

Negative Declaration and Environmental Initial Study

Norther Summit Academy
Charter School -
Environmental
Determination No. 18-09
for Conditional Use Permit
No. 18-06

December 21, 2018

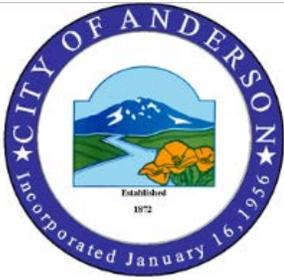
***Prepared by
City of Anderson
DEVELOPMENT SERVICES DEPARTMENT
1887 Howard Street
Anderson California 96007***

Negative Declaration and Environmental Initial Study

*Project: Northern Summit Academy Charter School
Environmental Determination 18-09 for CUP 18-06*

Date: 12/21/18

INITIAL STUDY CHECKLIST
References and Documentation



CITY OF ANDERSON NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE ANDERSON FAMILY HEALTH CLINIC PROJECT

Public Notice is hereby given that a Negative Declaration (Environmental Report) is available for public review for the Northern Summit Academy (NSA) Charter School Project.

Location: The project is located less than one mile west of Interstate 5 at 2301 Balls Ferry Road, City of Anderson, and Shasta County Assessor's Parcel 201-940-011 in Anderson, California.

Project Description: Northern Summit Academy (NSA) charter school proposes to operate within an existing 23,000 SF commercial building by relocating the existing Northern Summit Academy operations located at 2877 Childress Drive in Anderson. The charter school currently provides Independent study resources for K-12 grade students, and will operate Monday through Friday between the hours of 8:00 am to 3:00 pm. NSA is primarily a non-classroom-based charter school with some limited onsite classroom instruction. The site is currently an existing vacant commercial building space originally occupied by Holiday Market, and most recently occupied by "Pre-Employ.com". Enrollment is currently 149 students with 18 staff and is projected at a maximum enrollment of 300 students with 22 staff. The site is fully developed and includes 85 on-site parking spaces and other commercial services within a retail strip center.

Document Review and Availability: The public review and comment period will extend for 21 calendar days in accordance with CEQA Guidelines starting December 21, 2018 and ending January 11, 2018.

The Initial Study/ Negative Declaration (IS/ND) is available for public review at the following location:

City of Anderson
1887 Howard Street, 3rd Floor
Anderson, CA 96007
(8:00 A.M. to 5:00 P.M., Monday through Friday)

The IS/ND can also be viewed and/or downloaded at the City of Anderson website. Comments/Questions: Comments and/or questions regarding the IS/ND may be directed to:

Tiffany Lightle,
1887 Howard Street, 2nd Floor, Anderson, CA 96007,
Phone: (530) 378-6645, Email: tlightle@ci.anderson.ca.us.

Public Meetings: The IS/ND is tentatively scheduled for consideration and possible adoption by the City of Anderson Planning Commission on January 28, 2018. Planning Commission meetings start at 6:00 P.M. in the City of Anderson City Hall, Council Chambers, 1887 Howard Street, Anderson, California. Interested parties should call the Development Services Department at (530) 378-6646 to confirm meeting agendas, times, and dates.

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: ED 18-09 for CUP18-06 for Northern Summit Academy Charter School
2. Lead agency name and address: City of Anderson
1885 Howard Street
Anderson, CA 96007
3. Contact Person and Phone Number: Tiffany Lightle, Assistant City Planner (530) 378-6645

Location: 2301 Balls Ferry Road, City of Anderson, Shasta County Assessor's Parcel 201-940-011
4. Applicant: Northern Summit Academy
Rep: Julia Knight
P.O. Box 1156
Cottonwood, CA 96022
5. Property Owner: Michael Cohen
2386 Adobe Road
Chico, CA 95926
6. General Plan Designation: General Commercial
7. Zoning: General Commercial (C-1)
8. Project Description: Northern Summit Academy (NSA) charter school proposes to relocate and operate within an existing 23,000 SF commercial building, replacing the existing Northern Summit Academy located at 2877 Childress Drive in Anderson. The NSA charter school provides Independent study resources for K-12 grade students, and will operate Monday through Friday during the hours of 8:00 am to 3:00 pm. Enrollment is currently 149 students with 18 staff and is projected at a maximum enrollment of 300 students with 22 staff at the new location.

The site commercial building space was most recently occupied by "Pre-Employ" with approximately 125 employees. The building has been vacant since the business closed its doors at the end of 2017. The site's existing utility services (water, sanitary sewer, electrical, gas and telephone) are adequate to serve the proposed use.

The site improvements include an existing 85-stall parking lot with two separate driveways accessing onto Balls Ferry Road, on-site drainage collection facilities, sanitary sewer service, domestic water and fire suppression systems, separate irrigation water for landscaping, as well as electric, telephone and gas service as required to serve the building and site. Site development will also include landscape rehabilitation in accordance with City standards. The existing parking lot and parking lot lighting system will be repaired and improved where necessary as part of the project.

9. Surrounding Land Uses and Setting: The existing 6.16-acre parcel is located in an established commercially zoned portion of the city center. The site is a developed parcel that is bordered on the south by vacant undeveloped land, on the east by vacant undeveloped land, on the north by Interstate-5 (I-5), and on the west by single-family homes. There is an 8-inch water main on Balls Ferry Road as well as an 18-inch sewer line.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Shasta County Environmental Health and Shasta County Office of Education.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION:

On the basis of the initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Copies of the Initial Study and related materials and documentation may be obtained at the Planning Department, 1887 Howard Street, Anderson, CA 96007. Contact Development Services Department, Tiffany Lightle at (530) 378-6645.

