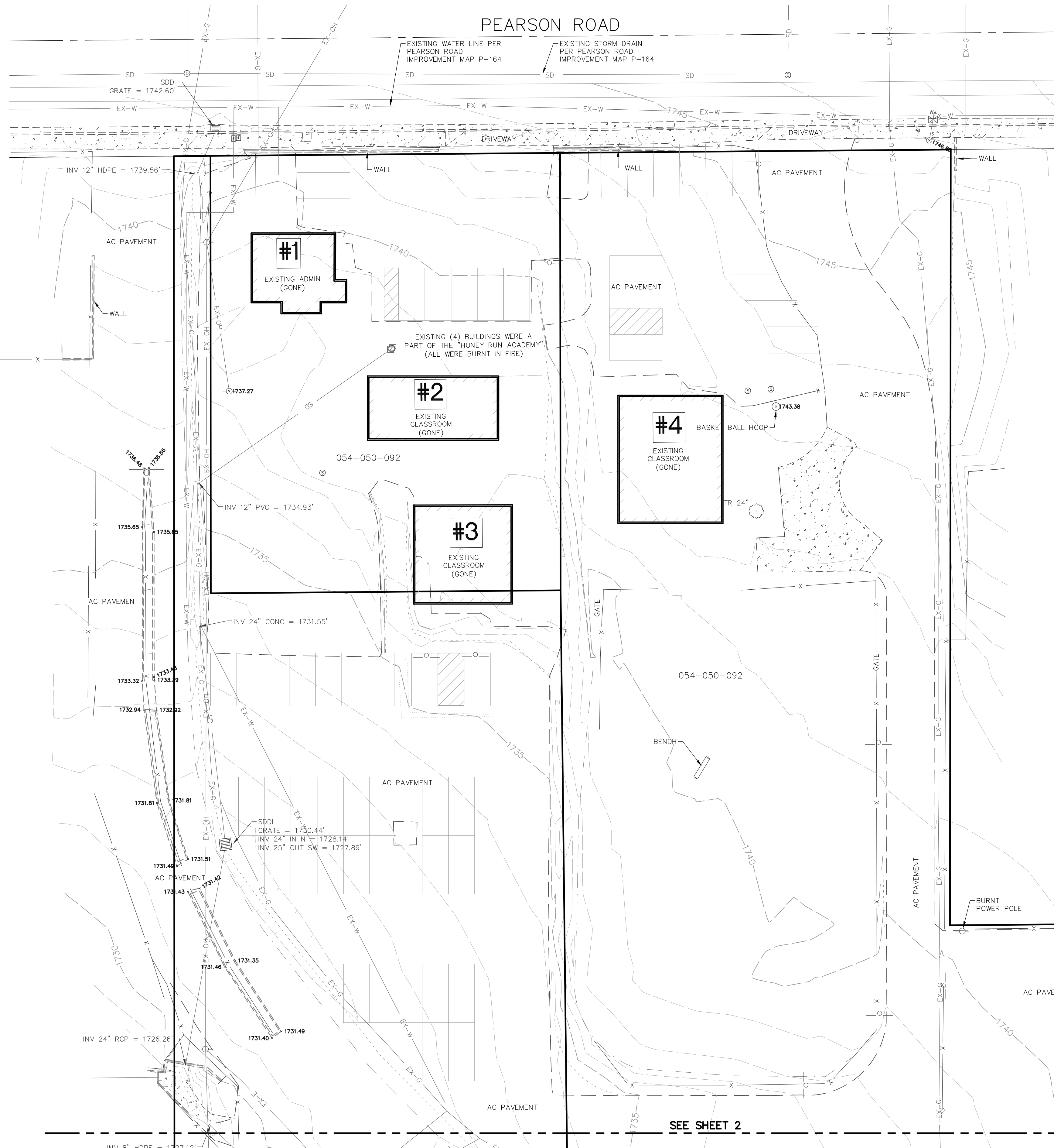
PUSD Maintenance Yard Rezoning and General Plan Amendment

