



CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date: March 15, 2024

To: Distribution List (See Attachment A)

From: Kristy Doud, Deputy Director
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2023-0123 – GREAT VALLEY ACADEMY

Comment Period: March 15, 2024 – April 17, 2024

Respond By: April 17, 2024

Public Hearing Date: May 2, 2024

Time: 6:00 P.M.

Location: Tenth Street Place
1010 10th Street, Modesto, CA 95354
Chambers – Basement Level

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Mitigated Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Mitigated Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Thomas Anderson, Great Valley Academy

Project Location: 5901 and 6019 Sisk Road, between Pirrone Road and the MID Main Canal, in the community of Salida.

APN: 136-032-037

Williamson Act Contract: N/A

General Plan: Low-Density Residential/ Salida Community Plan - Low-Density Residential

Current Zoning: Salida Community Plan - Low-Density Residential (SCP-R-1)

Project Description: Request to expand an existing charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students) on a 23.33 acre parcel located in the Salida Community Plan Low-Density Residential zoning district (SCP-R-1).

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



USE PERMIT APPLICATION NO. PLN2023-0123 – GREAT VALLEY ACADEMY

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
X	SANITARY DISTRICT: SALIDA		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO UTILITIES	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO SUPERVISOR DIST #3: WITHROW
	GSA:	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE		STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: SALIDA		US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO CITY SCHOOL DISTRICT		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2023-0123 – GREAT VALLEY ACADEMY

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):

- 1.
2.
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name Title Date



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1. **Project title:** Use Permit Application No. PLN2023-0123 – Great Valley Academy
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Kristy Doud, Deputy Director
(209) 525-6330
4. **Project location:** 5901 and 6019 Sisk Road, between Pirrone Road and the MID Main Canal, in the community of Salida. (APN: 136-032-037).
5. **Project sponsor's name and address:** Tom Anderson, Great Valley Academy
5901 Sisk Road Modesto, CA 95356
6. **General Plan designation:** Low-Density Residential; Salida Community Plan – Low-Density Residential
7. **Zoning:** Salida Community Plan – Low-Density Residential
8. **Description of project:**

Request to expand an existing charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students) on a 23.33-acre parcel located in the Salida Community Plan Low-Density Residential zoning district (SCP–R-1). In accordance with Section 21.66.040 of the Salida Community Plan District zoning ordinance, development on parcels located within the Salida Community Plan Zoning District requires the adoption of a discretionary non-legislative Development Plan that shall be considered by the Planning Commission and the Board of Supervisors.

The site is currently improved with 40 portable classroom buildings, a 5,649 square-foot building which contains six classrooms and a library, a 5,627 square-foot building which contains five classrooms and administrative offices, two parking lots (41 existing parking spaces in the east lot and 19 in the south lot), and a playground. The site is currently improved with perimeter landscaping and landscaping throughout the school facility and six-foot-tall chain link fencing on the north and west sides of the campus, as well as a five-foot-tall chain link fence along the south side of the campus separating the Great Valley Academy from the Modesto Christian School campus. A portion of the east side of the campus, which includes the entrance to the school, also includes six-foot-tall black wrought iron fencing. Part of this project request would allow for the abandonment of the reciprocal parking agreement which allows the Great Valley Academy to utilize 92 parking spaces located on the Modesto Christian School adjacent to the south. The new proposed 332 parking lot, proposed to be located on the north end of the property, would replace the reciprocal spaces, and provide additional parking for the expanded students and athletic field games. The grass athletic field will be used for typical elementary and junior high events during school hours and for after school sports practices and games. No bleachers, amplified speaker system, or lighting associated with the athletic field are proposed. After school games are expected to occur up to twice a week, to end before sunset, and to have a maximum of 100 people in attendance. Parking lot lighting is proposed to be located throughout the parking lot at a maximum height of 25 feet. No new signage, landscaping, or fencing is proposed. Classroom buildings are proposed to be approximately 24 x 40 feet in size. Construction on the parking lot is proposed to commence within two years of project approval and classroom construction is proposed to occur within two to seven years of project approval. The site is served with public water by

the City of Modesto, a private on-site septic system, electrical services by the Modesto Irrigation District, and gas by PG&E.

- 9. Surrounding land uses and setting:** The MID Main Canal, orchards, and the Stanislaus River to the north; Orchards, Post Properties, and Gregori Highschool to the east; Orchards, residential development, and State Highway 99 to the west; and The Modesto Christian School, residential development, and State Highway 99 to the south.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works
Department of Environmental Resources
California Department of Toxic Substances Control
- 11. Attachments:** None.

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.

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this 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.

Signature on File
Prepared by Kristy Doud, Deputy Director

March 13, 2024
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significant criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site itself is not considered to be a scenic resource or unique scenic vista. The site is currently improved with 40 portable classroom buildings, a 5,649 square-foot building which contains six classrooms and a library, a 5,627 square-foot building which contains five classrooms and administrative offices, two parking lots (41 existing parking spaces in the east lot and 19 in the south lot), and a playground. The site is currently improved with perimeter landscaping and landscaping throughout the school facility and six-foot-tall chain link fencing on the north and west sides of the campus, as well as a five-foot-tall chain link fence along the south side of the campus separating the Great Valley Academy from the Modesto Christian School campus. A portion of the east side of the campus which includes the entrance to the school also includes six-foot-tall black wrought iron fencing. The project proposes the addition of a grass athletic field, a paved parking lot with 332 parking spaces, and construction of four new classrooms. The expansion will allow up to 100 additional students. The grass athletic field will be used for typical elementary and junior high events during school hours and for after school sports practices and games. No bleachers, amplified speaker system, or lighting associated with the athletic field are proposed. After school games are expected to occur up to twice a week, to end before sunset, and to have a maximum of 100 people in attendance. Parking lot lighting is proposed to be located throughout the parking lot at a maximum height of 25 feet. No new signage, landscaping, or fencing is proposed. Classroom buildings are proposed to be approximately 24 x 40 feet in size.

The site itself is not considered to be a scenic resource or unique scenic vista. The only scenic designation in the County is along Interstate five which is near the project site. The site is already developed with a school. Aesthetics associated with the project site are not anticipated to change as a result of this project. The project will not degrade the existing visual character or quality of the site or its surroundings. Standard conditions of approval will be added to this project to address glare from any on-site lighting. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation¹.

II. AGRICULTURE AND FOREST 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 Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of 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?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The project site is zoned Salida Community Plan – Low Density Residential (SCP-R1). The proposed improvements will be located within the footprint of an existing men’s community care facility located within a 5.6± acre portion of a 34.94± acre project site in the General Agriculture (A-2-40) zoning district. The project is located adjacent to the Modesto Irrigation District Main Canal which is to the north of the project site. The project site and surrounding properties are zoned Salida Community Plan.

The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 86 and 93 as excellent, and an index rating of 47 as fair. The project site is classified as “Prime Farmland” and “Rural Residential Land” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. The parcel is not currently enrolled in a Williamson Act Contract. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 80 and above as excellent. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that 60 percent of the property is primarily comprised of Hanford sandy loam (HdA and HdsA), with a Storie Index rating of 95 and Grade one; and 40 percent of Tujunga loamy sand (TuA), with a Storie Index Rating of 76 and Grade two; 60 percent of the site is considered to be Prime Farmland. The

majority of the project site is classified as “Urban and Built Up Land” and approximately 7.8-acres located in the northeastern edge of the site is designated as “Semi-Agricultural and Rural Commercial Land” by the California Department of Conservation’s Farmland Mapping and Monitoring Program.

Goal Two, Policy 2.5, Implementation Measure 1, of the General Plan’s Agricultural Element, states when defining the County’s most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor. Although soil types should be considered, the designation of “most productive agricultural areas” should also be based on existing uses and their contributions to the agricultural sector of our economy. The 23.33± acre project site is currently developed with a legal but non-conforming private school. Based on this information the project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use and will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, as the existing project site is already developed with non-agricultural uses and will not be displacing any current agricultural production.