Tiffany Lightle
Assistant City Planner

Date

<u>I. AESTHETICS:</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the proposed use and inspection of the project site and the vicinity, the following findings can be made:

a) The project would not result in any adverse effect on a scenic vista.

There is no view of the project site which includes a scenic vista.

The project would not visually obstruct a scenic vista.

b) The project would not substantially damage any scenic resource.

The project site is not visible from a designated scenic highway, and the activity will be conducted entirely within an existing building.

c) The project would not degrade the existing visual character or quality of the site and its surroundings as the site is located in an area that is bounded by commercial and residential development in all directions. Conditions of approval shall be met which will require rehabilitation of existing landscaping.

d) The project will not create a substantial new source of lighting. There is standard commercial lighting that currently exists on the site and in the surrounding area. As a condition of approval all new development will be required to maintain non-glare producing lighting that is directed away from residential development.

Mitigation/Monitoring: None proposed.

Documentation: Anderson Municipal Code Chapter 17.15

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural, Land Evaluation and Site Assessment Mode (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

a) The subject property is not identified as prime farmland, unique farmland or statewide importance on the map titled Shasta County Important Farmland 2004.

b) This property is not zoned for agricultural use and is not in a Williamson Act contract.

c) The project would not result in the conversion of Farmland to non-agricultural use.

The project would not result in any conflicts with existing or adjacent agricultural operations. The project site is a vacant building space within a fully developed commercial center.

Mitigation/Monitoring: None proposed.

Documentation: *Shasta County Important Farmland (2004)*. State of California Department of Conservation

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project along with associated documentation of the proposed project and the vicinity, the following findings can be made:

a, b, c. Shasta County, including the far northern Sacramento Valley, exceeds the State's ambient standards for ozone (smog) and particulates (fine, airborne particles). Consequently, these pollutants are the focus of local air quality policy, especially when related to land use and transportation planning. Even with application of measures to reduce emissions for individual projects, cumulative impacts are unavoidable when ozone and/or particulate emissions are involved. For example, the primary source of emissions contributing to ozone is from vehicles. Any project that generates vehicle trips has the potential of contributing incrementally to the problem. The Environmental Impact Report for the Anderson General Plan (2007) acknowledged this dilemma; and as a result, Findings and a Statement of Overriding Considerations were adopted by the City Council for impacts to air quality resulting from growth supported under the General Plan. Emission-reduction goals of 20 to 25 percent are established depending on the projected level of unmitigated emissions for a project.

Mitigation thresholds are established for the important regional/local pollutants, including: Reactive Organic Gases (ROG) and Oxides of Nitrogen (NOx), which are ozone precursors, and Inhalable Particulate Matter, Micron (PM₁₀). The mitigation thresholds for these pollutants are tiered at two levels as follows:

Level "A"	Level "B"
25 pounds per day of NOx	137 pounds per day of NOx
25 pounds per day of ROG	37 pounds per day of ROG
10 pounds per day of PM ₁₀	137 pounds per day of PM

If a project has unmitigated emissions less than the Level "A" threshold, then it is viewed as a minor project (from an air quality perspective) and only the application of Standard Mitigation Measures (SMMs) is required to try to achieve at least a 20 percent reduction in emissions, or the best reduction feasible otherwise. New land uses that generate unmitigated emissions above Level "A" require application of appropriate Best Available Mitigation Measures (BAMMs), in addition to the SMMs, in order to achieve a net emission reduction of 20 percent or more. If, after applying SMMs and BAMMs, a use still exceeds the Level "B" threshold, then a minimum of 25 percent of the unmitigated emissions exceeding 137 pounds per day must be offset by reducing emissions from existing sources of

pollution; otherwise, an Environmental Impact Report is required.

The project would not conflict with or obstruct implementation of the City of Anderson Air Quality Element or the Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan, or any other applicable air quality plan. Project operation will result in some emissions, such as carbon dioxide (CO2) and nitrous oxides (NOX), but these levels would not be significant in relation to background or area wide emissions as the project simply involves the relocation of an existing use within the City to a new location in an existing building space which has historically been occupied by commercial and office users, and such emissions would have been accounted for within the current City of Anderson Air Quality Element and the Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan, and further would have been accepted and accounted for at the time of the initial occupancy of the building for use as a 23,000 square foot grocery store.

Green House Gases

The SCAQMD has not adopted thresholds of significance for greenhouse gases. According to SCAQMD staff, the District’s greenhouse gas policy is to quantify, minimize, and mitigate new greenhouse gas emissions, as feasible. Increases in the atmospheric concentrations of GHGs contribute to climate change. The principal greenhouse gases that enter the atmosphere because of human activity are carbon dioxide, methane, nitrous oxide, and fluorinated gases. As documented above, reuse of the existing commercial space will not result in significant new emissions of GHGs greater than those associated with historic use of the space; minor amounts of methane will also be present in vehicle emissions transiting the site which would have occurred with any past use of the building. As described above construction emissions will not exceed the “Level A” thresholds of significance defined by the SCAQMD. No new building construction or enlargement is associated with the project. In addition, as conditioned, the project will include designated bicycle parking areas, and all interior building modifications will be required to meet or exceed Title 24 energy efficiency requirements as part of building permit issuance. Based on this information, changes in emissions resulting from the project will be less than significant. The project would not generate significant new greenhouse gas emissions or new air quality impacts.

d. This proposed project does not involve land use that could generate objectionable odors affecting a substantial number of people.