Tabulation of Remaining and New Structures and Uses

BUILDING NO.	APPROXIMATE SQ. FT.	USE	STATUS
PROPOSED	15,500	Off./Veh. Svc./Freezer	New
6.	6,000	Storage	To Remain/Reused
7.	2,400	Storage	To Remain/Reused

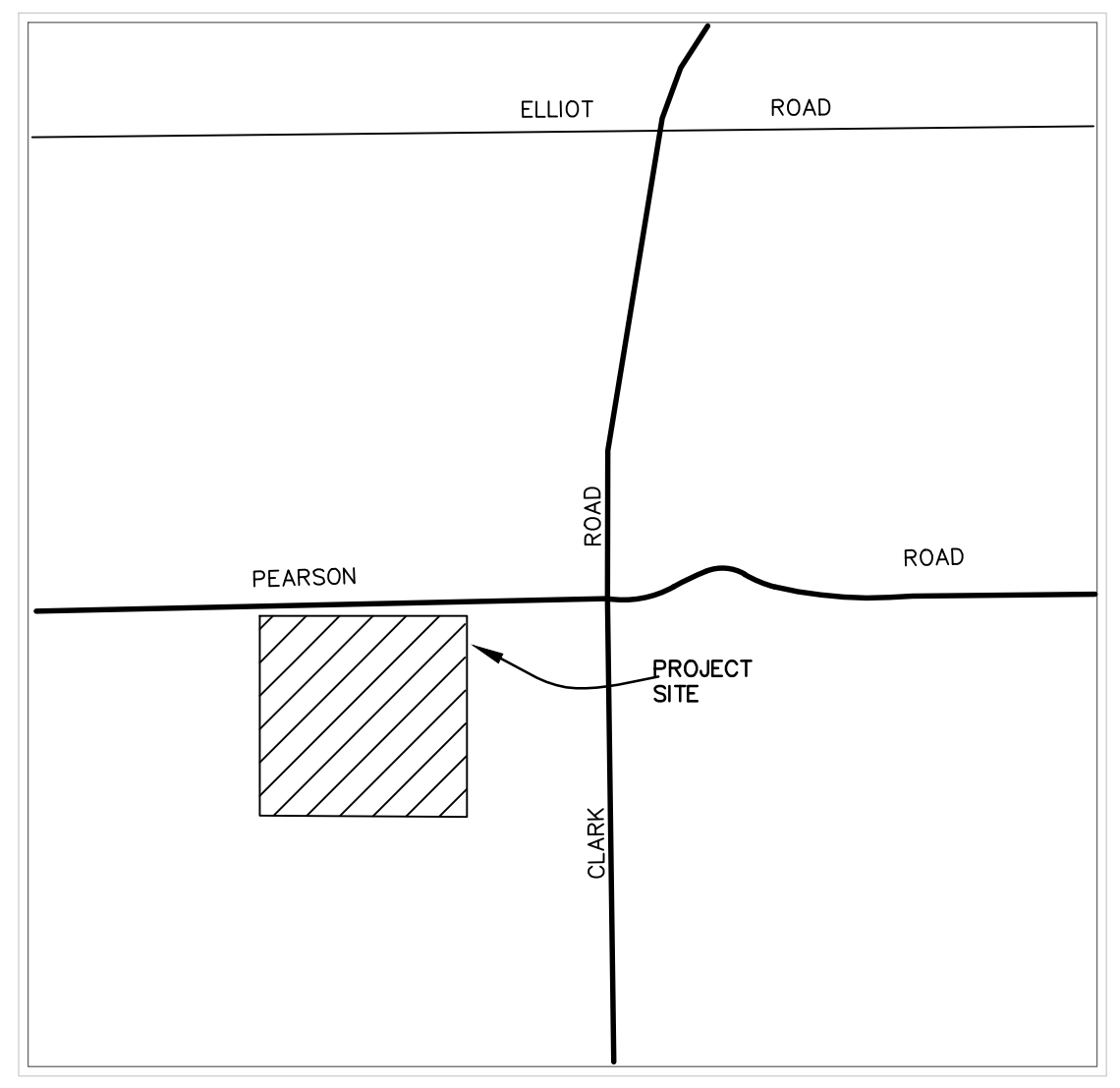
Total Approximate Square footage: 23,900

Note: Use of Buildings 6 and 7 to change from Vehicle Maintenance and Kitchen/Food Storage, respectively, to General Storage.