The County’s Agricultural Element’s Agricultural Buffer Guidelines states that new or expanding uses approved by discretionary permit in the A-2 zoning district or on a parcel adjoining the A-2 zoning district should incorporate a minimum 150-foot-wide agricultural buffer setback, or 300-foot-wide buffer setback for people-intensive uses, to physically avoid conflicts between agricultural and non-agricultural uses. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people-intensive uses are permitted uses within the buffer setback area. The project site is adjacent to orchards on the east, west, and north. The four new classrooms are proposed to be located 400+ feet from the nearest farmed property to the east. The proposed athletic field is located 150 feet from the orchard to the west and 100 feet from the orchard to the north. A referral response received from the Modesto Irrigation District (MID) states that a six-foot-tall masonry wall be constructed along the project site’s northern property line where the MID Main Canal is located. An additional buffer in the form of solid fencing at least six-feet in height and trees at least 15 feet in height at maturity will be required to be installed to buffer the athletic field from the adjacent agricultural operations to the west.

A referral response received from MID states that there is a private irrigation line that runs from the MID Main Canal through the northwestern corner of the project site, which serves parcels to the southwest with irrigation water. In addition to the six-foot-tall masonry wall, MID is requiring that existing on-site irrigation infrastructure be protected and if required to be upgraded, replaced, and/or relocated that such work shall be done to MID standards at the cost of the developer. Additionally, irrigation easements are required to be dedicated by separate instrument to the downstream landowner(s) that are served by the existing private on-site infrastructure.

The project will have no impact to forest land or timberland. The project is an agricultural use and does not appear to conflict with any agricultural activities in the area and/or lands enrolled in the Williamson Act. Based on the specific features and design of this project, it does not appear this project will impact the long-term productive agricultural capability of surrounding contracted lands in the A-2 zoning district. There is no indication this project will result in the removal of adjacent contracted land from agricultural use.

Mitigation: None.

References: Application information; Referral response received from the Modesto Irrigation District, dated November 28, 2023; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2022; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County Williamson Act Uniform Rules; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district 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 Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	

<p>b) 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?</p>			<p>X</p>	
<p>c) Expose sensitive receptors to substantial pollutant concentrations?</p>			<p>X</p>	
<p>d) Result in other emissions (such as those odors adversely affecting a substantial number of people?)</p>			<p>X</p>	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD’s most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as “extreme non-attainment” for ozone, “attainment” for respirable particulate matter (PM-10), and “non-attainment” for PM 2.5, as defined by the Federal Clean Air Act.

The project is a request to amend the use of an existing legal non-conforming charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students).

Construction activities associated with the new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations within a project’s vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Any construction will be required to occur in compliance with all SJVAPCD regulations.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin.

The San Joaquin Valley Air Pollution Control District Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District’s New Source Review (NSR) offset requirements for stationary sources. The District has pre-qualified emissions and determined a size below, which is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. Any project falling below the thresholds identified by the District are deemed to have a less than significant impact on air quality due to criteria pollutant emissions. The District’s threshold of significance for industrial uses is identified as less than the following number of trips per-day based on vehicle type: 70 one-way heavy duty truck trips and 550 one-way trips for all fleet types not considered to be heavy duty trucks.

A referral response received from the San Joaquin Valley Air Pollution Control District stated that the emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District’s Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The District originally requested that a Health Risk Assessment be prepared; however, after receiving additional information about the project the District clarified that because the construction is only expected to occur for a few months, the Health Risk Assessment comment is no longer recommended. The District also clarified that since the project square footage is less than 9,000 square feet of space, the project is not subject to Rule 9510 and an ISR application is not required.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle

miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. The project proposes an increase of up to 100 students, which is below the VMT threshold.

The proposed project is considered to be consistent with all applicable air quality plans. The proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less-than significant impact to air quality.

Mitigation: None.

References: Application information; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Governor’s Office of Planning and Research Technical Advisory, December 2018; Referral response received from the San Joaquin Valley Air Pollution Control District, dated November 28, 2023; Email from the San Joaquin Valley Air Pollution Control District, dated December 20, 2023; San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) Guidance, November 13, 2020; and the Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse 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?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?			X	

Discussion: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Salida Quad of the California Natural Diversity Database.

Based on results from the California Natural Diversity Database (CNDDDB) Quad Species List, there are six animal species which are state or federally listed or threatened that have been recorded to either occur or have occurred within the Salida Quad. These species include: the California tiger salamander; Swainson’s hawk; tricolored blackbird; steelhead; Crotch bumble bee; and the valley elderberry longhorn beetle. Five additional species are listed as species of special concerns within the Salida Quad including: the Sacramento hitch (fish); hardhead (fish); Sacramento splittail (fish); chinook salmon (fish); and the coast horned lizard.

The project is a request to amend the use of an existing legal non-conforming charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students). The site neither contains nor is adjacent to aquatic resources such as vernal pools, rivers, tributaries, creeks, lakes, or wetlands which makes the presence of any of the identified special status fish species unlikely to occur on-site. The site does not contain any elderberry bushes making the presence of the valley elderberry longhorn beetle unlikely to occur. Additionally, the project site is south of the Stanislaus River by over a half of a mile.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

An Early Consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

Mitigation: None.

References: California Department of Fish and Wildlife’s Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: It does not appear this project will result in significant impacts to any archaeological or cultural resources. The project is a request to amend the use of an existing legal non-conforming charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students). A condition of approval will be placed on the project, requiring that construction activities shall be halted if any resources are found, until appropriate agencies are contacted, and an archaeological survey is completed.

Mitigation: None.

References: Application information; and Stanislaus County General Plan and Support Documentation¹.

VI. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

The project is a request to amend the use of an existing legal non-conforming charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students). A condition of approval will be placed on the project requiring all construction activities be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements.

A referral response received from the San Joaquin Valley Air Pollution Control District stated that the emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The District originally requested that a Health Risk Assessment be prepared; however, after receiving additional information about the project the District clarified that because the construction is only expected to occur for a few months, the Health Risk Assessment comment is no longer recommended. The District also clarified that since the project square footage is less than 9,000 square feet of space, the project is not subject to Rule 9510 and an ISR application is not required.

A referral response received from MID stated they are requiring existing overhead and underground electric facilities be protected and if required to be upgraded, replaced, and/or relocated that such work shall be done to MID standards at the cost of the developer. Additionally, electrical easements are required to remain. Conditions of approval will be added to the project addressing MID's comments.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less than significant.

Mitigation: None.

References: Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Governor's Office of Planning and Research Technical Advisory, December 2018; Referral response received from the San Joaquin Valley Air Pollution Control District, dated November 28, 2023; Email from the San Joaquin Valley Air Pollution Control District, dated December 20, 2023; Referral response received from the Modesto Irrigation District, dated November 28, 2023; Stanislaus County General Plan and Support Documentation¹.

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) 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 Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
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?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Hanford sandy loam (HdA and HdsA) and Tujunga loamy sand (TuA). As contained in Chapter five of the General Plan and Support Documentation¹, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required along with the building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency.

The project proposes to utilize an existing private septic system and the City of Modesto for water services. The application indicated that the project was served by the Salida Sanitary District for sanitary services; however, a referral response received from the Salida Sanitary District indicated that the project is not served by the District and is served by a private septic system. The project applicant is responsible to notify DER staff in the event the existing on-site wastewater treatment system (OWTS) will be modified, upgraded, or replaced, that any increase in the facility's drainage fixtures or number of users will trigger new OWTS review and upgrading, that any new building requiring an OWTS shall be designed according to type and occupancy of the proposed structure to the estimated waste/sewage design flow rate, and that all applicable Local Agency Management Program (LAMP) standards and setbacks shall be met. These requirements will be added to the project as conditions of approval. The Department of Public Works will review and approve any required grading and drainage plans prior to construction. Conditions of approval will be added to the project to reflect this requirement. DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested.

