



IMPORTANT NOTICE REGARDING October 6, 2020 **Planning Commission Meeting**

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public may only view the meeting online and not in the Commission Chamber.

Submission of Public Comments: For those wishing to make public comments at the October 6, 2020 Commission meeting, please submit your comments via email to be read aloud at the meeting by the City Planner. Email comments must be submitted to the City Planner at jlucchesi@mtshastaca.gov. Email comments on matters on the agenda must be submitted by 4:00 P.M. Pacific Time on the day of the meeting. All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

Reading of Public Comments: The City Planner shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Commission may provide, consistent with the time limit for speakers at a Commission meeting. The email comments submitted shall become part of the record of the Commission meeting.

Comments made in the chat will not be read during public comment.

Mt. Shasta Special Planning Commission Meeting Agenda

Tuesday, October 6, 2020; 6:00 p.m.

Please note that this meeting is being agendized to allow Commissioners, Staff, and the public to participate in this meeting via ZOOM, pursuant to the Governor's Executive Order N-29-20. Members of the public may remotely listen to and participate in the meeting via the information below:

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/82968277675>

Or Telephone:

US: +1 346 248 7799 Webinar ID: 829 6827 7675

Page	STANDING AGENDA ITEMS
	1. Call to Order and Flag Salute
	2. Roll call
	3. Public Comment: This time is set aside for residents to address the Planning Commission on matters listed on items not included on the Regular Agenda. If your comments concern an agenda item noted on the regular agenda, please address the Commission when that item is open for public comment. Each speaker is allocated three (3) minutes to speak. Speakers may not cede their time. Comments should be limited to matters within the jurisdiction of the City. Commission discussion or action cannot be taken on items not listed on the agenda other than to receive comments. If you have documents to present to members of Commission, please provide a minimum of seven (8) copies to the note taker.
	4. Meeting Minutes a. Approval of Special Planning Commission Meeting Minutes for September 22, 2020
Pg 5	5. Public Hearings: 2018.08 Golden Eagle Charter School Conditional Use Permit, Tentative Parcel Map, Architectural Design Application and California Environmental Quality Act (CEQA) Review Background: The Golden Eagle Charter Schools is proposing to construct a new facility to accommodate the growing enrollment of the school. The project includes the consolidation of parcels into two distinct parcels, conditional use permit, and architectural design application. The project is subject to CEQA and has a proposed initial study and mitigated negative declaration. Recommended Action: Open and Close Public Hearing. Continue meeting to October 20, 2020 regular meeting.
	6. Commission and Staff Comment

	<p>7. Future Agenda Items – Future items are topics brought to the Planning Commission from a public petition, city staff, Planning Commission member(s), and City Council for review and action. All dates refer to first introductions to the Planning Commission and can be altered due to time and priority level. Items that are bolded correlate with the General Plan Revision Process</p> <ul style="list-style-type: none"> a. 2018.08 Golden Eagle Charter School Conditional Use Permit, Tentative Parcel Map, Architectural Design Application and California Environmental Quality Act (CEQA) Review – 10/20/2020 b. Short-term Rental Ordinance – 10/20/2020 c. City Tree Planting List – 11/17/2020 d. 2045 Land Use Element and Zoning Code Drafts Presentation – 11/17/2020
	<p>8. Adjourn – Next meeting scheduled for Tuesday, October 20, 2020 at 6PM</p> <p>Availability of Public Records: All public records related to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at City Hall located at 305 North Mt. Shasta Blvd., Mt. Shasta, CA at the same time the public records are distributed or made available to the members of the legislative body. Agenda related writings or documents provided to a majority of the legislative body after distribution of the Agenda packet will be available for public review within a separate binder at City Hall at the same time as they are made available to the members of the legislative body.</p> <p>The City of Mt. Shasta does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or provision of services. In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the Deputy City Clerk at least 48 hours prior to the meeting at (530) 926-7510 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.</p>

Any writings or documents provided to a majority of the Planning Commission after distribution of the meeting Agenda Packet regarding any open session item on this agenda will be made available for public inspection during normal business hours within the binder entitled “Agenda Packet for Front Counter” located at City Hall at the desk on the right-hand side inside the front door.

Projects heard at this Planning Commission meeting may be subject to appeal. Please contact the Planning Department for information. Appeals must be submitted to the City Clerk’s office together with the appeal fee. If you challenge the environmental review of the project proposal in court, you may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to the Planning Department on, or prior to, closing of the public comment period.

Mt. Shasta Special Planning Commission Meeting Minutes

City Park Upper Lodge 1315 Nixon Rd.
Mt. Shasta Tuesday, September 22, 2020; 6:00 p.m.

Item	STANDING AGENDA ITEMS
1.	Call to Order and Flag Salute – Chair Findling called to order at 6:05PM
2.	Roll call Present: Chair Findling and Commissioners Beck, Saryon, Kirby, Higuera, McDowell, and Pardee Absent:
3.	Public Comment: Phil Paisley: Comments regarding Golden Eagle Charter School Project environmental document. Johanna Altorfer: Comments regarding Golden Eagle Charter School Project
4.	Meeting Minutes: Meeting Minutes for Regular Meeting August 18, 2020 COMMISSION ACTION: Motion to approve meeting minutes as submitted MOTION: Commissioner Higuera SECOND: Commissioner Kirby AYES: Chair Findling and Commissioners Beck, Saryon, Kirby, Higuera, and Pardee NOES: ABSTAIN: Commissioner McDowell ABSENT:
5.	Public Mural Ordinance Amendment: Public Mural Definition City Staff: Presentation of Staff Report Clarifying questions related to application process, differentiation between public mural and architectural design review, and design requirements. Public Comment: Betty Kreeger: Comments and questions on Yaks and changes in paint color. Public Comment Closed COMMISSION ACTION: Motion to approve proposed public mural definition amendment for city council consideration. MOTION: Commissioner Higuera SECOND: Commissioner Kirby AYES: Chair Findling and Commissioners Beck, Saryon, Kirby, Higuera, McDowell, and Pardee NOES: ABSTAIN: ABSENT:

6. Unmanned Aircraft (Drone) Ordinance

City Staff: Presentation of Staff Report

Clarifying questions regarding registration cost, purpose repeating FAA regulations in local ordinance, and filming in parks district.

Public Comment:

Johanna Altorfer: Question on use of facial recognition, infrared, and recording equipment.

Public Comment: Closed

COMMISSION ACTION: Motion to approve proposed Unmanned Aircraft (Drone) Ordinance for City Council consideration.

MOTION: Commissioner Pardee

SECOND: Commissioner Higuera

AYES: Chair Findling and Commissioners Beck, Saryon, Kirby, Higuera, and Pardee

NOES: Commissioner McDowell

ABSTAIN:

ABSENT:

7. Commission and Staff Comments

Commissioner Higuera: Comments on Clean and Safe Mt. Shasta funding for cleanup; specifically from fast food and highway trash producers.

Commissioner McDowell: Question on mini-storage project

Commissioner Beck: Question on City Park closure due to fire concern and police inspection. Question on Commissioner renewal.

Commissioner McDowell: Question on people living in RVs in Shopping Center and City parking lots.

Commissioner Higuera: Code complaint on human waste on City property behind Black Bear Dining in creek area.

Commissioner Beck: In favor of city provided pot-o-potty in problem areas.

9. Future Agenda Items – Future items are topics brought to the Planning Commission from a public petition, city staff, Planning Commission member(s), and City Council for review and action. All dates refer to first introductions to the Planning Commission and can be altered due to time and priority level. **Items that are bolded correlate with the General Plan Revision Process**

- a. Golden Eagle Charter School Project Public Hearing – 10/6/2020
- b. City-Wide Planting List – 10/20/2020
- c. Short-term Rental Ordinance – 10/20/2020

10. Adjourn – Adjourned at 7:12 PM

Agenda Item # 5

Staff Report

Meeting Date: September 22, 2020

To: Planning Commission

From: Planning Department

X	Regular
	Consent
	Closed
	Presentation

Subject: 2018.08 Golden Eagle Charter School Conditional Use Permit, Tentative Parcel Map, Architectural Design Application and California Environmental Quality Act (CEQA) Review

Recommended Action:

- 1. Open public hearing and accept public input on the project.**
- 2. Close public hearing and continue item to October 20, 2020 6PM
Planning Commission Regular Meeting**

Background:

The Golden Eagle Charter School (GECS) is an independent study charter school in Siskiyou County. The current facility is located south of the City of Mt. Shasta City limits. The school assists with homeschooling and independent study children that are not in typical education systems.