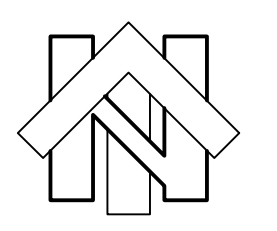


TOPOGRAPHIC SURVEY NOTES

1. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY NORTHSTAR FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS.
2. PHYSICAL ITEMS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE BY SURFACE INSPECTION AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SURFACE FEATURES AND SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. NORTHSTAR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED.
4. BENCHMARK: TOWN OF PARADISE BENCHMARK #1037, ELEV = 1839.67'
5. FIELD SURVEY COMPLETED ON APRIL 10, 2020
6. THE BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 2, EPOCH 2010.0000 BASED ON A GNSS SURVEY AND AN OPUS SOLUTION REPORT WITH TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK (CORS):
 PID: AF9564 DESIGNATION: QUIN QUINCY CORS ARP
 PID: DN7510 DESIGNATION: ORVB OROVILLE DAM CORS ARP
 PID: DN5654 DESIGNATION: VNAHELITKCN2006 CORS ARP
 THE MAPPING ANGLE IS 0°10'07" AND THE COMBINED GRID FACTOR IS 0.99998371 AT CONTROL POINT NUMBER 20026. COORDINATES SHOWN HEREON ARE GRID COORDINATES. TO OBTAIN GROUND COORDINATES DIVIDE GRID COORDINATES BY THE ABOVE STATED COMBINED FACTOR.



VICINITY MAP
NOT TO SCALE



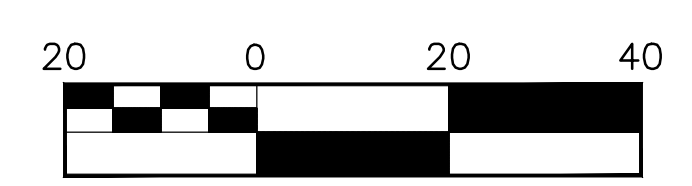
EXISTING

LEGEND

- △ NORTHSTAR CONTROL POINT
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING SANITARY SEWER CLEAN OUT
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING STORM DRAIN INLET
- ⊙ EXISTING BOLLARD
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING UTILITY VAULT/BOX AS NOTED
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING STREET LIGHT
- ⊙ EXISTING GUY ANCHOR
- ⊙ XX" EXISTING TREE WITH TYPE AND SIZE AS NOTED
- ⊙ EXISTING SIGN
- ▨ EXISTING BUILDING
- ▨ EXISTING CONCRETE
- EXISTING EDGE OF PAVEMENT
- SS EXISTING UNDERGROUND SANITARY SEWER
- SD EXISTING UNDERGROUND STORM DRAIN
- EX-W EXISTING UNDERGROUND WATER LINE
- EX-G EXISTING UNDERGROUND GAS LINE
- EX-T EXISTING UNDERGROUND ELECTRIC LINE
- EX-OH EXISTING OVERHEAD UTILITY
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING GRADE BREAK
- EXISTING FLOWLINE
- 200 EXISTING MAJOR CONTOUR AT 5' INTERVALS
- 201 EXISTING MINOR CONTOUR AT 1' INTERVALS
- PROPERTY LINE
- OUTSIDE PROPERTY LINE
- CENTERLINE OF ROAD WAY
- x- EXISTING CHAIN LINK FENCE
- EXISTING SPOT ELEVATION