It does not appear that this project will result in significant impacts to any paleontological resources or unique geologic features. Standard conditions of approval applicable to development of the parcels regarding the discovery of such resources during the construction process will be added to the project. The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area. Impacts to Geology and Soils are considered to be less than significant.

Mitigation: None.

References: Referral response received from the Salida Sanitary District, dated November 16, 2023; Referral response from the Department of Environmental Resources, Environmental Health Division, dated November 22, 2023; Referral response from the Stanislaus County Department of Public Works dated January 29, 2024; Stanislaus County General Plan and Support Documentation¹.

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potentials of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40 percent of 1990 levels by 2030.

The project is a request to amend the use of an existing legal non-conforming charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students).

As required by CEQA Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. The project proposes an increase of up to 100 students, which is below the VMT threshold.

A referral response received from the San Joaquin Valley Air Pollution Control District stated that the emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The District originally requested that a Health Risk Assessment be prepared; however, after receiving additional information about the project the District clarified that because the construction is only expected to occur for a few months, the Health Risk Assessment comment is no longer recommended. The District also clarified that since the project square footage is less than 9,000 square feet of space, the project is not subject to Rule 9510 and an ISR application is not required.

A condition of approval requiring the applicant to comply with all appropriate District rules and regulations and California Green Building Code will be incorporated into the project. Consequently, GHG emissions associated with this project are considered to be less than significant.

Mitigation: None.

References: Application information; Referral response received from the San Joaquin Valley Air Pollution Control District, dated November 28, 2023; Email from the San Joaquin Valley Air Pollution Control District, dated December 20, 2023; Governor’s Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation¹.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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 public or the environment?			X	
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 or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The Stanislaus County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of DER is requiring the applicant to contact the Department regarding appropriate permitting requirements for hazardous materials and/or wastes. The applicant is required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations including any Hazardous Materials Business Plan with the Fire Warden, if applicable. The Hazardous Materials Division and the California Department of Toxic Substances Control (DTSC) both requested that the developer conduct a Phase I or Phase II study prior to the issuance of a grading permit to determine if organic pesticides or metals exist on the project site. DTSC also requested that lead based paint testing occur if any structures are to be demolished and that soil sampling be conducted prior to grading activity. The Hazardous Materials Division requested that they be contacted should any underground storage tanks, buried chemicals, buried refuse, or contaminated soil be discovered during grading or construction. These comments will be reflected through the application of a condition of approval. The proposed use is not

recognized as a generator and/or consumer of hazardous materials, therefore, no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. A discussion on the project and agricultural buffers is included in Section II – Agriculture and Forest Resources. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The groundwater is not known to be contaminated in this area. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Salida Fire Protection District. The project was referred to the District, and no comments have been received to date.

The project site is not within the vicinity of any airstrip or wildlands.

Mitigation: None.

References: Application information; Referral response received from the Department of Environmental Resources, Hazardous Materials Division dated November 22, 2023; Referral response from the Ca. Department of Toxic Substances Control, dated November 17, 2023; Ca. Department of Toxic Substances Control's data management system (EnviroStar), accessed on September 19, 2023; Stanislaus County Airport Land Use Compatibility Plan; Stanislaus County General Plan and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site.			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
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Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2 percent annual chance floodplains. An Early Consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion and sediment control plan for the project will be required, if the existing building footprint for each operation is enlarged, subject to Public Works review and Standards and Specifications. Public Works also required that a positive storm drainage (storage, percolation, and treatment) system be installed.

The project proposes to utilize an existing private septic system and the City of Modesto for water services. The application indicated that the project was served by the Salida Sanitary District for sanitary services; however, a referral response received from the Salida Sanitary District indicated that the project is not served by the District and is served by a private septic system. The project applicant is responsible to notify DER staff in the event the existing on-site wastewater treatment system (OWTS) will be modified, upgraded, or replaced, that any increase in the facility’s drainage fixtures or number of users will trigger new OWTS review and upgrading, that any new building requiring an OWTS shall be designed according to type and occupancy of the proposed structure to the estimated waste/sewage design flow rate, and that all applicable Local Agency Management Program (LAMP) standards and setbacks shall be met. These requirements will be added to the project as conditions of approval.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California’s groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSP), and achieving balanced groundwater levels within 20 years. The site is located in the Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) GSA, which manages the Modesto Subbasin. The GSAs adopted the GSP on January 31, 2022, and submitted the GSP to the California Department of Water Resources (DWR). Currently, the GSAs are preparing for GSP implementation. A referral response was received from the Stanislaus County Department of Environmental Resources Groundwater Resources Division and from the STRGBA GSA which both indicated they had no comments on the proposed project.

The Central Valley Regional Water Quality Control Board (CVRWQCB) provided an Early Consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. Conditions of approval will be added to the project requiring the applicant comply with this request prior to recording of the certificate of a lot line adjustment.

A referral response received from MID states that there is a private irrigation line that runs from the MID Main Canal through the northwestern corner of the project site, which serves parcels to the southwest with irrigation water. In addition to the six-foot-tall masonry wall, MID is requiring that existing on-site irrigation infrastructure be protected and if required to be upgraded, replaced, and/or relocated that such work shall be done to MID standards at the cost of the developer. Additionally, irrigation easements are required to be dedicated by separate instrument to the downstream landowner(s) that are served by the existing private on-site infrastructure.

A referral response was received from the City of Modesto, who provides public water, indicating they had no comments on the project.

As a result of the project details, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Referral response received from the City of Modesto, dated December 21, 2023; Referral response received from the Salida Sanitary District, dated November 16, 2023; Referral response received from the Modesto Irrigation District, dated November 28, 2023; Referral response from Department of Environmental Resources, Groundwater Resources Division, dated November 28, 2023; Referral response received from the Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) GSA, dated November 28, 2023; Referral Response from Central Valley

Regional Water Quality Control Board, dated November 27, 2023; Referral response received from the Department of Environmental Resources, Environmental Health Division dated November 22, 2023; Stanislaus County General Plan and Support Documentation¹.

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The project is a request to amend the use of an existing legal non-conforming (LNC) charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students).

The Salida Community Plan Chapter within Title 21 of the County was adopted in 2007 along with the Salida Community Plan, as a result of “The Salida Area Planning, Road Improvement, Economic Development, and Farmland Protection Initiative” (Initiative). The Initiative, included amendments to the then-current land use diagram and other elements of the General Plan, originally adopted in 1995, and several requirements for development of the plan area.

The facility is considered an LNC use due to being established prior to the current zoning. Consequently, an alteration of the LNC use and enlargement of the operational activities requires a Use Permit, pursuant to County Code Section 21.80.070(A). Specifically, in order to approve a Use Permit to expand an LNC use, the Planning Commission must find that the changes:

1. Will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use; and
2. Will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and
3. Is logically and reasonably related to the existing use and that the size or intensity of the enlargement, expansion, restoration, or changes is not such that it would be more appropriately moved to a zoning district in which it is permitted.

The County’s Agricultural Element’s Agricultural Buffer Guidelines states that new or expanding uses approved by discretionary permit in the A-2 zoning district or on a parcel adjoining the A-2 zoning district should incorporate a minimum 150-foot-wide agricultural buffer setback, or 300-foot-wide buffer setback for people-intensive uses, to physically avoid conflicts between agricultural and non-agricultural uses. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people-intensive uses are permitted uses within the buffer setback area. The project site is adjacent to orchards on the east, west, and north. The four new classrooms are proposed to be located 400+ feet from the nearest farmed property to the east. The proposed athletic field is located 150 feet from the orchard to the west and 100 feet from the orchard to the north. A referral response received from the Modesto Irrigation District (MID) states that a six-foot-tall masonry wall be constructed along the project site’s northern property line where the MID Main Canal is located. Additional buffer in the form of solid fencing at least six feet in height and trees who are at least 15 feet in height at maturity will be required to be installed to buffer the athletic field from the adjacent agricultural operations to the west.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

Mitigation: None.