GECS typically serves the following types of student populations:

Traditional home school students - These students are generally supported in their educational endeavors by their parents, and they complete the bulk of their schooling at home. They may also take enrichment or core classes in the community or at the school site, such as science, literature, music, or gymnastics. The credentialed teacher helps guide the parents to be the finest teachers of their children.

Hybrid Students - Students new to homeschooling that are looking for a blended program including home instruction, classes and enrichment activities provided by our learning centers, and community classes. The credentialed teacher's involvement may vary from advisory and assessment capacity to one of almost complete administration of the student learning process.

Independent Study Students - These students generally at risk, have not been successful in traditional public school, and need extra help to meet their educational goals. These

students meet with their credentialed teacher on a weekly basis, to receive instruction, receive new assignments and get feedback on assignments they have already completed.

GECS presently leases four facilities: three locations in the City of Mt. Shasta and one in the City of Yreka. In Mt. Shasta, the School's main office and library are located at 2405 South Mt. Shasta Boulevard; the grade K-5 learning center is located at 2411 South Mt. Shasta Boulevard; and the grade 6-12 learning center is located at 2226 Mt. Shasta Boulevard. The resource center in the City of Yreka is located at 1515 South Oregon Street.

GECS is outgrowing its current facilities in the City of Mt. Shasta and is proposing to construct a new school and consolidate operations at the new location. According to the 2017-2018 School Accountability Report Card published by the School, Golden Eagle Charter school had an enrollment of 495 for the 2017-18 school year; 183 students were in grades K-5; 137 students were in grades 6-8; and 175 students were in grades 9-12.

Project Description:

The building would have a floor area of approximately 35,500 square feet and include two parking areas (one south of the school and one along Pine Street), a drop-off/pick-up area for students, and landscaping improvements. One full-access driveway would be constructed off Pine Street at the southern boundary of the Project site; one entrance-only driveway to the student drop-off/pick-up area would be constructed approximately 375 feet north of the full-service driveway. The full-service driveway would also serve as egress for the drop-off/pick-up area. A secondary emergency-only access route from Cedar Street would be provided in the southern Project area.

The project previously proposed a future gymnasium and sports field as part of the development but has been removed due to project timelines and constraints. The GECS may add those features in the future which would require an amendment to the Conditional Use permit and subsequent environmental review. Both actions would require additional public noticing, review, and Planning Commission deliberation.

The Project site is ± 12.4 acres and is comprised of ten legal parcels under a single ownership, as well as City street ROW. The Project includes abandoning the existing ROW within the Project site and establishing three parcels for financing purposes. The Tentative Parcel Map is shown in easements for existing public utilities would be deeded to the City as part of the tentative map approval process.

The entire ± 12.4 -acres is considered the project area. "Development site" includes proposed Parcels 1 and 2 (± 6.8 acres) and encompasses areas in which improvements would occur. Proposed Parcel 3 (± 5.6 acres) includes most of the wetlands and other waters of the U.S. and State and would be established as an open space area. No development is proposed on Parcel 3.

Charter schools are regulated pursuant to California Code of Regulations (CCR) Title 5, Division I, Chapter 11, Subchapter 19 (Charter Schools). The proposed Project is a non-Department of State Architect project and is subject to California Building Standards Code requirements that area enforced by the City's Building Official. Project is also subject to the California Fire Code applid by the City of Mt. Shasta Fire Chief.

Student Scheduling and Operations

Due to intentional scheduling, it is anticipated that no more than 200 students and 15 staff members would be on-site at the new location at any given time. GECS operates from mid-August through May. Hours of operation are Monday through Friday from 8:00 A.M. to 4:30 P.M. Transportation of students to and from school and school-related functions is the responsibility of the parents/ guardians.

Project Location:

The Project is located within the City of Mt. Shasta on the west side of Pine Street, generally east of Interstate 5 (I-5), south/southeast of Lassen Lane, and north/northeast of W. Field Street in Section 6, Township 40 North, Range 4 West of the U.S. Geological Survey (USGS) City of Mount Shasta quadrangle. Latitude: 41° 19' 2" N; Longitude: 122° 19' 17" W.

Assessor's Parcel Numbers: 057-031-030, -060; 057-044-020, -040; 057-051-010, -020; 057-071-010, -040; 057-064-030, -070, and City street right-of-way.

Surrounding Conditions & Uses:

The properties northeast of the Project along Pine Street consists of the Mercy Hospital development and supporting medical facilities. A senior living facility is located on Kingston Road across Pine Street, northeast of the proposed project. A residential neighborhood exists to the south of the project location with primarily single-family homes and some multiunit residences. Interstate 5 is directly to the west of the project location.

General Plan Connection:

Although the education facilities in the City Limits are discussed in the General Plan, the GECS is not directly addressed. The 2007 may have omitted the school due to its location outside City Limits. The 2007 General does not offer any goals, policies, or implementation measures related to the development or expansion of the GECS or other school facilities.

The City of Mt. Shasta Municipal Code (MSMC) does require that all school facilities in any zoning designation obtain a Conditional Use Permit.

Land Use

The General Plan Land Use Map indicates that the property is designated for High Density Residential (HDR). The typical uses for HDR are dwelling sin clustered development with a

variety of housing dwelling types. Although not an outright permitted use. The General Plan does discuss education facilities as conditional or complimentary uses.

Housing

The proposed development is located within housing centered land use designation and zoning. The City must maintain a certain amount of residentially zoned land for housing development to meet the City's Regional Housing Needs Assessment (RHNA). The development of these parcels would not result in a large loss of housing due to the location of wetlands on 5 of the 8 developable parcels and remaining open land eligible for housing development. Wetland development is not encouraged by the City of Mt. Shasta due to the loss of valuable ecosystems and the impact to surrounding development when development occurs on these properties. The majority of the parcels contain wetland areas that would be difficult and expensive to develop. The cost to develop these parcels for housing would discourage housing development regardless of this project.

The development could result in the loss of a total of 16 housing units based on the 20 units per acre maximum density and the total development area of the building. The parking areas are not factored into housing loss since the housing development would also need extensive road and parking development to compliment the development. Although a portion of the developable area would be used for non-housing use, there is a future possibility of developing the eastern portion of the property along Pine Street as a housing development. The available property that is not wetland designated could result in an 18 unit housing development under the current zoning code. The housing development is not part of this project.

In addition to this project, the City of Mt. Shasta is in a General Plan revision which will result in a new Land Use, Housing, and zoning code. The potential loss of housing due to this development will be negated with the rezoning of the City to allow housing in other areas.

Timeline:

The timeline for the project relies heavily on the Planning Commission and City Council deliberation. Planning and development began for this project in 2018 consisting of site location. The Applicant considered three distinct sites prior to the purchase of the site proposed in this application. Once the site location as confirmed, the Project Application began the formation of the Application and the City has been in preparation of the CEQA document.

The project was noticed and heard at the May 21, 2019 Planning Commission Meeting. The Commission action at the time was to continue the item to a future meeting to adequately address the concerns voiced during the public comment period.

The Applicant post-Planning Commission approval will still need City Council approval related to the consolidation and abandonment of City-owned properties as part of the tentative parcel map application. The Applicant will also move into Public Works and Building review. It is anticipated that construction of the school would commence in 2021 and be completed in eight months.

Review of Public & Outside Agency Comment:

Public notice was posted as per Government Code Sections 65090 and 65091, which require specific posting requirements and noticing to property owners within 300 feet of the proposed parcel split. The notice went out in September 2020 meeting the Government Code regulations. The public hearing was also noticed in excess due to noticing requirements for CEQA. A total of three public notices were placed in the newspaper. The public hearing notice was also posted in front of City Hall beginning August 12, 2020. The CEQA comments will be directly responded to in the Final IS/MND. None of the comments to date will warrant any significant changes to the IS/MND document or the creation of an Environmental Impact Report.