Mitigation/Monitoring: None proposed.

Documentation: Air Quality Element of the Anderson General Plan (2007).
Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan

IV. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local of regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

- a) No species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, have been identified on the project site. The 6.16-acre parcel is a developed urban commercial property. The wildlife that does exist on the site are small animals, birds, there is limited onsite vegetation.
There is no known candidate, sensitive or special status species located on or near the project site. The proposed project would involve no habitat modification.
- b) There is no riparian habitat or other sensitive natural community on the project site. There are undeveloped areas on adjacent property to the project site which will not be disturbed as part of the project.
- c) On-site improvements currently exist which direct site runoff to the adjacent City storm drain system. That runoff water does not exceed the capacity of existing storm water drainage systems that are located in adjacent city streets. There would not be a substantial adverse effect on federally protected wetlands (as defined by Section 404 of the Clean Water Act) because the property is completely developed with impervious surfaces.
There are no vernal pools or wetlands identified on the subject property based on the U.S. Fish and Wildlife Service National Wetlands Inventory.
- d) Because the project involves the reuse of an existing building, it will not interfere with any native resident or migratory fish or wildlife species, nor impede the use of native wildlife nursery sites.
- f) No habitat conservation plans or other similar plans have been adopted for the project site or project area. There is no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or state habitat conservation plans for the project site or project area. There is no natural habitat uninfluenced by human activity left on the site and no known occurrences of endangered species. There would not be any conflict with local policies or ordinances protecting biological resources, nor with any habitat conservation plans.

Mitigation/Monitoring: None proposed

Documentation: City of Anderson General Plan;

V. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>V. CULTURAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
archaeological resource pursuant to §15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on a review of a review for available documents for the project site and in the vicinity, the following findings can be made:

- a) The historic sensitivity for the project area is considered very low; the project area is located in a non-historic neighborhood in Anderson. Due to the amount of development in the project vicinity and the age of this development within the urban core of the City and it's currently 100% paved condition, the likelihood of finding intact surface evidence of prehistoric or historic cultural resources is very low and the proposed project will result in no impact to historic or cultural resources.
- b) The project will not cause a substantial adverse change in the significance of an archaeological resource as it only involves the reuse of an existing commercial space.
- c) There are no known unique paleontological resources or geologic features located on the project site. The site is located within an existing fully developed urban Commercial Zone district with previous disturbance due to the full development of the project site and adjacent properties. The site is flat with no unique features.
- d) The project site is not near a known Native American burial area. The low ground visibility during the pedestrian survey prevented a confident assessment of the potential for encountering cultural resources. The historic (100 + years) long-term development of the Anderson town center in the proximity of the project area contributes to a low potential for buried cultural resources in the area. The project will not result in an impact below surface.

Mitigation/Monitoring V-1: None proposed.

Documentation: City of Anderson General Plan EIR

<u>VI. GEOLOGY AND SOILS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 11) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of related documents listed in the Sources of Documentation for Initial Study Checklist, and for the project and observations on the project site and in the vicinity, the following findings can be made:

a) Because the project involves the reuse of an existing building, the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake, fault;

According to California Geologic Data Map Series Map No. 6- Fault Activity Map of California and Adjacent Areas (1994.) The project site and surrounding locations are not located within an area of known fault activity.

ii) Strong seismic ground shaking;

All new structures must be constructed according to the seismic requirements of the currently adopted Uniform Building Code. The project site and surrounding locations are not located within an area of known fault activity.

iii) Seismic-related ground failure, including liquefaction;

see discussion under VI (a:i).

iv) Landslides. The project site is not located in an area subject to landslide potential.

b) The project would not result in substantial soil erosion or the loss of topsoil. According to Natural Resources Conservation Service Web Soil Survey (accessed 12/4/2018) the project site contains Churn gravelly loam soils, 0 to 3 percent slopes and Anderson gravelly sandy loam. The erosion factor for each of these soils is slight. The project involves no grading or soil disturbance

c) The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and could not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The topography of the site is predominantly level, with small undulations. The threat of landslides, lateral spreading, subsidence, liquefaction or collapse is insignificant as the geology of the area demonstrates great stability. According to Natural Resources Conservation Service Web Soil Survey (accessed 12/4/2018) the potential for landslide, lateral spreading, subsistence, liquefaction or collapse is rated as slight. Indicating little or no erosion is likely.

d) The site soils are not described as expansive soils in the "Soil Survey of Shasta County."

e) The project site is connected to City of Anderson sewer and water services.

Mitigation/Monitoring: None proposed.

Documentation: Natural Resources Conservation Service Web Soil Survey URL: <http://websoilssurvey.nrcs.usda.gov>.

UTM Zone 10N. Accessed 6/30/2016.