ABBREVIATIONS

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- BCR BUILDING CORNER
- C CONCRETE
- CONC CONCRETE
- CMP CORRUGATED METAL PIPE
- CTL CONTROL
- DWY DRIVEWAY
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EPAN ELECTRIC PANEL
- FF FINISHED FLOOR
- G GAS
- GM GAS METER
- INV INVERT
- NS NORTHSTAR
- OH OVER HEAD
- PVC POLYVINYL CHLORIDE PIPE
- SD STORM DRAIN
- SDDI STORM DRAIN INLET
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY CLEANOUT
- SSMH SANITARY MANHOLE
- TR TREE
- W WATER
- WM WATER METER



SEE SHEET 2

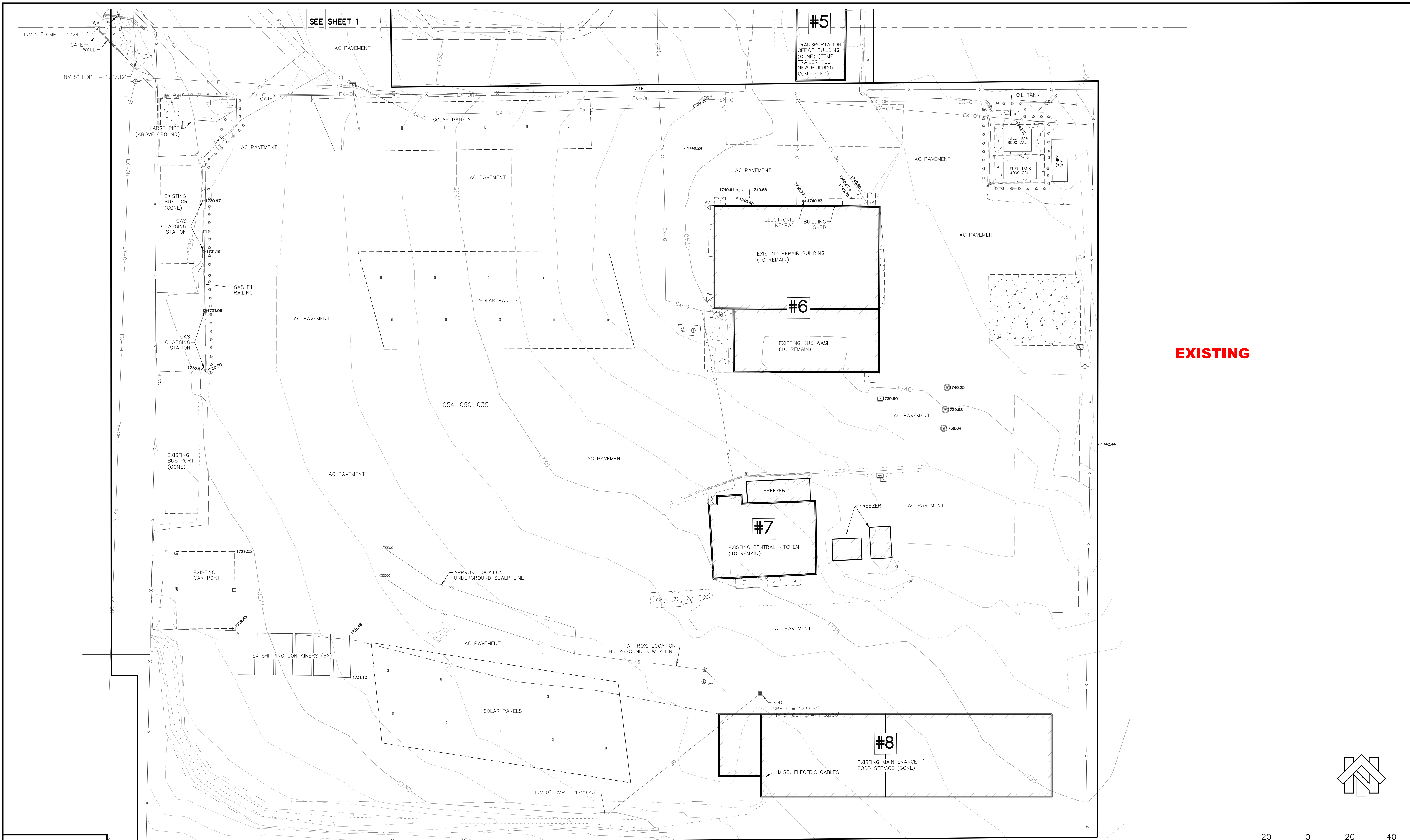
Designed:	Revision	Date	By
Drawn By: TA			
Approved:			
Date: 10/5/2020			