The City has received 20 letters after the CEQA commenting period that will be considered as public input to the project in this section. Comments against the project focused on the location of the building next to Interstate 5 and that the project should produce an Environmental Impact report. The commenters did not provide information on why the location was inadequate but simply stated personal opinions. Some commenters referenced CEQA comment letters that are addressed in the “Environmental Review” section. The letters of support for the project focus on the school’s need for a new, permanent location due to the conflicts at the current location.

Outside agency review has been completed for the project, the Department of Fish and Wildlife, Caltrans, and Army Corp of Engineers have met with the City and determined that the IS/MND meets their agency objectives and offer no other comments at this time.

The City did get one request for consultation under AB 52 Tribal Consultation from the Winnemem Wintu tribe. The City met with the tribal representative and made amendments to the IS/MND that were included in the public draft released in August. The tribe has no other comments or concerns outside of the consultation; therefore, the City has closed the consultation period.

Environmental Review:

The GECS project is considered a project under the California Environmental Quality Act (CEQA). CEQA requires that all projects either apply an exemption (statutory or categorical) or conduct an Initial Study (IS). There is no exemption which would apply to the project; therefore, an Initial Study was conducted by Enplan. The Initial Study indicated that the project would produce a Mitigated Negative Declaration (MND) which means that any potential impacts to the environment can be mitigated to “Less than Significant” with the proposed mitigation measures.

The draft IS/MND is required to be open for public comment for a minimum of 30 days. The public comment period was open August 12, 2020 to September 14, 2020. The City received 21 comment letters pertaining to the project. The public hearing scheduled for this meeting will be the final opportunity for individuals to comment on the CEQA document and have specific responses in the final IS/MND. As mentioned in the “Public Review” section of this report, no comments to date will warrant significant changes to the IS/MND document or the creation of an Environmental Impact Report (EIR).

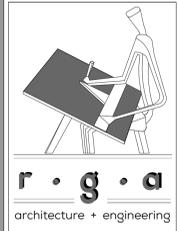
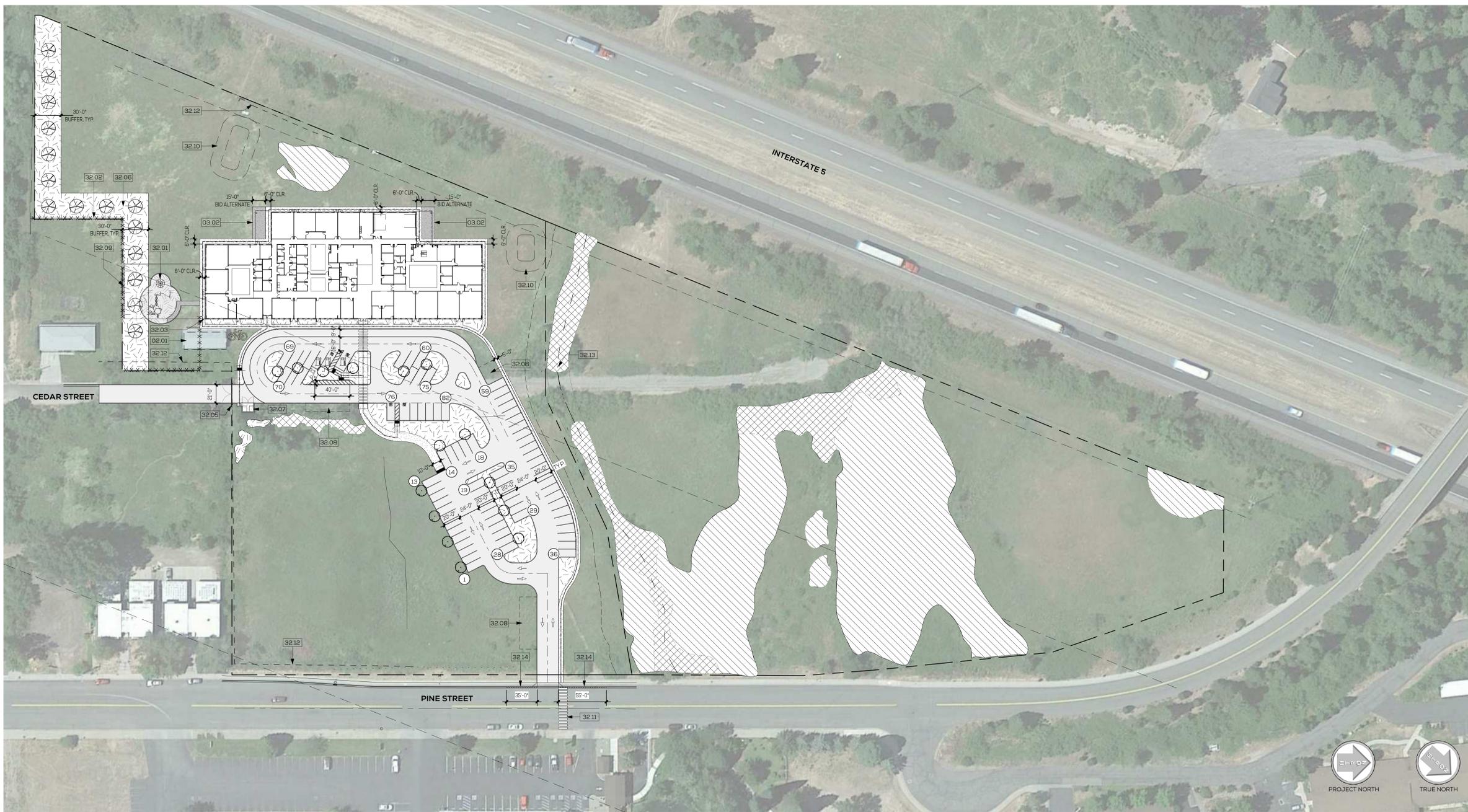
Recommendation Discussion:

Since the posting of public notices for the CEQA and planning applications, the City has received a consistent amount of public input related to the project. To ensure we give ample time to contribute, City Staff recommend holding the public hearing to listen to public comment then continuing the item to the next meeting. Extending the discussion to the next meeting would allow City Staff to respond and recommend conditions of approval that will ensure a successful project implementation.

Attachments:

- 1. GECS Site Plan**
- 2. GECS Tentative Parcel Map**
- 3. GECS Architectural Elevations, including Coloration Options**

Attachment 1



RUSSELL GALLOWAY ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

A NEW FACILITY FOR
GOLDEN EAGLE CHARTER SCHOOL

PROJECT ADDRESS
PINE STREET, MT SHASTA, CA 96067

EE - OVERALL SITE PLAN SCALE: 1" = 50'-0"

VEHICLE PARKING REQUIRED		
GRADES K-8	60 STUDENTS	= 6 SPACES
	7 EMPLOYEES	= 7 SPACES
HIGH SCHOOL		
	24,945 SF	= 50 SPACES
	19 EMPLOYEES	= 19 SPACES
TOTAL VEHICLE PARKING REQUIRED: 82 SPACES		
ELECTRICAL VEHICLE CHARGING SPACES*	3% = 3 SPACES	(CGBSC 4.106.4.2)
VEHICLE PARKING PROVIDED		
STANDARD PARKING SPACES	76 SPACES	
COMPACT PARKING SPACES	2 SPACES	
ACCESSIBLE PARKING SPACES	5% = 4 SPACES (2 VAN, 2 REGULAR) (CBC 1109A.5)	
TOTAL VEHICLE PARKING PROVIDED: 82 SPACES		
ELECTRICAL VEHICLE CHARGING SPACES	3 SPACES	(1 ACCESSIBLE SPACE)
BIKE PARKING REQUIRED		
BUILDINGS 2,000 SF OR MORE	2 SPACES	(MSMC 15.44.130)
BIKE PARKING PROVIDED		
U-RACK PER SITE PLAN	2 SPACES	