Soil Survey of Shasta County Area, California U.S. Department of Agriculture Soil Conservation Service and Forest Service: August 1974

<u>VII. GREENHOUSE GAS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment??	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

- a) The proposed project is the reuse of an existing space within a fully developed commercial site in the urban core area. The project would not conflict with or obstruct implementation of the City of Anderson Air Quality Element (1998) or the Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan, or any other applicable air quality plan. The SCAQMD has not adopted thresholds of significance for greenhouse gases. According to SCAQMD staff, the District’s greenhouse gas policy is to quantify, minimize, and mitigate greenhouse gas emissions, as feasible. Project development and operation will result in minor greenhouse gas emissions, such as carbon dioxide (CO2) and nitrous oxides (NOX) associated with vehicles accessing the proposed use, as well as building a/c and heating of the space. As documented in Section III.c, the project will result in minor emissions of NOX and ROG; minor amounts of methane will also be present in vehicle emissions transiting the site. As described in Section III.c, “Air Quality,” construction emissions will be almost non-existent and will not exceed the “Level A” thresholds of significance defined by the SCAQMD as the project involves no new construction. The project will include designated bicycle parking areas, and must meet or exceed Title 24 energy efficiency requirements when necessary for issuance of any building permits which may be sought for internal building improvements. Based on this information, the project would not generate significant new greenhouse gas emissions.
- b) The project is not in conflict with any of the City of Anderson’s adopted plans at this time.

Mitigation/Monitoring: None proposed.

Documentation:

City of Anderson General Plan Air Quality Element (1998).
Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS</u> – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
public or the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not create a significant hazard to the public or the environment through any of the routine operations of the facility. The proposed project is the operation of a charter school within an existing building located in the General Commercial zone district. The project would not require any storage or transport of hazardous materials and all activities are subject to ongoing compliance with state fire code, health code, and building code requirements for storage and handling of hazardous materials and wastes.
- b) The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, subject to compliance with all applicable building, fire, and health codes.
- c) The project is not located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment.
- d) The project site is not included on the list of hazardous materials sites compiled by the California Department of Toxic Substances Control. There is no historical evidence of any activity on the site that would have used hazardous materials
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) The project is not located within the vicinity of a private airstrip.
- g) The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. A review of the project, Redding Area Municipal Airport Area Plan, and the City of Anderson Circulation Element, and the Shasta County Hazard Mitigation Plan indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands. The City of Anderson Fire Protection District has indicated that the project is located in an area which is designated as “non-very high severity zone” and that the area is not located in an area of specific concern as the building space has multiple points of ingress and egress, and is fully sprinklered. In addition, the use must comply with all Building and Fire Code standards for the proposed occupancy type, prior to the commencement of the use.

Mitigation/Monitoring: None proposed.

Documentation: Fire and Resource Assessment Program, created by CAL Fire, March 14, 2008, Redding Municipal Airport Area Plan (1990). Project review with AFPD Nov. 2018.

<u>IX. HYDROLOGY AND WATER QUALITY</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a new deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not violate any water quality standards or waste discharge requirements provided all drainage is directed to the City of Anderson storm drain system. Water quality and waste discharge standards will not be violated by the reuse of the existing space. No grading will be needed for this project.
- b) The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Water service for the project is to be provided by the City of Anderson.
- c) The project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site.

The drainage pattern will not be altered with the proposed project. Drainage will be disbursed to the existing on site and street drainage systems serving the property. This will not require alteration of any natural drainage courses.

- d) The project would not substantially alter the existing drainage pattern of the site or area, or substantially

increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

See discussion under IX.c.

- e) The project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- f) The project involves the reuse of an existing vacant commercial space and would not degrade water quality.
- g) The project would not place development within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map 060089C1935G.
- h) The project would not place structures within a 100-year flood hazard area which would impede or redirect flood flows. No new structures are proposed.
- i) The project would not expose people or structures to a significant risk of loss, injury or death involving flooding. There are no levees, dams, or impoundments within or upstream from the project area which would create flooding in event of levee or dam failure.
- j) The project would not result in Inundation by seiche, tsunami, or mudflow.

The project is not located near a large lake or the ocean so would not be subject to seiche or tsunami. It is not located on or near a mountainside or hillside which is subject to mudflows.

Mitigation/Monitoring: None proposed.

Documentation: Master Stormwater Plan for City of Anderson (March 2007), Flood Insurance Rate Map Community Panel Number 060389C1935G, Water Master Plan for City of Anderson (September 2006).

X. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not physically divide an established community.

The project is located in a developed commercial development as designated in the City of Anderson General Plan Map 2007. The proposal is a reuse of an existing commercial space on a 6.16-acre parcel which will not conflict with the intent of the General Plan Commercial designation and the Commercial (C-1) zone district.
- b) The project would not conflict with any applicable land use plan, policy, or regulation of an agency. The proposed parcel map does not create a significant environmental impact to the environment.

The project is consistent with the City of Anderson General Plan land use designation. It would not significantly impact the surrounding residential and commercial land uses that exist given the type of use and hours of operation. Significantly more intense school uses including Meadow Lane Elementary School and New Tech

High School are located in areas of similar commercial and residential development/zoning and have operated successfully with no identified significant land use conflicts. The proposed project is reuse of an existing commercial space originally developed for a grocery store use (Note: New Tech High School is located in a former Safeway grocery store building) within an established commercial zone district. This proposal is not in conflict with the intent of the General Plan designation and will further support the service needs of residents within the urban core and the surrounding areas.

- c) The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. There is no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or state habitat conservation plans for the project site or project area.

Mitigation/Monitoring: None proposed.

Documentation: City of Anderson General Plan Chapter 2, Land Use Element (2007) City of Anderson Zoning Code Title 17.

XI. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

There are no known mineral resources of regional value located on or near the project site as delineated in Mineral Land Classification of Alluvial, Sand and Gravel, Crushed Stone, volcanic cinders, Limestone, and Diatomite within Shasta County 1997 DMG Open File Report 97-03.