References: Application Materials; Referral response received from the Modesto Irrigation District, dated November 28, 2023; Stanislaus County General Plan and Support Documentation¹.

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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?			X	
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?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Application materials; and Stanislaus County General Plan and Support Documentation¹.

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or 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?			X	

Discussion: The proposed project shall comply with the noise standards included in the General Plan and Noise Control Ordinance. The area surrounding the project site consists of scattered single-family dwellings and orchards in all directions. The Stanislaus County General Plan identifies noise levels up to 55 dB Ldn (or CNEL) as the normally acceptable level of noise for residential uses. The site itself is impacted by traffic generated on Sisk Road and the existing school to the south. The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. The project is a request to amend the use of an existing legal non-conforming charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students). On-site grading and construction resulting from this project may result in a temporary increase in the area’s ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site is not located within an airport land use plan.

Mitigation: None.

References: Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan, Chapter IV – Noise Element, Stanislaus County General Plan and Support Documentation¹.

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th Cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County’s ability to meet their RHNA. No population growth will be induced, nor will any existing housing be displaced as a result of this project.

Mitigation: None.

References: Application materials; and Stanislaus County General Plan and Support Documentation¹.

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the 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:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. County adopted Public Facilities Fees, as well as fire and school fees are required to be paid based on the development type prior to issuance of a building permit.

This project site is a private school and is located within the Salida Union School District, Salida Fire Protection District, Modesto Irrigation District, and is served by the Sherriff for police protection and Stanislaus County Parks and Recreation for parks.

The project proposes to utilize an existing private septic system and the City of Modesto for water services. The application indicated that the project was served by the Salida Sanitary District for sanitary services; however, a referral response received from the Salida Sanitary District indicated that the project is not served by the District and is served by a private septic system. The project applicant is responsible to notify DER staff in the event the existing on-site wastewater treatment

system (OWTS) will be modified, upgraded, or replaced, that any increase in the facility’s drainage fixtures or number of users will trigger new OWTS review and upgrading, that any new building requiring an OWTS shall be designed according to type and occupancy of the proposed structure to the estimated waste/sewage design flow rate, and that all applicable Local Agency Management Program (LAMP) standards and setbacks shall be met. These requirements will be added to the project as conditions of approval. The Department of Public Works will review and approve any required grading and drainage plans prior to construction. Conditions of approval will be added to the project to reflect this requirement.

A referral response received from MID states that in addition to the six-foot-tall masonry wall, MID is requiring that existing on-site irrigation infrastructure and existing overhead, and underground electric facilities be protected and if required to be upgraded, replaced, and/or relocated that such work shall be done to MID standards at the cost of the developer. Additionally, irrigation and electrical easements are required. Conditions of approval will be added to the project addressing MID’s comments.

Referral responses were received from the City of Modesto, who provides public water, and from AT&T (Spectrum) both indicating they had no comments on the project.

The project is not anticipated to have any significant adverse impact on County services.

Mitigation: None.

References: Application information; Referral response received from the Modesto Irrigation District, dated November 28, 2023; Referral response received from AT&T (Spectrum Business), dated November 20, 2023; Referral response received from the City of Modesto, dated December 21, 2023; Referral response received from the Salida Sanitary District, dated November 16, 2023; Referral response received from the Department of Environmental Resources, Environmental Health Division dated November 22, 2023; Stanislaus County General Plan and Support Documentation¹.

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	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?			X	
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?			X	

Discussion: This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development. Public Facility Fees will be required to be paid with any building permit issuance, which includes fees for County Parks and Recreation facilities. The project proposes to develop a grass athletic field at an existing private charter school.

Mitigation: None.

References: Application materials; and Stanislaus County General Plan and Support Documentation¹.

XVII. TRANSPORTATION -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: The project is a request to amend the use of an existing legal non-conforming charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students).

As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. The project proposes an increase of up to 100 students, which is below the VMT threshold.

The project site currently has access from Sisk Road, a County-maintained road identified as 88 foot collector in the Salida Community Plan. The project was referred to Public Works, and a referral response was received requesting that streetlights, curb, gutter, and sidewalk, positive storm drainage (storage, percolation, and treatment), pavement, pavement markings, road signs, and accessible ramps from a point approximately 630 feet north of Sun West Drive to the north end of the project site, an approximate total length of 1,460 feet be installed. A deposit for plan review and a financial guarantee for the proposed improvements are required to be provided to the Department of Public Works prior to issuance of a building permit. Additionally Public Works is requiring roadway dedication to equal 44 feet from the centerline of the road and that the storage depth outside of any gate shall be adequate for trucks coming off the road, which means that entry vehicles will not block any travel lane or shoulder. If the storage depth is inadequate, it may require that the fence be moved further into the property, or a deceleration lane be installed. In addition to the aforementioned comments, Public Works provided standard conditions of approval requiring that no parking, loading or unloading of vehicles will be permitted within the County road right-of-way; that an encroachment permit be obtained for any work done in the Stanislaus County Road right-of-way; that the developer will be required to install or pay for the installation of any signs and/or markings, if warranted; and that all driveways be installed as per Stanislaus County Public Work Standards and Specifications. All of Public Works' comments will be added to the project as conditions of approval.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance, or policy.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works dated January 29, 2024; Stanislaus County General Plan and Support Documentation¹.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact

<p>a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:</p>				
<p>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>			<p>X</p>	
<p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>			<p>X</p>	

Discussion: In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment and no tribes have requested consultation or project referral noticing. Tribal notification of the project was not referred to any tribes in conjunction with AB 52 requirements, as Stanislaus County has not received any requests for consultation from the tribes listed with the NAHC. A standard condition of approval will be added to the project which requires if any cultural or tribal resources are discovered during project-related activities, all work is to stop, and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find.

Tribal Impacts are considered to be less than significant.

Mitigation: None.

References: Application information; and Stanislaus County General Plan and Support Documentation¹.

<p>XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</p>			<p>X</p>	
<p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>			<p>X</p>	
<p>c) 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?</p>			<p>X</p>	

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The project proposes to utilize an existing private septic system and the City of Modesto for water services. The application indicated that the project was served by the Salida Sanitary District for sanitary services; however, a referral response received from the Salida Sanitary District indicated that the project is not served by the District and is served by a private septic system. The project applicant is responsible to notify DER staff in the event the existing on-site wastewater treatment system (OWTS) will be modified, upgraded, or replaced, that any increase in the facility’s drainage fixtures or number of users will trigger new OWTS review and upgrading, that any new building requiring an OWTS shall be designed according to type and occupancy of the proposed structure to the estimated waste/sewage design flow rate, and that all applicable Local Agency Management Program (LAMP) standards and setbacks shall be met. These requirements will be added to the project as conditions of approval. The Department of Public Works will review and approve any required grading and drainage plans prior to construction. Conditions of approval will be added to the project to reflect this requirement.

A referral response from the Department of Public Works was received requesting that streetlights, curb, gutter, and sidewalk, positive storm drainage (storage, percolation, and treatment), pavement, pavement markings, road signs, and accessible ramps be installed. This request will be included as a condition of approval for the project.

The Central Valley Regional Water Quality Control Board (CVRWQCB) provided an Early Consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. Conditions of approval will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

A referral response received from MID states that in addition to the six-foot-tall masonry wall, MID is requiring that existing on-site irrigation infrastructure and existing overhead, and underground electric facilities be protected and if required to be upgraded, replaced, and/or relocated that such work shall be done to MID standards at the cost of the developer. Additionally, irrigation and electrical easements are required. Conditions of approval will be added to the project addressing MID’s comments.

Referral responses were received from the City of Modesto, who provides public water, and from AT&T (Spectrum) both indicating they had no comments on the project.

No significant impacts related to Utilities and Services Systems have been identified.

Mitigation: None.