BUILDING FOOTPRINT		
	33,504 SF	
AREA SUMMARY		
SITE AREA	298,060 SF	
SITE COVERAGE	33,504 SF / 298,060 SF	11.2%
LANDSCAPING		
COVERAGE REQUIRED	298,060 @ 5% REQ'D = 14,903 SF	(MSMC 18.70.080.G)
COVERAGE PROVIDED	15,092 SF	
STREET TREES	456.5 FT FRONTAGE @ 1 TREE / 30 FT	(MSMC 18.70.080.I)
	15 TREES REQUIRED, 15 PROVIDED	
	DISTRIBUTED THROUGHOUT PARKING LOT PER PLANNING DEPT. REQUEST	
BUFFER TREES	@ 30 FT O.C.	(MSMC 18.70.080.J)
PARKING SPACE COUNT	9'-0" WIDE, 20'-0" LONG (MIN.)	
ACCESSIBLE PARKING SPACE	SEE CIVIL DWGS	
BICYCLE U-RACK	SEE DETAIL LL/A0.2 PROVIDES (2) 2' x 6' PARKING SPACES	
FUTURE ELECTRICAL VEHICLE CHARGING STATION		

	CONCRETE SIDEWALK		SEASONAL WET MEADOW SEE CIVIL DRAWINGS
	BID ALTERNATE CONCRETE SIDEWALK		FRESH EMERGENT WETLAND SEE CIVIL DRAWINGS
	ASPHALT PAVING		RIPARIAN WETLAND SEE CIVIL DRAWINGS
	LANDSCAPING		
	PROPERTY LINE		
	ZONING SETBACK		
	ACCESSIBLE SITE CIRCULATION ROUTE		
	EXISTING VEGETATED DITCH - SEE CIVIL DWGS		
	EXISTING PERENNIAL CREEK - SEE CIVIL DWGS		
	PAINTED CURB, NO PARKING, SEE CIVIL DWGS		
	SNOW STORAGE AREA		
	UTILITY EASEMENT		
	FENCE		
	FIRE LANE		

GENERAL NOTES

- ACCESSIBLE SITE CIRCULATION ROUTE SHALL COMPLY WITH CIRCULATION ROUTE NOTES COMPONENTS OF THIS SITE PLAN HAVE DEPICTED WITH THE USE OF AERIAL SITE IMAGERY AND NOT FIELD SURVEY DATA. REFER TO CIVIL DWGS FOR EXACT LOCATIONS AND PLACEMENTS.

SITE CIRCULATION ROUTE NOTES:
ACCESSIBLE "PATH OF TRAVEL" (P.O.T.), AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE. EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (11B-403.5.3) AT LEAST 60" x 60" ARE LOCATED NOT MORE THAN 200' APART. THE CROSS-SLOPE DOES NOT EXCEED 5% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2).

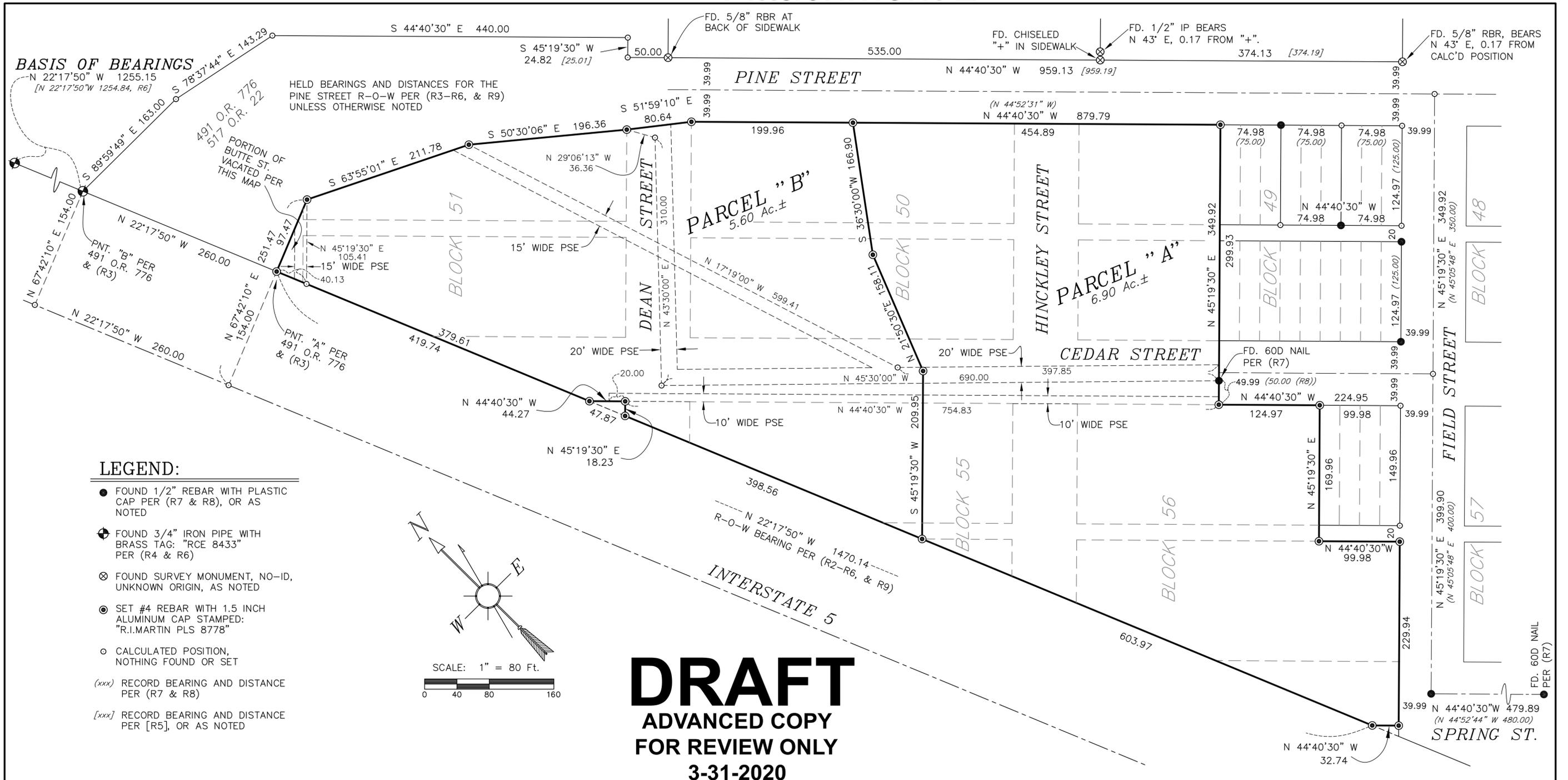
LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS SHALL BE IRRIGATED OR SHALL BE CERTIFIED THAT THEY CAN BE MAINTAINED AND SURVIVE WITHOUT ARTIFICIAL IRRIGATION. IF THE PLANTINGS FAIL TO SURVIVE, THE PROPERTY OWNER SHALL REPLACE THEM. ALL LANDSCAPING WILL BE MAINTAINED THROUGHOUT THE SITE (MSMC 18.70.080.L)
- PARKING LOT LANDSCAPING SHALL CONSIST OF THE PROPER MIXTURE OF TREES AND SHRUBS SO THAT ALL OF THE LANDSCAPED AREAS WILL BE COVERED IN FIVE YEARS BY A GROUND COVER OR BY SHRUBS AND SHADED BY TREES (MSMC 18.70.080.H)
- LANDSCAPE SHALL COMPLY WITH REQUIREMENTS OF MSMC 15.42