- b) The project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource. There is no other land use plan which addresses minerals.

Mitigation/Monitoring: None proposed.

Documentation: Mineral Land Classification of Alluvial, Sand and Gravel, Crushed Stone, volcanic cinders, Limestone, and Diatomite within Shasta County 1997 DMG Open File Report 97-03.

XII. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XII. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
project vicinity above levels existing without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Long-term exposure to noise levels above 85 dBA (adjusted decibels) over time will cause hearing loss. The volume (dBA) and the length of exposure to the sound will tell you how harmful the noise is. In general, the louder the noise, the less time required before environmental impacts will occur. Most noise levels are given in dBA, which are decibels adjusted to reflect the ear's response to different frequencies of sound. Sudden, brief impulse sounds can reach 120 dB or greater - for example the sound of thunder from a storm - are often given in dB (no adjustment). Most commonly for land use compatibility purposes, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called Leq. The most common averaging period is hourly.

According to the National Institute for Occupational Safety and Health, the maximum exposure time at 85 dBA is eight hours. At 110 dBA, the maximum exposure time is one minute and 29 seconds. If a person must be exposed to noise, it is recommended that exposure time is limited. A three-dBA increase doubles the amount of noise, and halves the recommended amount of exposure time. The following decibel levels of common noise sources are typical but will vary based on site specific conditions.

Points of Reference *measured in dBA or decibels

- 0 The softest sound a person can hear with normal hearing
- 10 normal breathing
- 20 whispering at 5 feet
- 30 soft whisper
- 50 rainfall
- 60 normal conversation
- 110 shouting in ear
- 120 thunder

The collective sound of human voices is generally the greatest noise problem in schools, according to noise level measurements. The noise from multiple voices is significantly louder than machinery or other equipment in the immediate vicinity of the classroom. In a normal classroom setting the teacher's voice is some 20-30 dB above the background noise level. For example, a teacher's voice level was measured at 50-60 dB in a classroom with a background noise level measured at 33 dB. The louder the background noise, the louder the teacher must speak, and this, in turn, may result in increased background noise.

In an ordinary classroom background noise level with 17 pupils engaged in group work has been measured at 45-50 dB, well below standards considered harmful. These are interior noise levels. Environmental impacts related to land use are typically focused on *outdoor* noise generated by a particular use, and its effect on surrounding property and sensitive users. In a Commercial area Heavy traffic at 300 feet away is typically registered at 60 dBA – this is the same level as normal speech at 3 feet distance. Since the sensitivity to noise increases during the evening and at night - because excessive noise interferes with the ability to sleep - 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events such as industrial or traffic events.

Noise modeling techniques and noise measurements were used to develop generalized CNEL or Leq noise contours for the major roadways, railroads and fixed noise sources in the City of Anderson for existing and future conditions as part of adoption of the Plan. The Community Noise Equivalent Level, CNEL, is a measure of the cumulative noise exposure in a community, with a 5-dB penalty added to evening (7:00 pm - 10:00 pm) and a 10-dB addition to nocturnal (10:00 pm - 7:00 am) noise levels. The Day/Night Average Sound Level, Ldn, is essentially the same as

CNEL, with the exception that the evening time period is dropped and all occurrences during a three-hour period are grouped into the daytime period.

As reflected in the Anderson General Plan, the largest source of noise in Anderson is the road network, particularly Interstate 5 Freeway, with State Highway 273 being a slightly lesser source of noise. Roadway noise is a combination of direct noise emission from the vehicle and the sound from the passing of tires over the road surface. In addition, large truck traffic can contribute to increases in roadway noise, as the sound greatly exceeds noise from passenger cars and light trucks. Interstate 5 has a large percentage of truck traffic. In addition, noise generation from fixed noise sources may vary based upon climatic conditions, time of day and existing ambient noise levels.

From a land use planning perspective, fixed-source noise control issues focus upon two goals: to prevent the introduction of new noise producing uses in noise-sensitive areas and to prevent encroachment of noise sensitive uses upon existing noise-producing facilities. The first goal can be achieved by applying noise level performance standards to proposed new noise-producing uses. The second goal can be met by requiring that new noise sensitive uses near to noise-producing facilities include measures to ensure compliance with noise performance standards.

The noise element of the General Plan establishes acceptable noise levels for new projects and sensitive uses within the community. A community noise ordinance is used for responding to noise complaints and managing the noise environment. Chapter 8.30 Noise Control, of the City of Anderson Code sets forth the law regarding allowable noise and the procedure for dealing with noise complaints. Based upon the analysis completed for the General Plan, the noise environment within the City of Anderson is similar to that of an urban and suburban area. Primary noise sources include roadway traffic (especially Interstate 5 and State Highway 273), railroad operations, the fairgrounds and typical neighborhood activities. The overall existing noise environment which has been documented in the City's General Plan is used as a bench-mark for evaluating noise associated with growth within the City.