References: Application information; Referral response received from the Department of Environmental Resources, Environmental Health Division dated November 22, 2023 Referral response from the Stanislaus County Department of Public Works dated January 29, 2024; Referral response received from the Salida Sanitary District, dated November 16, 2023; Referral response received from AT&T (Spectrum Business), dated November 20, 2023; Referral response received from the City of Modesto, dated December 21, 2023; Referral response received from Central Valley Regional Water Quality Control Board, dated November 16, 2023; Referral response received from the Modesto Irrigation District, dated November 28, 2023; Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection, the parcel is designated as nonurban and is served by Salida Fire Protection District. The project was referred to the District, but no response was received. California Building Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and embers. The project is a request to amend the use of an existing legal non-conforming charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students). Building permits will be required for the improvements and will be required to meet fire code, which will be verified through the building permit review process. A grading and drainage plan may be required for the proposed new structures; all fire protection and emergency vehicle access standards met. These requirements will be applied as conditions of approval for the project.

Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Application information; California Fire Code Title 24, Part 9; California Building Code Title 24, Part 2, Chapter 7; Stanislaus County Local Hazard Mitigation Plan; Referral response from the Stanislaus County Department of Public Works dated January 29, 2024; Stanislaus County General Plan and Support Documentation¹.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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 self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?			X	

<p>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 with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>			<p>X</p>	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			<p>X</p>	

Discussion: The project is a request to amend the use of an existing legal non-conforming charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students).

The MID Main Canal, orchards, and the Stanislaus River to the north; Orchards, Post Properties, and Gregori Highschool to the east; Orchards, residential development, and State Highway 99 to the west; and The Modesto Christian School, residential development, and State Highway 99 to the south. The entire surrounding area is part of the Salida Community Plan. The Salida Community Plan Chapter within Title 21 of the County was adopted in 2007 along with the Salida Community Plan, as a result of “The Salida Area Planning, Road Improvement, Economic Development, and Farmland Protection Initiative” (Initiative). The Initiative, included amendments to the then-current land use diagram and other elements of the General Plan, originally adopted in 1995, and several requirements for development of the plan area. Properties enrolled in a Williamson Act Contract may develop in accordance with the General Agriculture (A-2) zoning district. All other uses must obtain land use entitlements prior to development, which would require additional environmental review.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant. The project will not physically divide an established community. Standard conditions of approval regarding the discovery of cultural resources during any future construction resulting from this request will be added to the project. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.







References: Initial Study; Stanislaus County General Plan and Support Documentation¹.

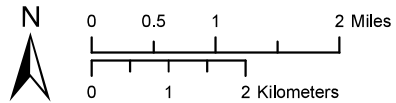
¹ Stanislaus County General Plan and Support Documentation¹ adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.

GREAT VALLEY ACADEMY SCP DP PLN2023-0123

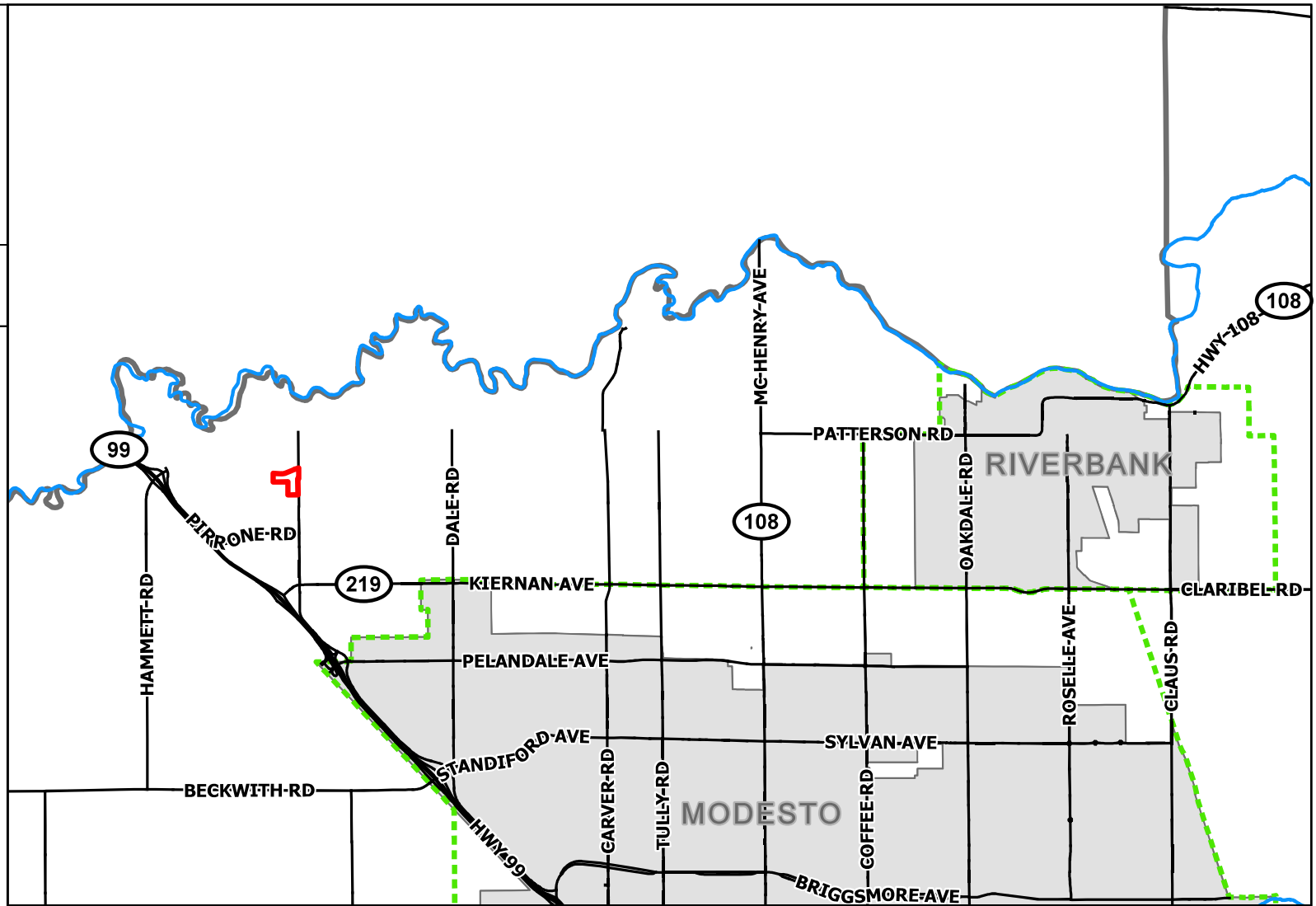
AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  County Boundary
-  City
-  Road
-  Rivers



















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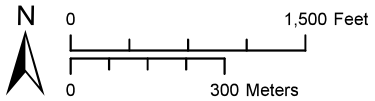