KEYNOTES	
02.01	EXISTING SHED STRUCTURE TO BE REMOVED - SEE CIVIL DRAWINGS
03.02	BID ALTERNATE 11: ADD ADDITIONAL CONCRETE SIDEWALK
32.01	BID ALTERNATE 8: ADD PLAYGROUND EQUIPMENT, DISMANTLE, RELOCATE, RE-ERECT. PROVIDE 1810 SF OF BARK FOR FALL ARREST PER PLAN, WOOD PERIMETER FOR BARK CONTAINMENT, AND CONCRETE RAMP FOR ACCESSIBLE ENTRY TO PLAY AREA.
32.02	6' TALL BLACK VINYL COATED CHAIN LINK FENCE
32.03	3' MAN GATE WITH PANIC HARDWARE & SELF CLOSER
32.05	6' TALL VEHICLE GATE, BLACK VINYL COATED CHAIN LINK FENCE. PROVIDE KNOX EA. SIDE FOR EMERGENCY ACCESS.
32.06	PROVIDE 30' LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PROPERTY PER MSMC 18.70.080.J. PROVIDE CANOPY TREES AS SHOWN @ 30' MAX O.C.
32.07	COVERED TRASH ENCLOSURE, 8' CMU BLOCK.
32.08	SNOW STORAGE AREA
32.09	8' CMU BLOCK WALL, 6' TALL
32.10	DETENTION BASIN. SEE CIVIL DWGS
32.11	CROSSWALK AND CROSSING SIGNS. SEE CIVIL DWGS
32.12	EXISTING VEGETATED DITCH, SEE CIVIL DWGS
32.13	EXISTING PERENNIAL CREEK, SEE CIVIL DWGS
32.14	PAINTED CURB, NO PARKING, SEE CIVIL DWGS

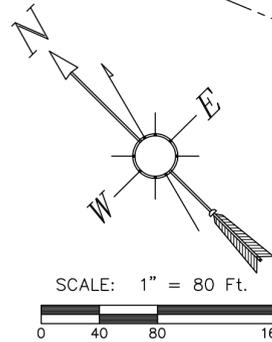
RG&A PROJECT #	19-787
PLAN CHECK #	-
DRAWN	KJE
CHECKED	RG&A
GMAX SET	2020.03.18
BID ADDENDUM	2020.03.25
REVISED SITE	2020.04.07
REVISED SITE	2020.04.17
REVISED SITE	2020.05.25

Attachment 2



LEGEND:

- FOUND 1/2" REBAR WITH PLASTIC CAP PER (R7 & R8), OR AS NOTED
- ⊕ FOUND 3/4" IRON PIPE WITH BRASS TAG: "RCE 8433" PER (R4 & R6)
- ⊗ FOUND SURVEY MONUMENT, NO-ID, UNKNOWN ORIGIN, AS NOTED
- ⊙ SET #4 REBAR WITH 1.5 INCH ALUMINUM CAP STAMPED: "R.I.MARTIN PLS 8778"
- CALCULATED POSITION, NOTHING FOUND OR SET
- (xxx) RECORD BEARING AND DISTANCE PER (R7 & R8)
- [xxx] RECORD BEARING AND DISTANCE PER [R5], OR AS NOTED



DRAFT
ADVANCED COPY
FOR REVIEW ONLY
3-31-2020

NOTES:

- 1) BEARINGS AND DISTANCES SHOWN ARE GRID CCS ZONE 1, NAD 27, BASED ON (R2 - R6).
 - 2) EASEMENTS SHOWN AND NOTED BELOW ARE BASED ON PRELIMINARY PARCEL MAP GUARANTEE, PROVIDED BY MT. SHASTA TITLE & ESCROW COMPANY, GUARANTEE NUMBER 5026900-6190068, DATED: MARCH 16, 2020.
- THE FOLLOWING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES ARE BLANKET IN NATURE, AND NOT SHOWN HEREON: 1 O.R. 65, 414 O.R. 310, 485 O.R. 346, 508 O.R. 368, & 508 O.R. 688

REFERENCE DATA:

- | | |
|---|---|
| R1) TMB 1, PAGE 9, MAP OF SISSON, 1910 | R6) PMB 2, PAGE 74, O.J. PIEMME, 1974 |
| R2) RSB 4, PAGE 2, H.S. MILES, 1963 | R7) RSB 20, PAGE 110. A.D. MORRIS, 2006 |
| R3) HMB 2, PAGES 56 & 57, CAL-TRANS, 1967 | R8) PMB 13, PAGE 149, G. NEITSCH, 2007 |
| R4) RSB 7, PAGE 57, O.J. PIEMME, 1973 | R9) OFFICIAL RECORDS VOL. 491, PAGE 776, 1963 GRANT DEED FROM SCHMID TO STATE OF CALIFORNIA |
| R5) PMB 2, PAGE 9, O.J. PIEMME, 1973 | |

PARCEL MAP No. 2020-___
 FOR:
**GOLDEN EAGLE
 CHARTER SCHOOL**

LOCATED IN BLOCKS 49, 50, 51, 55 & 56,
 CITY OF MOUNT SHASTA, (T.M.B. 1, PAGE 9)
 SECTION 16, TOWNSHIP 40 NORTH, RANGE 4 WEST, M.D.M.,
 SISKIYOU COUNTY — — — CALIFORNIA

FILE #: 18016
 ROBERT I. MARTIN,
 PROFESSIONAL LAND SURVEYING
 P.O. BOX 111, MONTAGUE, CA 96064
 (530) 459-4432 www.rimartin.com

SCALE: 1" = 80 Ft.
 DATE: MAY, 2020
 MAPPING: R.I.M.
 SH. NO. 2 OF 2

Attachment 3



GG - SCHEMATIC EAST ELEVATION PERSPECTIVE



EE - FRONT ELEVATED PERSPECTIVE



FF - FRONT ENTRANCE PERSPECTIVE



CC - PERSPECTIVE FROM I-5 LOOKING WEST

NOTE: PERSPECTIVE VIEW FROM FREEWAY SCREENED BY HEAVY VEGETATION



DD - PERSPECTIVE FROM I-5 LOOKING NORTH

NOTE: PERSPECTIVE VIEW FROM FREEWAY SCREENED BY HEAVY VEGETATION



AA - FRONT ENTRANCE PERSPECTIVE



BB - REAR ELEVATED PERSPECTIVE

GOLDEN EAGLE CHARTER SCHOOL

DRAWING SCALE:

PERSPECTIVE VIEWS

2020.05.25

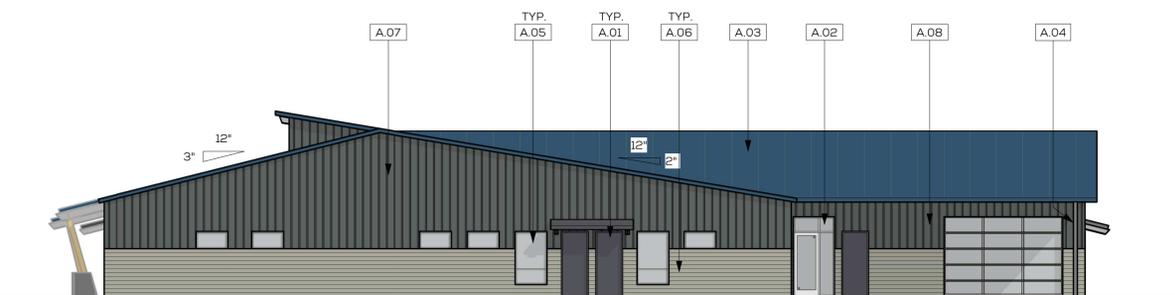


REGULATORY GROUP ARCHITECTS
Mt. Shasta Regulatory Commission
Special Meeting October 6, 2020

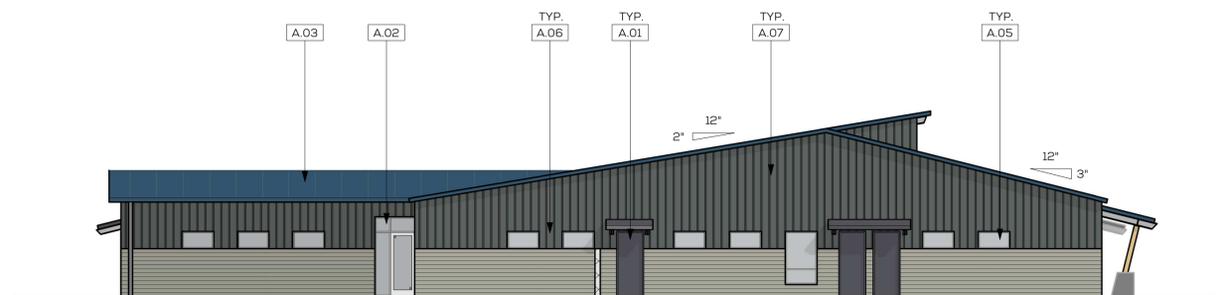




DD - WEST ELEVATION
SCALE: 3/32" = 1'-0"