Table 2 of the Anderson General Plan – Noise Element has measured vehicle noise levels along Balls Ferry Road and established the 65 CNEL contour at 41 feet from the road. The school is located approximately 200 ft. from Balls Ferry Road. The Anderson General Plan – Noise Element has measured vehicle noise levels along I-5 in the project vicinity and established the 65 CNEL contour at 370 feet from the highway. The proposed school building is located more than 400 feet from Interstate 5 at its closest point. The proposed class rooms are located outside the noise contour, and the existing building walls will provide additional noise attenuation for students. Per adopted City Policy, a noise study by a qualified noise professional is only required for sensitive development (including schools) when such uses will be located within the 60dB noise contour. In such cases noise impacts must be mitigated to the standards of the Municipal Code Noise Ordinance. In this case, no impact has been identified. Conditions of project approval require acoustical improvements to the building where necessary to maintain a 60db Interior noise level for students, demonstrated by analysis of the sound transmission class (STC) within the building. Typical building construction materials provide a 6-10 dB reduction in sound transmission. Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

- a) The project as conditioned would not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The proposal does include normal business operations between 8 am and 3 pm. All regular ongoing activity is subject to the requirements of the City of Anderson Noise Ordinance (AMC Chapter 8.30) which governs both construction and operational standards.

- b) The project would not result in exposure of persons to or generation of excessive ground borne vibration or ground-borne noise levels. There is no identified source of ground-borne vibration or ground-borne noise levels in the project area except as related to short-term construction activities.
- c) The proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project could result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. There will be some noise caused by the daily activities of employees and the pick-up and dropping off of students. As a resource center with limited classroom activity and a closed campus environment, there will be no organized on-site outdoor activity associated with the use as would be found in other elementary and high schools. Noise sources will include vehicles and human activities related to the instructional resource center use. However, there is no anticipated substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, that will result from the re-occupancy of the vacant space at the project site. In addition, all activity will be subject to the requirements of the City of Anderson Noise Ordinance (AMC Chapter 8.30) which governs both construction and operational noise which result in a noise nuisance.

d) The project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without use, as noted previously. All activity is subject to the requirements of the City of Anderson Noise Ordinance (AMC Chapter 8.30) which governs both construction and ongoing operational noise which results in unacceptable impacts to surrounding uses and properties.

There will be minor increased noise levels during resource center hours above levels associated with the vacant space, including increased noise levels caused by the daily activities associated with the vehicular traffic. These impacts will be similar in nature to any user which occupies the currently empty space. However, none of these increases are expected to be significant because this project's operational hours will not impact sensitive receptors in adjacent residentially zoned areas.

e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) The project is not located within the vicinity of a private airstrip.

Mitigation/Monitoring: 3.1 During the construction phase of the project outdoor construction shall be limited to the hours of 7:00 am to 10:00pm. With no construction permitted on Sundays pursuant to the Anderson Municipal Code Section 8.30.090 (f). Nothing in this application shall apply to construction totally within an enclosed building.

Documentation: Redding Municipal Airport Area Plan (1990),
 City of Anderson Municipal Code Section 8.30 Table 7-1 (1977)
 City of Anderson Municipal Code Title 8 section 8.30 Noise Control.

XIII. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

a) The project would not induce substantial population growth in an area, either directly or indirectly.

The proposed project is the re-use of an existing commercial space on a 6-acre property. This proposal will not induce substantial population growth in the area and will not significantly impact the infrastructure beyond its current capacity level allocated to the fully developed property.

The proposal is not inconsistent with the Commercial General Plan designation, as schools are a use permissible in commercial districts per the adopted zoning ordinance.

The project is the reuse of a developed commercial property. This will not induce substantial growth in the area with a maximum anticipated work force of 22.

b) The project would not displace existing housing, necessitating the construction or replacement housing elsewhere.

c) The project would not displace substantial numbers of people.

Mitigation/Monitoring: None proposed.

Documentation: City of Anderson General Plan (2007)

XIV. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for;

Fire Protection,

The project is not located within high fire hazard severity zone. No significant additional level of fire protection is necessary pursuant to discussion with the Anderson Fire Protection District. The existing building is fully fire sprinkled and Fire Department standard occupancy requirements (conditions of approval) must be met prior to occupancy or commencement of the use.

Police Protection,

The City has a total of 16 sworn peace officers (Anderson Police Department) for the total City population of 10,677 (Calif. Dept. of Finance, Official State Estimates as of January 1, 2002) persons in the incorporated area of the City. That is a ratio of one officer per 667 persons. The ratio meets the public safety policy to maintain service of 1.7 sworn officers per 1,000 people outline in the City of Anderson General Plan (2007). The Police Department has been noticed about the project and has not identified the need for any additional facilities or service personnel to serve the use within the developed facilities/property.

Schools,

The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives. The project will involve the provision of new facilities for school age students in the city of Anderson utilizing existing fully developed property, and therefore by definition will not require the construction of new facilities.

Parks

The City of Anderson Municipal Code Section 15.36 and 16.30 regulates park fees and parkland dedication within the City of Anderson. The re-use of the existing facility to serve school aged children currently residing in Anderson does not trigger the need for additional park facilities or the payment of park fees.

Mitigation/Monitoring: None proposed.

Documentation: City of Anderson General Plan and Municipal Code Title 15 and 16

XIV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur because the proposal is redevelopment of an existing commercial site, involving a medical office use which will not impact recreation facilities or community parks. The project involves the re-use of an existing building to serve school aged children currently residing in and around Anderson who attend local schools including NSA.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project involves the re-use of an existing building to serve school aged children currently residing in and around Anderson who attend local schools including NSA.

Mitigation/Monitoring: None proposed.

