

4.13 PUBLIC SERVICES AND FISCAL IMPACTS

The Public Services section of an EIR assesses the impact of the proposed project with regard to law enforcement, fire protection, medical services, schools, and other public services. In addition, this section addresses fiscal impacts related to the proposed project.

The project's fiscal and public services impacts would be less than significant, with the exception of the need for additional staffing of the Cottonwood Fire Protection District. This impact can be mitigated by requiring the applicant to establish a funding mechanism to provide for the necessary personnel. With implementation of the recommended mitigation measure, fiscal and public service impacts of the project would be less than significant.

4.13.1 ENVIRONMENTAL SETTING

LAW ENFORCEMENT

Police protection services for the project area are provided by the Shasta County Sheriff's Office. The Sheriff's Office is a "full service" community-oriented agency that employs 103 sworn officers (there are approximately 119 positions allotted). Based on a 2003 First Responders Study, the County has a current ratio of 0.7 officers per one thousand residents. The average number of calls per day during the winter months (October-May) is 164.4, with 179.7 calls per day during the summer months (June-September).

The Sheriff's Office operates a south county station at 2490 Radio Lane in Redding, where four sworn officers are on duty per 12-hour shift. The average response time to the project site is estimated at 30 minutes. In emergencies, additional personnel are available through the full resources of the Sheriff's Office and mutual aid agreements with the California Highway Patrol and Anderson Police Department. Calls are dispatched through SHASCOM, the 911 emergency dispatch center for Shasta County.

FIRE PROTECTION

Fire protection services for the project area are provided by the California Department of Forestry and Fire Protection (CalFire), based in the Redding area, and the Cottonwood Fire Protection District (CFPD), located in Cottonwood. The Shasta County Fire Department (SCFD) contracts with CalFire to manage and oversee the operation of SCFD. Both the SCFD/CalFire and CFPD maintain automatic and mutual aid agreements with adjacent fire districts, including the Anderson Fire Protection District.

Shasta County Fire Department—Station 43

Station 43 is the closest SCFD station to the project area. It is located at 6103 Airport Road in Redding. During the fire season (June 1 through October 31), Station 43 is staffed by one Fire Captain, two Fire Apparatus Engineers, one Heavy Equipment

Operator, and eight firefighters daily. Assigned personnel staff and maintain two state-funded fire engines, one county-funded fire engine, and one state-funded bulldozer unit. During the non-fire season, the station is typically staffed daily by one Fire Captain, one Fire Apparatus Engineer, and four firefighters, and assigned personnel staff and maintain one county-funded fire engine and one state-funded engine. The station also has approximately 19 volunteer firefighters that provide additional staffing.

Cottonwood Fire Protection District

The Cottonwood Fire Protection District (CFPD) station is located at 3271 Brush Street in Cottonwood. The CFPD station is manned by three staff firefighters (a Chief, Fire Captain, and Lieutenant), plus eight to twelve volunteers. Within the crew of firefighters, there are 6 Fire Apparatus engineers, ±3 EMTs, and ±4 First Responders. The CFPD has the following emergency response vehicles at its disposal: one water tender, one Type I engine, two Type II engines, one Type III engine, and one utility vehicle.

MEDICAL SERVICES

Two major medical centers that offer a comprehensive range of inpatient and outpatient medical services are located in the City of Redding. Shasta Regional Medical Center, located at 1100 Butte Street, has 165 beds, specializes in cardiac care and laser surgery, and has a 24-hour air helicopter ambulance program (Shasta Regional Medical Center, 2008). Mercy Medical Center, located at 2175 Rosaline Avenue, has 273 beds, with programs specializing in cancer and cardiac disease treatment. In addition to helicopter ambulance service, the Mercy Medical Center also has two airplanes (Mercy Medical Center, 2008). Both of these facilities provide emergency medical services to Northern California. In Red Bluff, St. Elizabeth Community Hospital, a 76-bed, all private room facility, is located at 2550 Sister Mary Columba Drive. St. Elizabeth's is a full service hospital including 24-hour, 7-day/week emergency services (trauma level 3) offering both helicopter and ground ambulance services. Services at St. Elizabeth's include critical care, adult, pediatric and maternity, imaging, orthopedics, and outpatient surgery (St. Elizabeth's Hospital, 2008).