BB - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

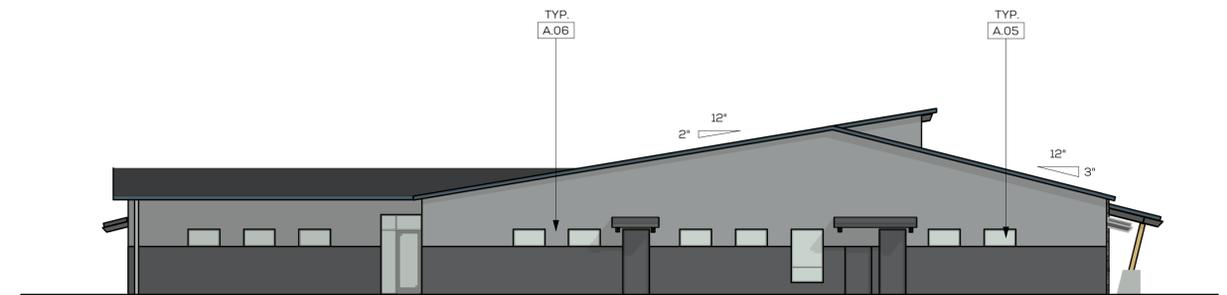
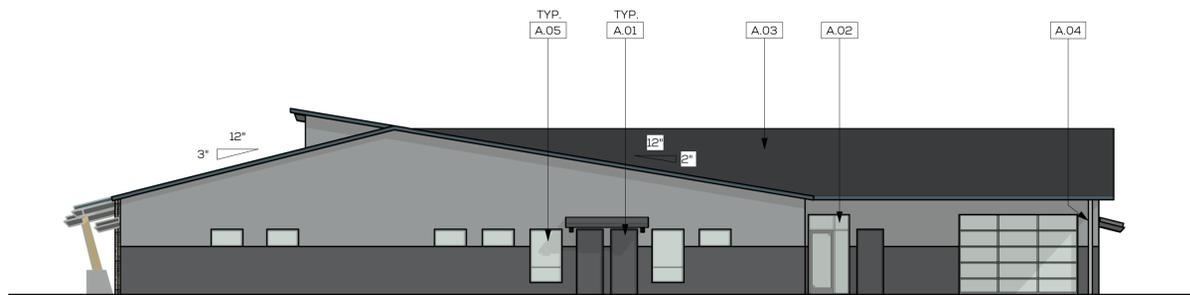
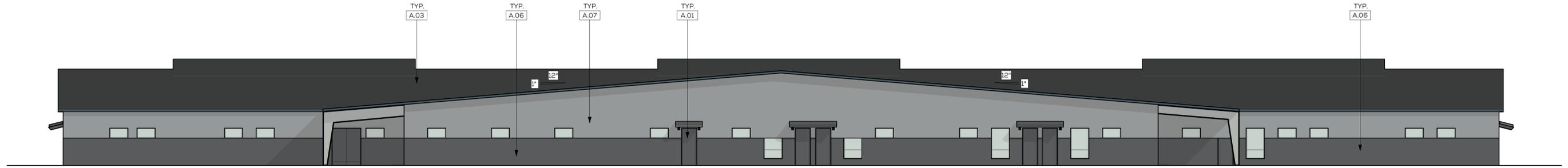


CC - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



AA - EAST ELEVATION
SCALE: 3/32" = 1'-0"

KEYNOTES	
A.01	HOLLOW METAL DOOR - FINISH: PRIME AND PAINT TO MATCH AEP SPAN SLATE GRAY
A.02	STOREFRONT WINDOW AND DOOR SYSTEM - FINISH: CLEAR ANODIZED
A.03	STANDING SEAM METAL ROOF - FINISH: CBC STEEL ROYAL BLUE
A.04	EXPOSED PRE-ENGINEERED STEEL BUILDING PRIMARY FRAME FINISH: PRIME AND PAINT TO MATCH AEP SPAN COOL OLD TOWN GRAY
A.05	WINDOW - FINISH: CLEAR ANODIZED
A.06	HORIZONTAL METAL WALL PANEL - FINISH: AEP SPAN COOL PARCHMENT
A.07	VERTICAL METAL WALL PANEL - FINISH: CBC STEEL CHARCOAL
A.08	OVERHEAD SECTIONAL GARAGE DOOR - FINISH: CLEAR ANODIZED



KEYNOTES	
A.01	HOLLOW METAL DOOR - FINISH: PRIME AND PAINT TO MATCH AEP SPAN SLATE GRAY
A.02	STOREFRONT WINDOW AND DOOR SYSTEM - FINISH: CLEAR ANODIZED
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A.07	VERTICAL METAL WALL PANEL - FINISH: CBC STEEL CHARCOAL