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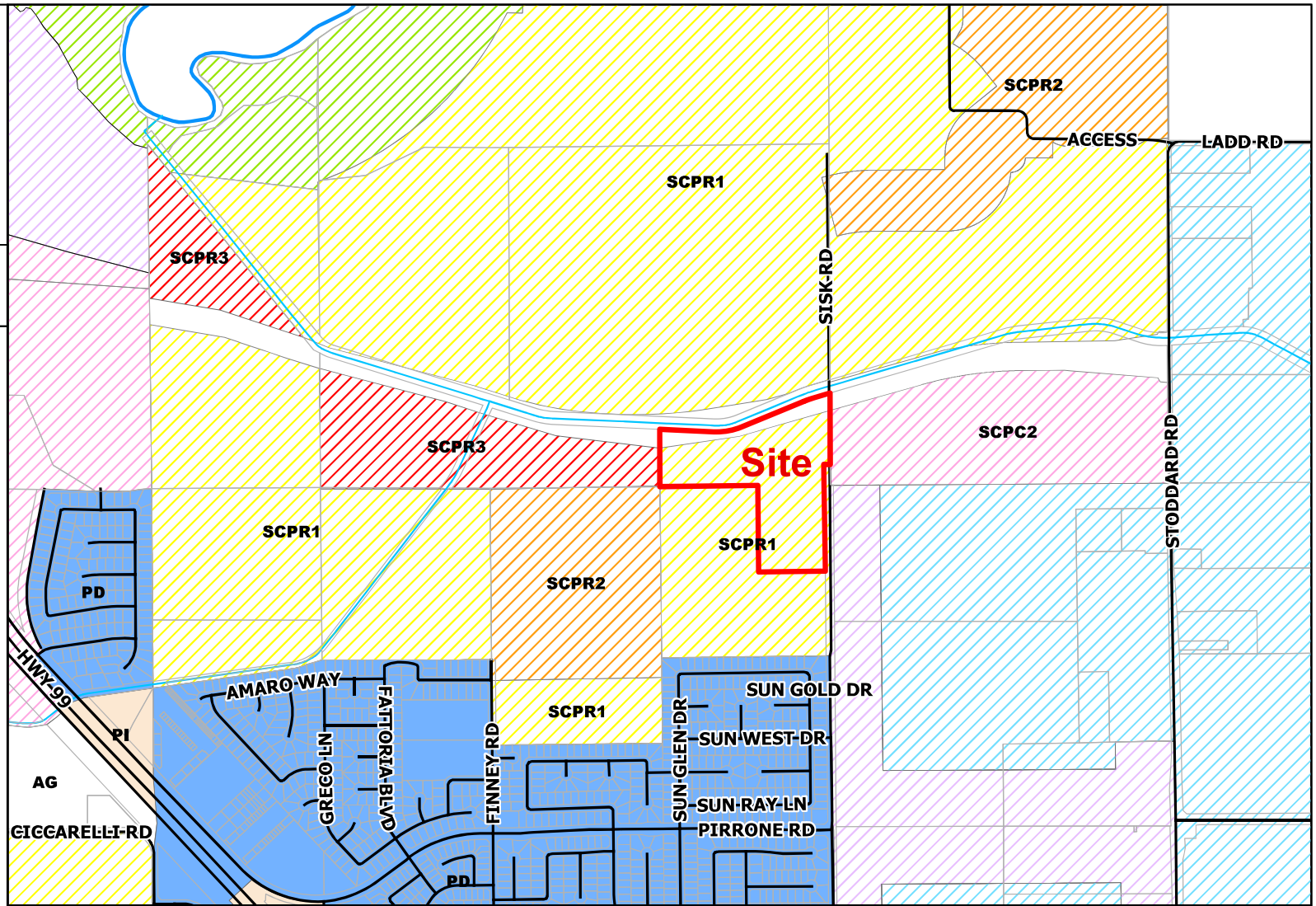
GENERAL PLAN MAP

LEGEND

	Project Site		General Plan
	Parcel		Agriculture
	Road		Planned Development
	Canal		Planned Industrial
	Rivers		SCP A-2
			SCP C-2
			SCP IBP
			SCP PI
			SCP R-1
			SCP R-2
			SCP R-3



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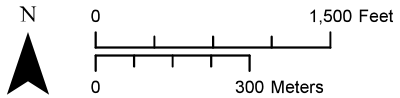
COMMUNITY PLAN MAP

LEGEND

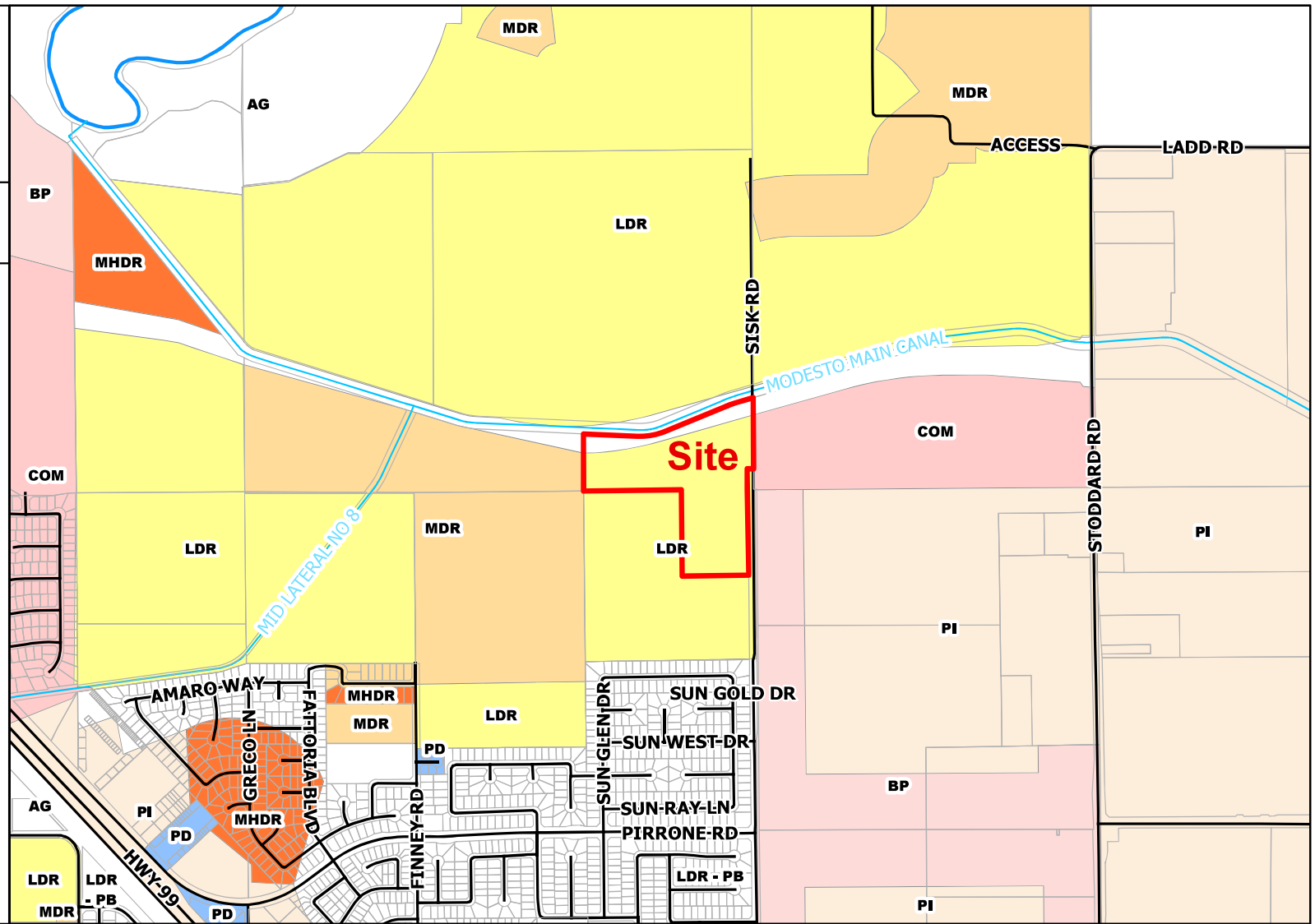
- Project Site
- Parcel
- Sphere of Influence
- Road
- Canal
- Rivers

Community Plan

- Business Park
- Commercial
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Planned Development
- Planned Industrial