Documentation: City of Anderson General Plan Recreation Element (2007)

<u>XV. TRANSPORTATION/TRAFFIC</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

- a and b) The project would not cause a significant increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project will result in a charter school on a fully developed and previously occupied commercial site. General Plan policy SP-8 requires that the City strive to maintain

Level of Service (LOS) D as a minimum acceptable service standard for intersections during peak periods. Access to the site is provided by I-5 and Balls Ferry Road. All adjacent intersections currently operate at LOS "D" or better per 2015 peak hour traffic volumes developed by the City. Given the multiple-street access to the site provided by the downtown street grid and full arterial access provided by Balls Ferry Road, it is projected that no single intersection and the adjacent arterial road will not be significantly impacted by this infill project given peak hour traffic volumes as discussed below, and the capacity of the adjacent arterial. Level of Service D capacity for a 4-lane arterial road with left turn movements is approximately 36,000 vehicles per day. Balls Ferry Road in the vicinity of the project is well below this level

However, because of its limited and variable classroom activity scheduling, traffic volumes generated by NSA will be variable throughout the day. Based on the current enrollment information provided by the applicant (see attached correspondence) there will be several peaks of potential school traffic. Staff has estimated based on current enrollment patterns that approximately 38% of students (114 students at full enrollment) will be attending classes between 9 and noon, and an estimated 18% of students (54 students) are likely to be attending between noon and 4 on a given day. Both volumes are relatively low in relation to adjacent street capacity. The peak traffic period is likely to be during the 8:30-9:00 AM period and noon, when students are transitioning into, or out of the school.

Previously, the building had been occupied by a background check office for employment, "Pre-Employ", and before that a Holiday Market grocery store. The proposed project has an estimated 12 trips less than the previous "Pre-Employ" occupant and 379 trips less than that of the previous grocery store. Given the historical usage, and consequently the previous uses, traffic volumes are predicted to be less than historical uses. Utilizing the Institute of Transportation Engineers (ITE) Common Trip Generation Rates (10th edition), staff has estimated peak hour traffic volume generation at approximately 57 trips

	Holiday Market	Pre-Employ	Northern Summit Academy
Total Daily Peak Hour Trip Generation per ITE	436	69	57

2015 traffic volumes at the adjacent street intersection of Ventura/Balls Ferry Road/I-5 SB On-ramp during the peak morning period (8:00-9:00 AM) were measured at 548 trips through the intersection and the intersection operated well within LOS standard D. These traffic numbers include traffic from "Pre-Employ" which was operating at the time.

- c) The project would result in the re-use of commercial space within a fully developed commercial center, which would not affect air traffic patterns.
- d) The project would not substantially increase hazards due to a design feature or incompatible uses. Standard conditions of project approval will include requirements for appropriate warning and directional signage as determined necessary by the City Engineer.
- e) The project would not result in inadequate emergency access. The project has been reviewed by the City of Anderson Fire Protection District which has determined that there is adequate emergency access given the multiple points of ingress/egress to the site.
- f) The proposed project (85 spaces available) fully complies with the Anderson Municipal Code Off-Street Parking Chapter 17.46 and AMC Chapter 17.18 "General Commercial" Zoning District standards (20 spaces required). With 85 spaces provided, parking requirements have been met.
- g) The project would not conflict with adopted policies, plans or programs supporting alternative transportation.

The project is consistent with the City of Anderson General Plan Circulation Element policies for transit and pedestrian bicycle modes, and the 2007 City of Anderson Bikeway Plan, and includes provisions for bicycle parking at the site as conditioned. Bus stops for RABA service are within ¼ mile of the facility.

Mitigation/Monitoring: none required.

Documentation:

Anderson General Plan (2007) – Circulation Element.
 Anderson Municipal Code Chapter 17.46 Off-Street Parking Requirements and Chapter 17.18 General Commercial.
 City of Anderson Bicycle Transportation Plan (2007)

<u>XVI. UTILITIES AND SERVICE SYSTEMS</u> - Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project which serves or may serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Based on staff review of the project and observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not exceed wastewater treatment requirements of the city of Anderson and the Regional Water Quality Control Board. The City of Anderson provides wastewater treatment services to the existing building.
- b) The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c) The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The project will be served by the existing storm water drainage facilities on-site and connect to systems in the public right-of-way. No expansion of the facilities is necessary.
- d) The project would have sufficient water supplies available to serve the project which serves the project from existing City of Anderson resources. The project will be served by City of Anderson water.
- e) The wastewater treatment provider (City of Anderson) which serves the project has adequate capacity to serve the project’s projected demand in addition to the City’s existing commitments to service the existing building.
- g) The project would be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs. The West Central Landfill has sufficient capacity to accommodate the existing development and is in compliance with federal, state, and local statutes and regulations related to solid waste. The project site provides on-site collection and storage facilities for both waste and recyclables meeting adopted City standards and the school will be obligated to sign-up for waste collection services as part of the approval for the use.

g) The project would comply with federal, state, and local statutes and regulations related to solid waste. This proposal will generate general solid waste therefore trash enclosures are required as part of the general conditions of project approval. The City of Anderson requires mandatory trash pick-up for all commercial development. The West Central Landfill has sufficient capacity to accommodate the additional commercial development and is in compliance with federal, state, and local statutes and regulations related to solid waste.

Mitigation/Monitoring: None proposed.

Documentation: Public Works Department

<u>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Based on the discussion and findings in this Initial Study, there is no evidence to support a finding that the project would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal.