GOLDEN EAGLE CHARTER SCHOOL

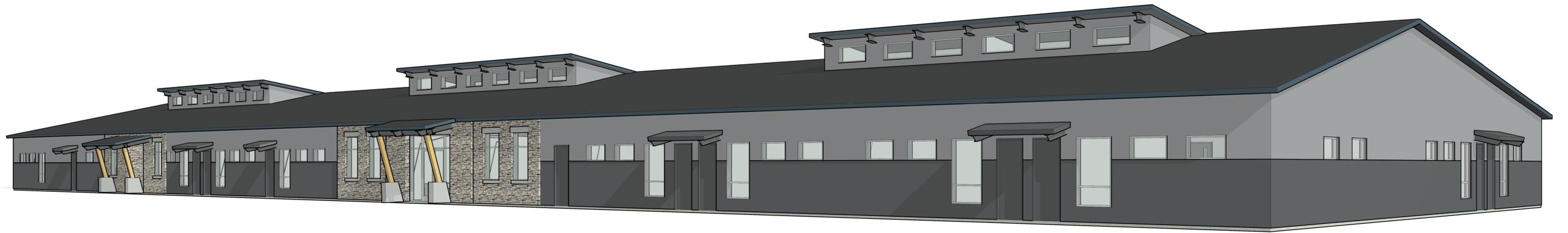


DRAWING SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATIONS

2020.05.25





GG - SCHEMATIC EAST ELEVATION PERSPECTIVE



EE - FRONT ELEVATED PERSPECTIVE



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NOTE: PERSPECTIVE VIEW FROM FREEWAY SCREENED BY HEAVY VEGETATION



FF - FRONT ENTRANCE PERSPECTIVE

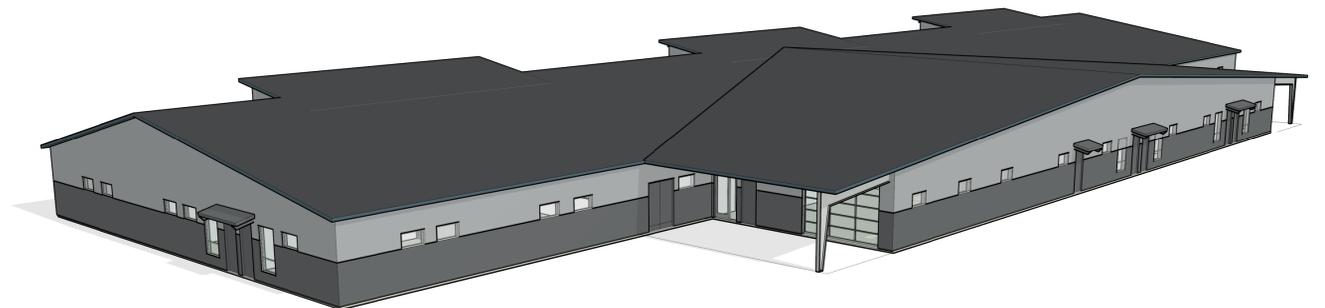


DD - PERSPECTIVE FROM I-5 LOOKING NORTH

NOTE: PERSPECTIVE VIEW FROM FREEWAY SCREENED BY HEAVY VEGETATION



AA - FRONT ENTRANCE PERSPECTIVE



BB - REAR ELEVATED PERSPECTIVE

GOLDEN EAGLE CHARTER SCHOOL

PERSPECTIVE VIEWS

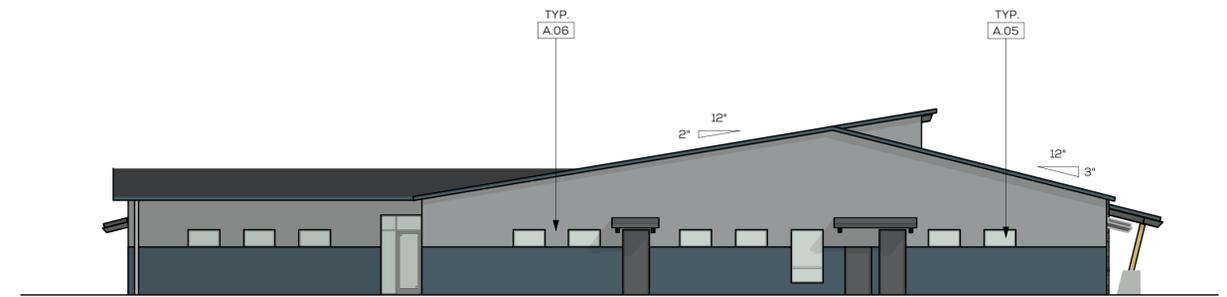
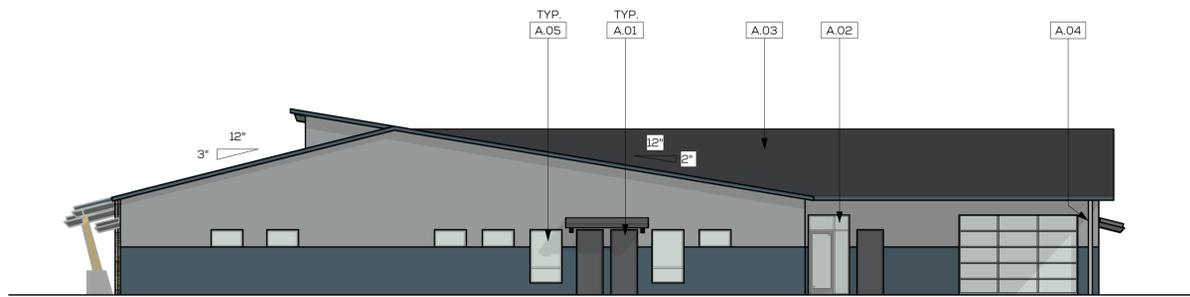
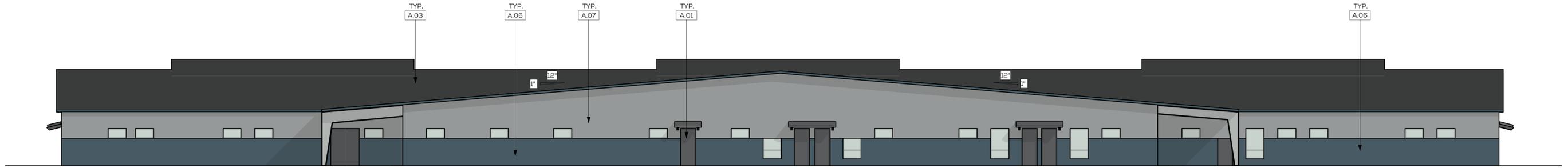
DRAWING SCALE:

2020.05.25



MT. SHASTA REGulating Commission
Special Meeting October 6, 2020





KEYNOTES	
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A.07	VERTICAL METAL WALL PANEL - FINISH: CBC STEEL CHARCOAL

GOLDEN EAGLE CHARTER SCHOOL

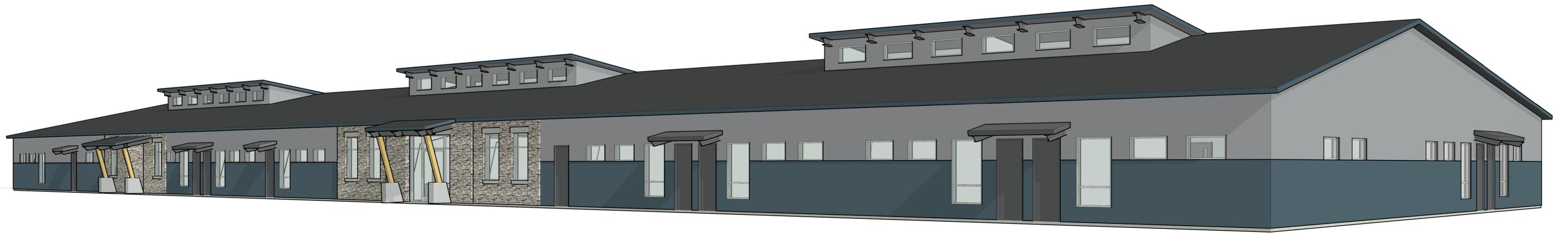


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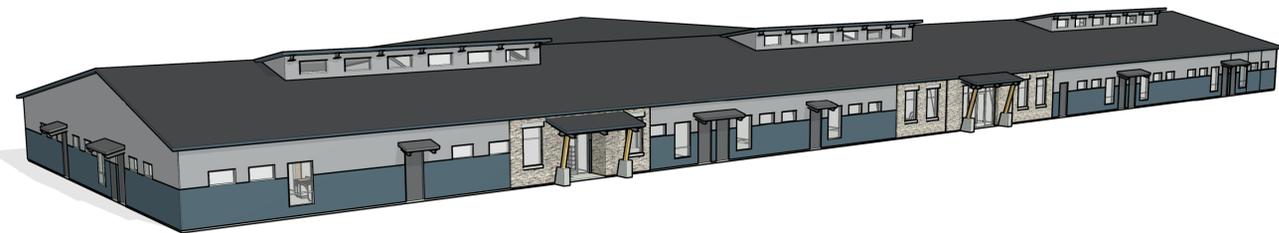
EXTERIOR ELEVATIONS

2020.05.25





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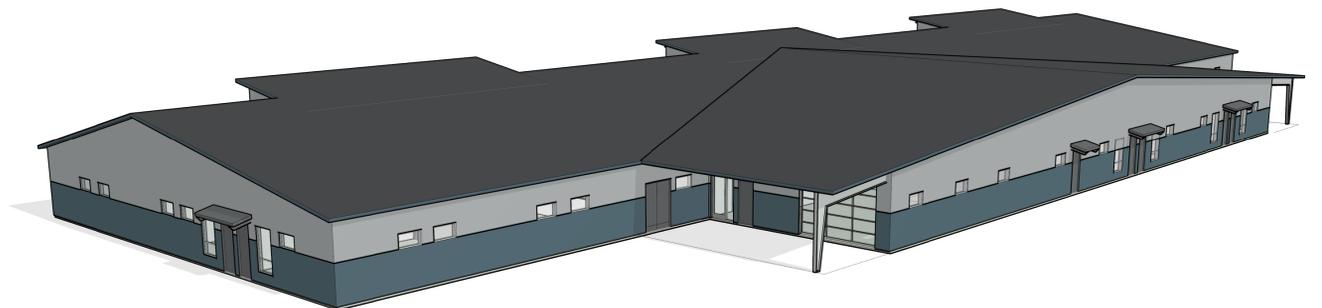


DD - PERSPECTIVE FROM I-5 LOOKING NORTH

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GOLDEN EAGLE CHARTER SCHOOL

PERSPECTIVE VIEWS

DRAWING SCALE:

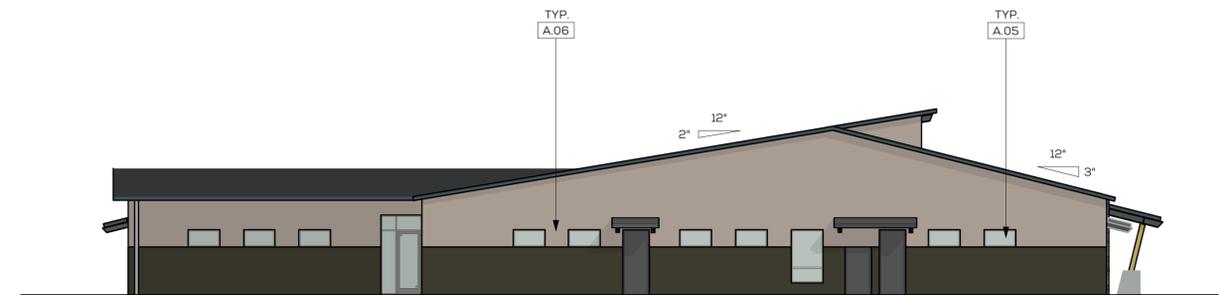
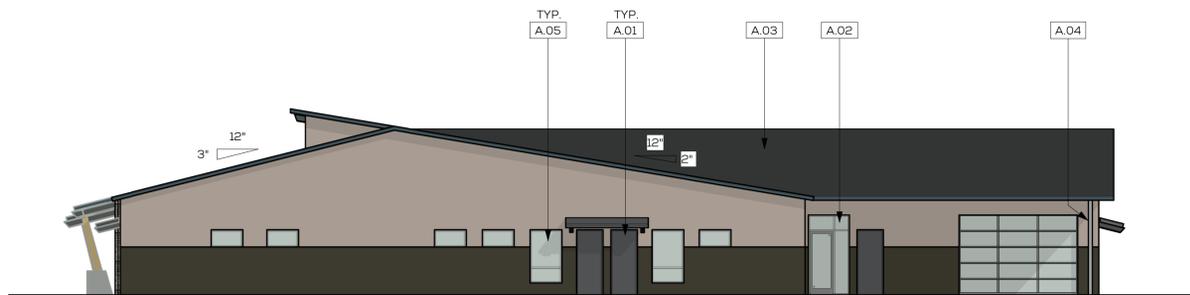
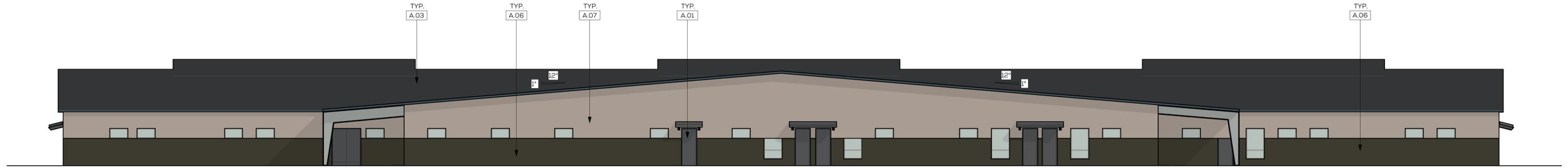
2020.05.25



r.g.a.
Mt. Shasta Regional Board of Education
Special Meeting October 6, 2020



BUTTE
CONSTRUCTION COMPANY



KEYNOTES	
A.01	HOLLOW METAL DOOR - FINISH: PRIME AND PAINT TO MATCH AEP SPAN SLATE GRAY
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GOLDEN EAGLE CHARTER SCHOOL

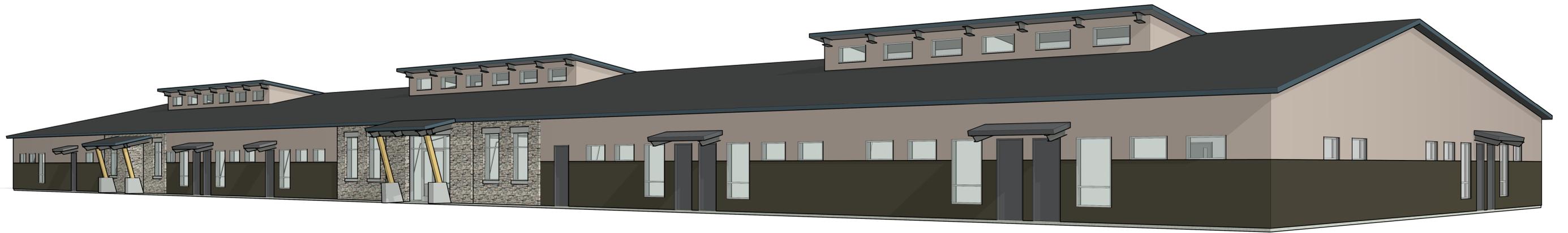


DRAWING SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATIONS

2020.05.25

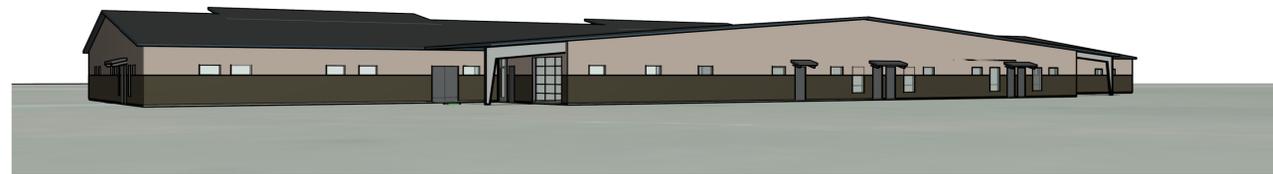




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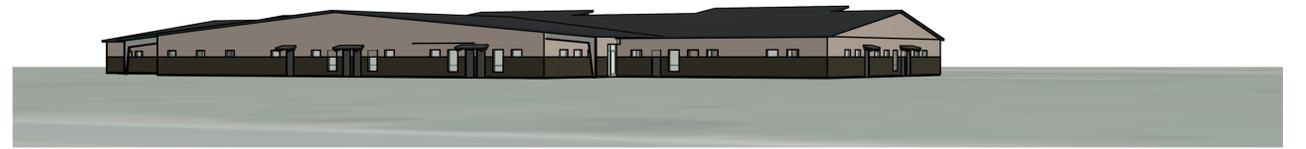


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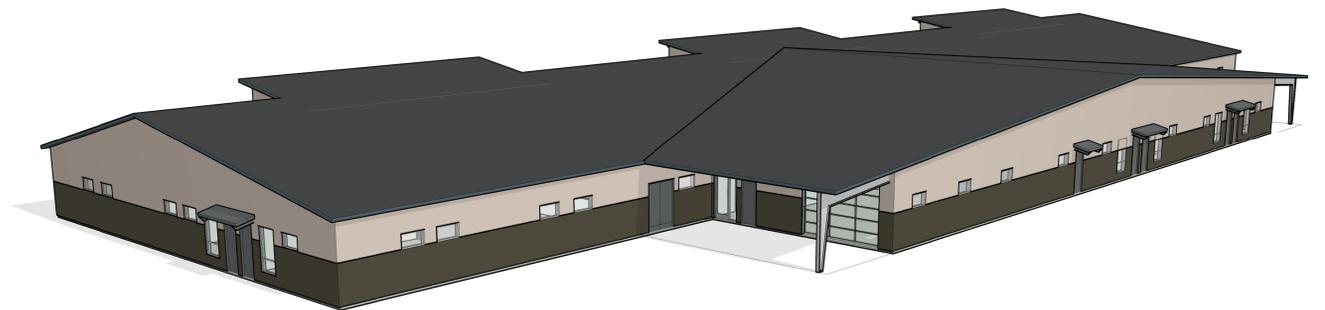


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NOTE: PERSPECTIVE VIEW FROM FREEWAY SCREENED BY HEAVY VEGETATION



AA - FRONT ENTRANCE PERSPECTIVE



BB - REAR ELEVATED PERSPECTIVE

GOLDEN EAGLE CHARTER SCHOOL

PERSPECTIVE VIEWS

DRAWING SCALE:

2020.05.25



MT. SHAHEEN PLANNING COMMISSION
SPECIAL MEETING OCTOBER 6, 2020