Source: Planning Department GIS Date Exported: 10/17/2023



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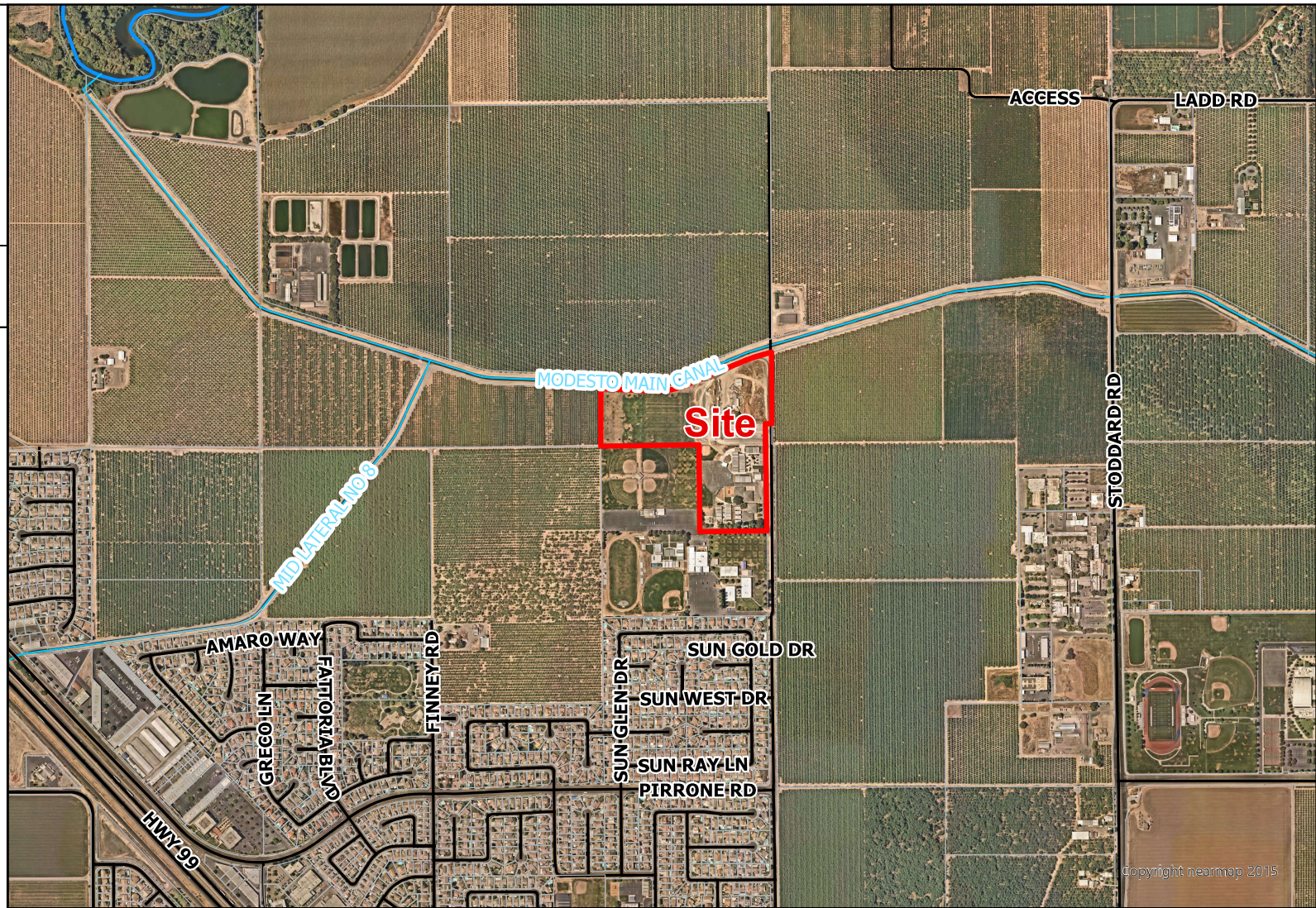
AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers








Source: Planning Department GIS Date Exported: 10/18/2023

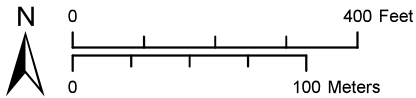


GREAT VALLEY ACADEMY SCP DP PLN2023-0123

AERIAL SITE MAP

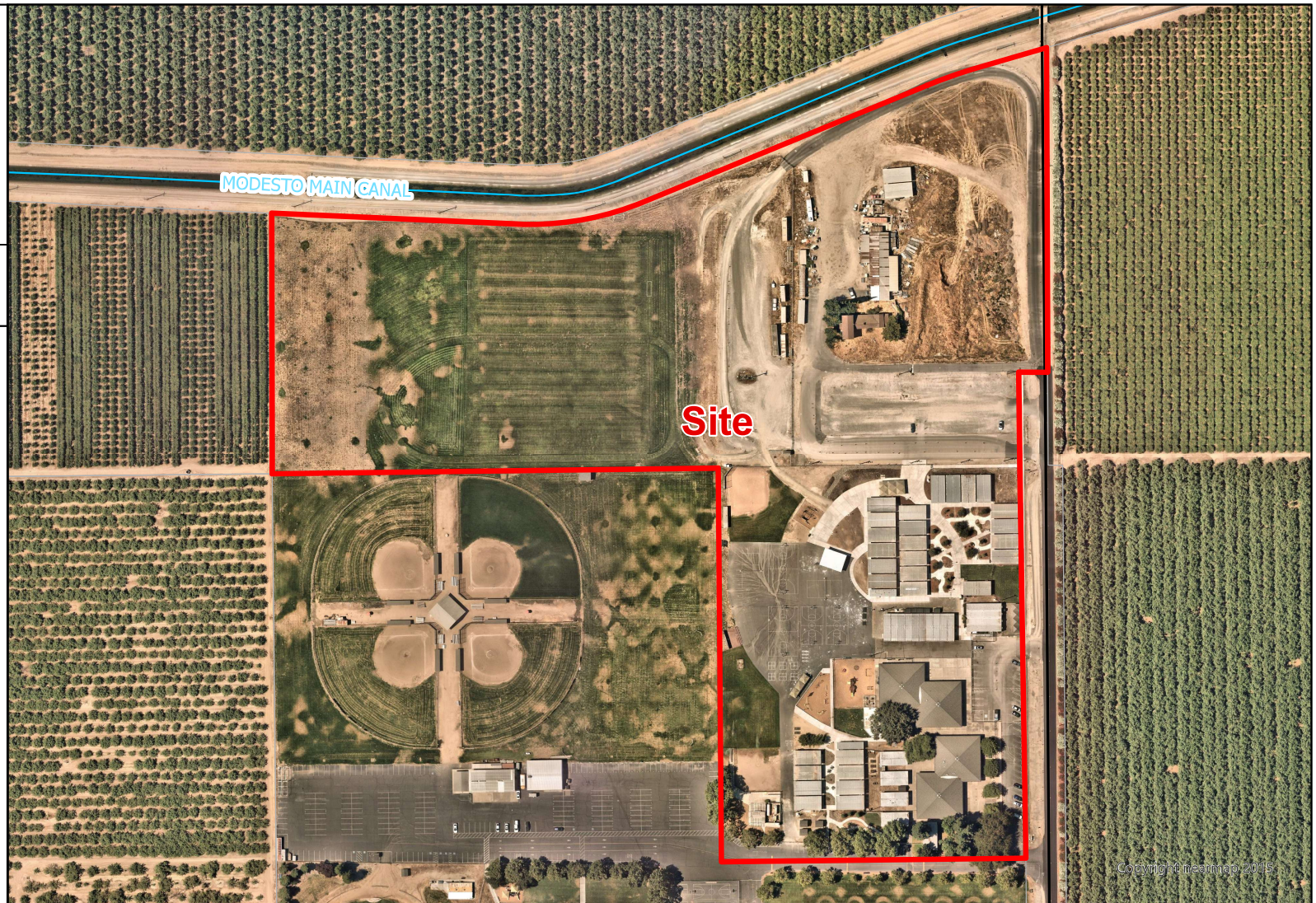
LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers



Source: Planning Department GIS

Date Exported: 10/18/2023

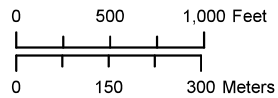


Great Valley Academy SCP DP PLN2023-0123

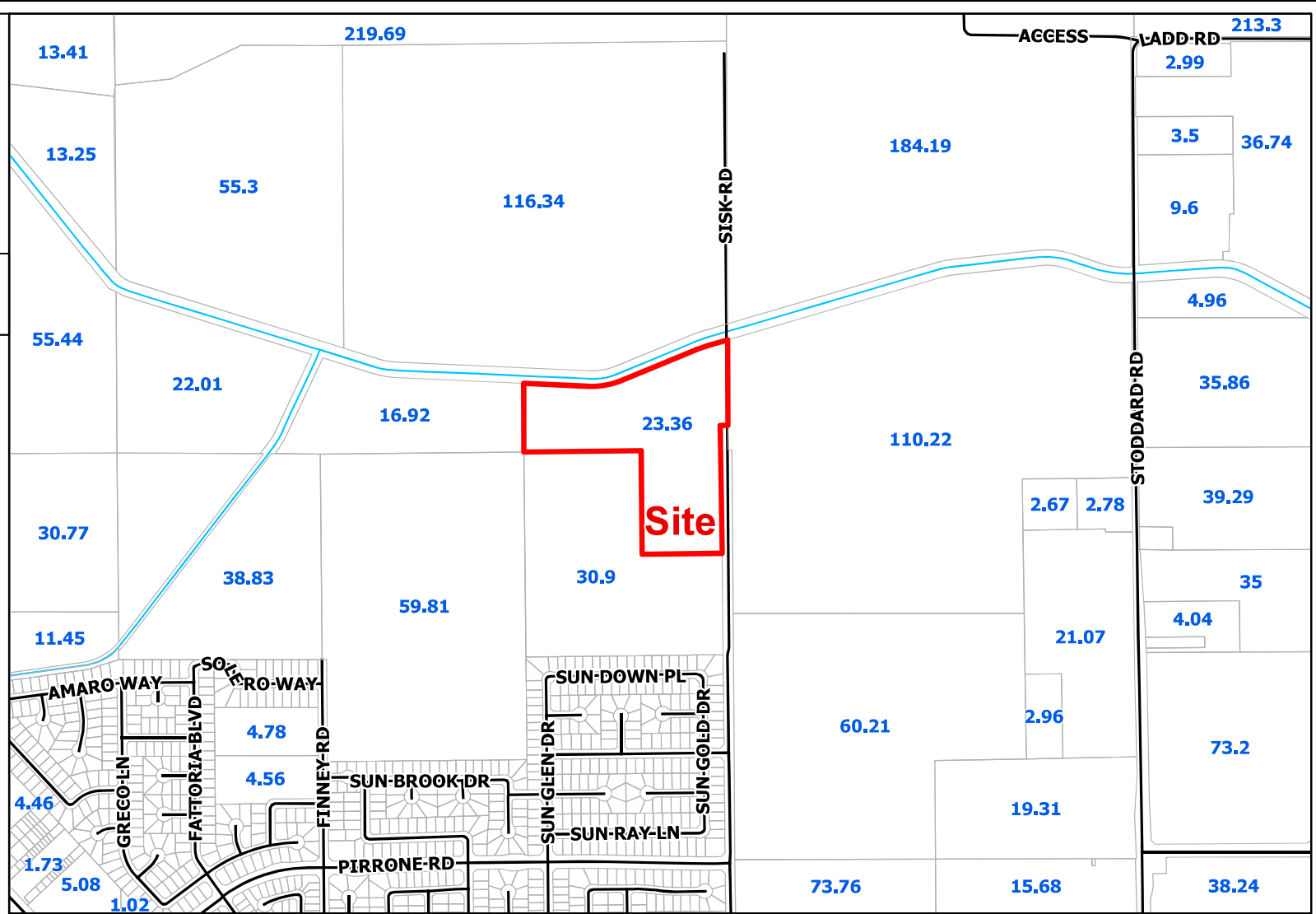
ACREAGE MAP

Legend

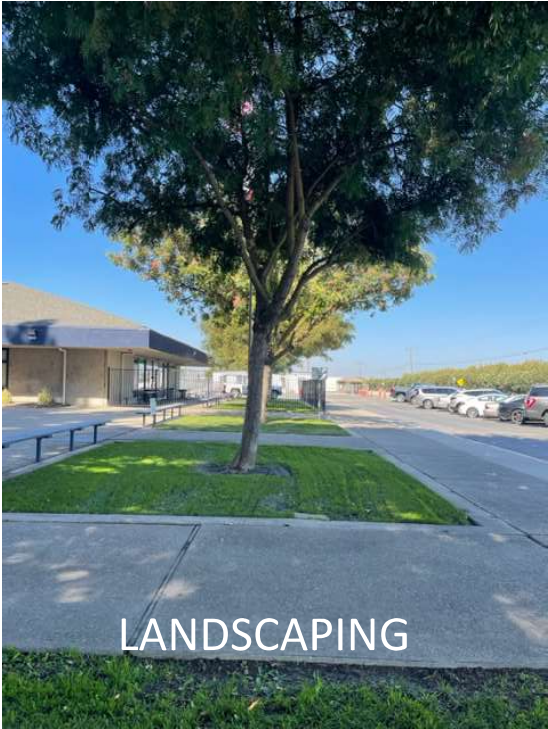
- Project Site
- # Parcel/Acres
- Road
- Canal



Source: Planning Department GIS Date Exported: 10/17/2023



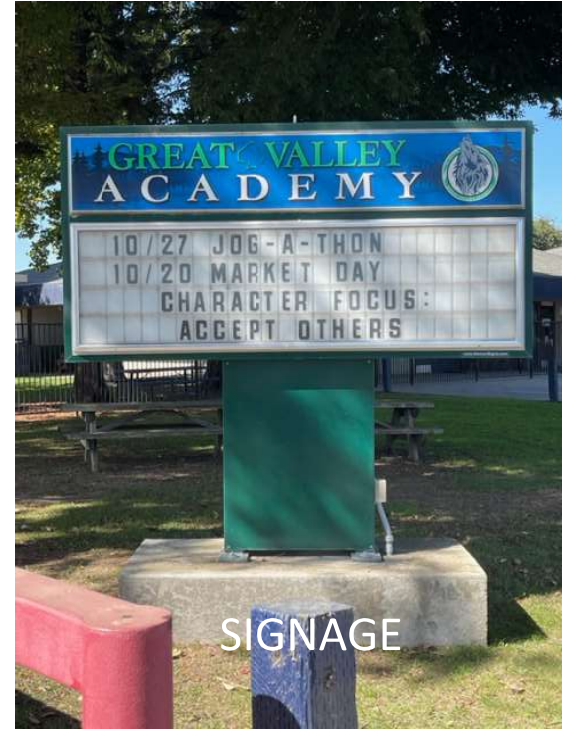
SITE PHOTOS



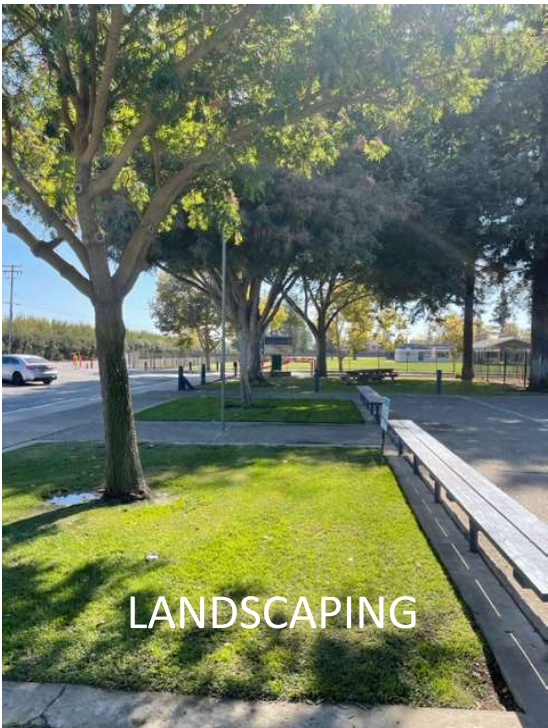
LANDSCAPING



LANDSCAPING



SIGNAGE



LANDSCAPING



MODULAR CLASSROOMS



LANDSCAPING