NORTHSTAR
... Designing Solutions
111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.northstareng.com

PARADISE UNIFIED SCHOOL DISTRICT
PARADISE, CALIFORNIA

PRE-FIRE ZONING EXHIBIT-1
HONEY RUN ACADEMY MAINTENANCE YARD

APN Number	Job Number 20-026	Scale 1" = 20' Horz. N/A Vert.	Sheet 1 Of 2
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EXISTING

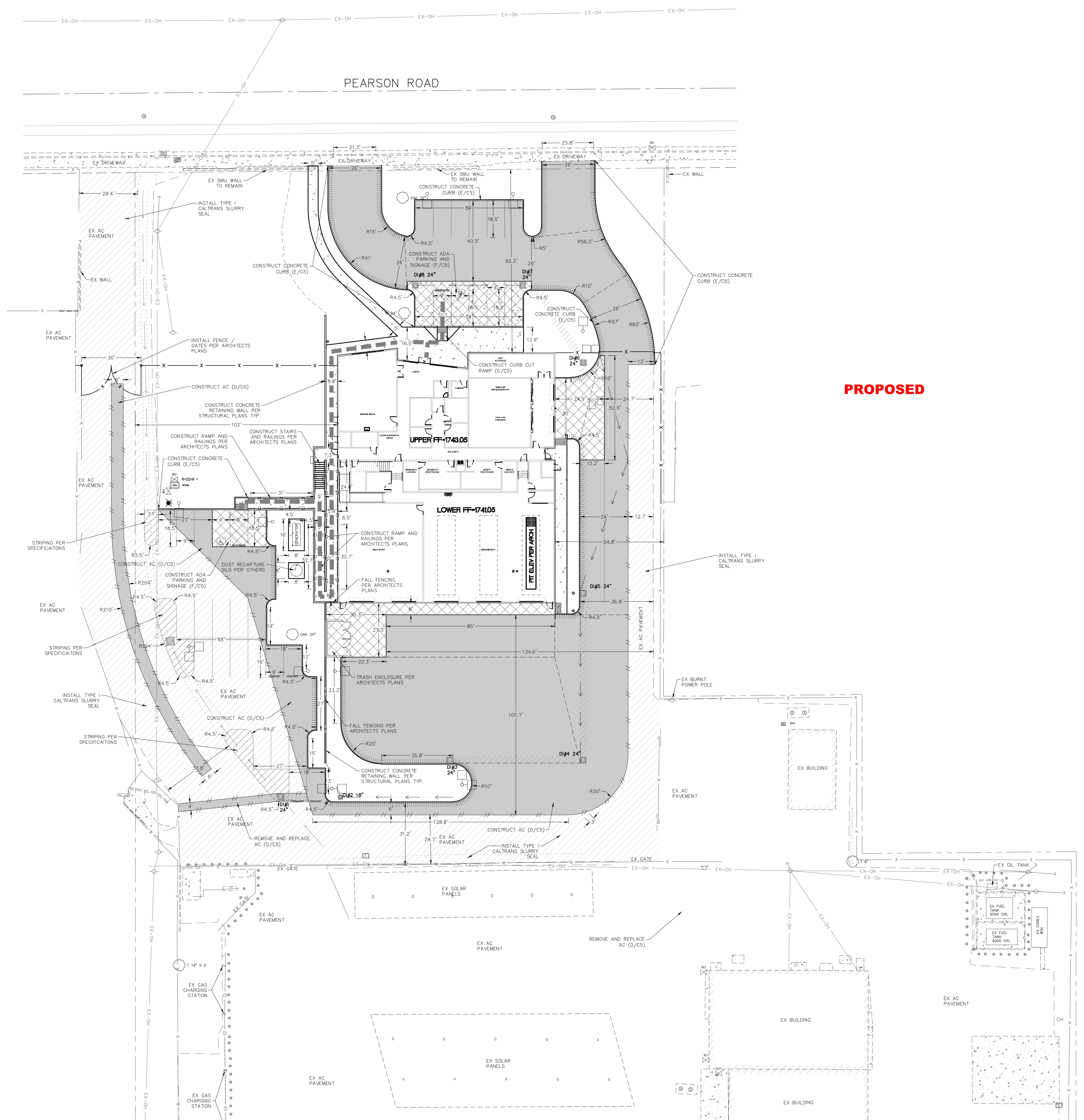
Designed:	Revision	Date	By
Drawn By: TA			
Approved:			
Date: 10/5/2020			