Based on the discussion and findings in Section V. Cultural Resources there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.

b) Based on the discussion and findings in all Sections above, there are no evidence to suggest that the project would have impacts that are cumulatively considerable.

c) Based on the discussion and findings in all Sections above, and subject to the general conditions of project approval in the City of Anderson for this use permit, there is no evidence to support a finding that the project would have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

INITIAL STUDY COMMENTS

PROJECT NUMBER ED 18-09 for CUP 18-06

GENERAL COMMENTS:

Agency Referrals: Prior to an environmental recommendation, referrals for this project were sent to agencies thought to have responsible agency or reviewing agency authority. The responses to those referrals (attached), where appropriate, have been incorporated into this document and will be considered as part of the record of decision for the Negative Declaration. Copies of all referral comments may be reviewed through the City of Anderson Planning Division. To date, referral comments have been received from the following state and other agencies which have identified CEQA concerns or made comments regarding the project:

- Shasta County Resource Management Department – Environmental Health Division
- Cascade Union Elementary School District and Anderson Union High School District – Letter from Lozano Smith, Attorneys.
- Northern Summit Academy – Letter from Jennifer McQuarrie, Attorney for applicant.

Conclusion/Summary: Based on review by the Development Services Department and other agency staff, early consultation review comments from other agencies, information provided by the applicant, and existing information available to the Planning Division, the project, is not anticipated to result in any significant environmental impacts.

SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

All headings of this source document correspond to the headings of the initial study checklist. In addition to the resources listed below, initial study analysis may also be based on field observations by the staff person responsible for completing the initial study. Most resource materials are on file in the Development Services Department at 1887 Howard Street, Second Floor, Anderson, CA 96007, Phone: (530) 378-6636.

GENERAL PLAN AND ZONING

1. City of Anderson General Plan and land use designation maps.
3. City of Anderson Zoning Ordinances (City of Anderson Title 17) and zone district maps.

ENVIRONMENTAL IMPACTS

I. AESTHETICS

1. City of Anderson General Plan
2. Zoning Standards per City of Anderson Code, Title 17,

II. AGRICULTURAL RESOURCES

1. City of Anderson General Plan, Section 2 Land Use.
2. City of Anderson General Plan Section: 4 Open
3. Important Farmlands of Shasta County (2004)
4. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.
5. Natural Resources Conservation Service Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov> coordinate System: UTM Zone 10N:

III. AIR QUALITY

1. City of Anderson Air Quality Element of the General Plan.
2. Northern Sacramento Valley Air Basin, Air Quality Attainment Plan.

IV. BIOLOGICAL RESOURCES

1. Designated Endangered, Threatened, or Rare Plants and Candidates with Official Listing Dates, published by the California Department of Fish and Game.
2. Natural Diversity Data Base Records of the California Department of Fish and Wildlife.
3. Federal Listing of Rare and Endangered Species.
4. State and Federal List of Endangered and Threatened Animals of California, published by the California Department of Fish and Wildlife.
5. <http://www.fws.gov/wetlands/Data/Mapper.html>

V. CULTURAL RESOURCES

1. None

VI. GEOLOGY AND SOILS

1. City of Anderson General Plan, Chapter 2 Hazards, Section 6.1
2. County of Shasta, Erosion and Sediment Control Standards, Design Manual
4. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.
5. Division of Mines and Geology: Fault Activity Map of California and Adjacent Areas (1994)

VII. HAZARDS AND HAZARDOUS MATERIALS

1. City of Anderson General Plan Chapter 2, Hazards
3. Records of, or consultation with, the following:
 - a. Shasta County Department of Resource Management, Environmental Health Division.
 - b. Anderson Fire Protection District.
 - c. Anderson Police Department, Office of Emergency Services.
 - d. City of Anderson Public Works Department.
 - e. California Environmental Protection Agency, California Regional Water Quality Control Board, Central Valley Region.

VIII. HYDROLOGY AND WATER QUALITY

1. Flood Insurance Rate Map City of Anderson Community Panel Number
2. Records of, or consultation with, the City of Anderson Public Works Department acting as the Flood Control Agency and Community Water Systems manager.

IX. LAND USE AND PLANNING

1. City of Anderson General Plan land use designation maps and zone district maps.
2. Shasta County Assessor's Office land use data.

X. MINERAL RESOURCES

- a. DMG Open File Report 97-03; Mineral Land Classification of Alluvial Sand and Gravel, Crushed Stone, volcanic Cinders, Limestone and Diatomite within Shasta County.

XI. NOISE

1. City of Anderson General Plan Hazards Plan, Section 5.5 Noise and Technical Appendix B.

XII. POPULATION AND HOUSING

1. City of Anderson General Plan, Chapter 6; Housing Element (2014).
2. Census data from U.S. Department of Commerce, Bureau of the Census.
3. Census data from the California Department of Finance.
4. City of Anderson General Plan, Chapter 6 Housing Element (2003 and 2014)

XIII. PUBLIC SERVICES

1. City of Anderson General Plan, Chapter 4 Public Facilities.
2. Records of, or consultation with, the following:
 - a. Anderson Fire Protection District.
 - b. Anderson Police Department.
 - c. Shasta County Office of Education.
 - d. City of Anderson Public Works Department.

XIV. RECREATION

1. City of Anderson Chapter 4, Public Facilities.

XV. TRANSPORTATION/TRAFFIC

1. City of Anderson General Plan, Chapter 5 Circulation.
2. ITE Manual, 10th Edition
3. City of Anderson PM Intersection Traffic Counts - 2015

XVI. UTILITIES AND SERVICE SYSTEMS

1. Records of, or consultation with, the following:
 - a. Pacific Gas and Electric Company.
 - c. SBC
 - h. Anderson Public Works Department