NORTHSTAR
... Designing Solutions

111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.northstareng.com

PARADISE UNIFIED SCHOOL DISTRICT
PARADISE, CALIFORNIA

PRE-FIRE ZONING EXHIBIT-2			
HONEY RUN ACADEMY MAINTENANCE YARD			
APN Number	Job Number 20-026	Scale 1" = 20' Horz. N/A Vert.	Sheet 2 Of 2



SHEET INDEX

- C1 LAYOUT SHEET
- C2 DEMOLITION SHEET
- C3 GRADING PLAN
- C4 UNDERGROUND PLAN
- C5 CIVIL SITE DETAILS
- C6 EROSION CONTROL PLAN
- OS1 ONSITE WASTEWATER TREATMENT PLAN

LEGEND

	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD UTILITY LINES
	EXISTING 5' MAJOR CONTOUR
	EXISTING 1' MINOR CONTOUR
	ASSUMED PROPERTY LINE
	EXISTING FENCE LINE AS NOTED
	EXISTING STRIPING
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING
	EXISTING CONCRETE
	PROPOSED CONCRETE CURB (E/C/S)
	PROPOSED CONCRETE SIDEWALK (B/C/S)
	PROPOSED ASPHALT (D/C/S)
	PROPOSED TYPE I CALTRANS SLURRY SEAL
	PROPOSED VEHICLE RATED CONCRETE (A/C/S)
	PROPOSED 5' MAJOR CONTOUR
	PROPOSED 1' MINOR CONTOUR
	PROPOSED STORM DRAIN PIPE (M/C/S)
	PROPOSED SEWER LATERAL (M/C/S)
	PROPOSED PRESSURE SEWER LINE (3/OS1)
	PROPOSED WATER LINE (M/C/S)
	PROPOSED GAS LINE (PER PG&E PLANS)
	PROPOSED ELECTRIC LINE SEE ELECTRIC PLANS
	PROPOSED GRADE BREAK
	PROPOSED TRUNCATED DOMES (H/C/S)
	PROPOSED RAMP AND RAILING PER ARCHITECT PLANS
	PROPOSED FIRE LANE (L/C/S)
	MATCH EXISTING ELEVATION
	FINISH GRADE SPOT ELEVATION
	PROPOSED TRUNCATED DOMES (H/C/S)
	PROPOSED CONCRETE STORM DRAIN INLET (L/C/S)
	PROPOSED ADA PARKING SIGNAGE (F/C/S)
	PROPOSED SITE LIGHTS PER ELECTRICAL PLANS (E1.1)

PROPOSED

CONSTRUCTION LAYOUT NOTE

- THE ELECTRONIC AUTOCAD FILE SHOWING LAYOUT, GRADES, AND SURVEY CONTROL POINTS WILL BE MADE AVAILABLE TO THE WINNING BIDDER TO AID IN CONSTRUCTION LAYOUT.
- PRELIMINARY CONCRETE CONTROL AND EXPANSION JOINTS ARE SHOWN ON THIS SHEET. CONTRACTOR TO REVIEW AND PROPOSE ANY CHANGES NEEDED TO CONTROL CRACKING. FINAL PLAN AND ANY MODIFICATIONS SHALL BE CONFIRMED WITH ARCHITECT.

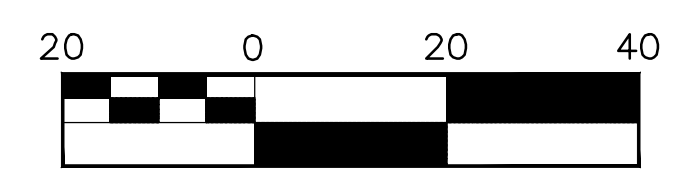
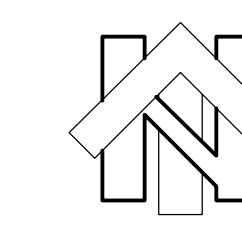
ABBREVIATIONS

AGGREGATE BASE	AG	MAXIMUM	MAX
ASPHALT CONCRETE	AC	MINIMUM	MIN
BACK OF WALK	BOW	NOT TO SCALE	NTS
CENTERLINE	CL	ORIGINAL GROUND	OG
CLEAN OUT	CO	PROPERTY LINE	PL
DRAIN INLET	DI	POWER POLE	PP
ELEVATION	ELEV	RADIUS	R
EDGE OF PAVEMENT	EP	RIGHT-OF-WAY	ROW
EXISTING	EX	STORM DRAIN	SD
FINISH FLOOR	FF	SANITARY MAINTENANCE HOLE	SMH
FINISH GRADE	FG	SANITARY SEWER MAINTENANCE HOLE	SSMH
FLOWLINE	FL	STANDARD	STD
FACE OF CURB	FOC	SIDEWALK	SW
FEET	FT	TOP BACK OF CURB	TBC
GAS	G	TOE OF SLOPE	TOE
GRADE BREAK	GB	TOP OF SLOPE	TOP
GAS METER	GM	TOP OF WALL	TW
JOINT TRENCH	JT	TYPICAL	TY
LINEAR FEET	LF	WATER	W
LIP OF GUTTER	LIP	WATER METER	WM

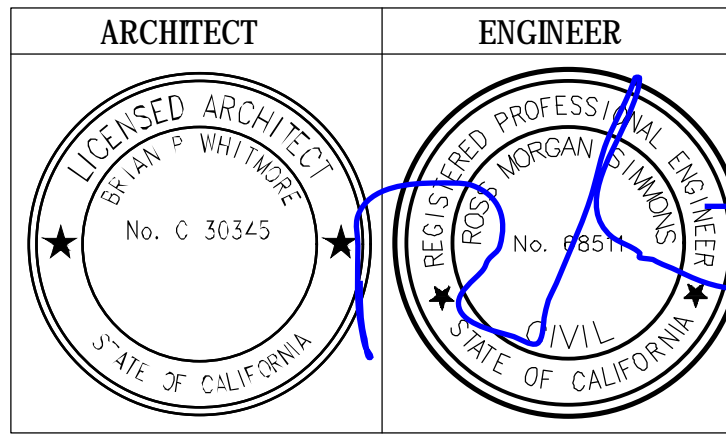
PATH OF TRAVEL DEFINITION:

PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 2" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 2" VERTICAL. P.O.T. IS A MINIMUM OF 48" WIDE SLIP RESISTANT SURFACE WITH 5% MAX. SLOPE AND 2% MAX. CROSS SLOPE. TYP. THERE IS NO DROP-OFF OVER 4" AT THE EDGE OF WALK OR LANDING. ARCHITECT AND CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED.

■ ■ ■ ■ ■ PATH OF TRAVEL AS SHOWN ON PLANS



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NO.	REMARKS	DATE

DATE

KEY PLAN

PARADISE UNIFIED SCHOOL DISTRICT
6696 CLARK RD
PARADISE, CA 95969

CONSTRUCTION DOCUMENTS

OPERATION FACILITY
5911 MAXWELL DR
PARADISE, CA 95969

LAYOUT SHEET

Date	07/30/2020	Project Number	19047
Scale	NA	Drawing Number	C1
Drawn	RMS		
Author	RMS		