In addition to the medical centers, three other specialty facilities exist in the City of Redding. Patients Hospital is an inpatient and outpatient acute hospital with 10 suites that does not provide emergency medical services but performs elective surgeries. The Redding Specialty Hospital is a medical facility providing psychiatric, chemical dependency, and acute physical rehabilitation programs. The Veterans Medical Center, the only such facility north of Sacramento, provides care and treatment for acute medical and chronic problems, medical examinations, and a full range of diagnostic services.

SCHOOLS

A range of public and private educational programs are available in the Anderson-Cottonwood area. The project site is located within three school districts: Cascade Union Elementary School District, Cottonwood Union Elementary School District, and

Anderson Union High School District. The Cascade Union Elementary School District consists of seven schools, with a total enrollment in 2007-2008 of 1,528 students (grades K-8). The Cottonwood Union Elementary School District includes four schools, with a total enrollment of 1,152 (grades K-8). The Anderson Union High School District (grades 9-12) is comprised of eight schools, with a total enrollment in 2007-2008 of 2,198 students. In 2007-08, Anderson High School had an enrollment of 745, and West Valley High School had an enrollment of 970. (California Department of Education, 2008) (Table 4.13.1: Public School Enrollments in the Anderson-Cottonwood Area.) Both schools have experienced a steady decline in students since 2001-2002 and are well below their capacities of 1,100 and 1,200, respectively. (Shasta County Office of Education, 2008)

**Table 4.13.1
Public School Enrollments in the Anderson-Cottonwood Area**

Public Schools	Enrollment
Cascade Elementary School District: (K-8)	
Acorn to Oaks (K-8 charter school) 21132 Ronald Street, Anderson	29
Anderson Heights Elementary School 1530 Spruce Street, Anderson	284
Meadow Lane Elementary 2770 Balls Ferry Road, Anderson	467
Verde Vale Elementary 19415 Jacqueline Street, Anderson	212
Anderson Middle School 1648 West Ferry Street, Anderson	520
Cascade Community Day School 1697 Mill Street, Anderson	9
South County Community Day School 1697 Mill Street, Anderson	7
Total	1,528
Anderson Union High School District: (9-12)	
Anderson High School 1471 Ferry Street, Anderson	745
North Valley High School 20083 Olinda Road, Anderson	111
West Valley High School 3805 Happy Valley Road, Cottonwood	970
Anderson New Technology High School 2098 North Street, Anderson	220
Oakview High School (Independent Study grades 9-12) 20111 Olinda Road, Anderson	124
Anderson Community Day School (Alternative Ed. Grades 9-10) 5250 West Anderson Drive, Anderson	14
Anderson Community Day Transition School 5250 West Anderson Drive, Anderson	14
Total	2,198

**Table 4.13.1
Public School Enrollments in the Anderson-Cottonwood Area**

Public Schools	Enrollment
Cottonwood Union Elementary School District	
East Cottonwood Elementary School (K-2) 3424 Brush Street, Cottonwood	359
North Cottonwood Elementary School (3-5) 19920 Gas Point Road, Cottonwood	387
West Cottonwood Junior High (6-8) 20512 West First Street, Cottonwood	397
Cottonwood Community Day School 20512 West 1 st Street, Cottonwood	9
Total	1,152

Source: California Department of Education, 2008.

Depending on their age and address, students from the proposed residential development would attend schools in one of the three districts within the area: students attending Cascade Union Elementary Schools would subsequently attend Anderson High School, while Cottonwood Union Elementary School students would advance to West Valley High School. However, students in California may attend their “school of choice,” meaning inter-district transfers are granted with approval of the districts involved.

Enrollment projections are based on the statewide average Student Yield Factor, which is the number of pupils anticipated as a result of the number of proposed New Dwelling Units in a given development (State of California, Office of Public School Construction, 2008). The statewide average Student Yield Factor is as follows:

Elementary School District	0.5 students per dwelling unit
High School District	0.2 students per dwelling unit
Unified School District	0.7 students per dwelling unit

OTHER PUBLIC SERVICES

Parks and other recreational opportunities are discussed in Section 4.14: Recreation.

REGULATORY SETTING

An overview of existing and proposed *Shasta County General Plan* land use classifications and *Shasta County Zoning Plan* designations for the project site is provided in Section 3.4: Panorama Planned Development Regulatory Setting. There are no *Shasta County General Plan* Objectives and/or Policies that are applicable to the project site with regard to public services. A discussion of public services-related state and local regulations is provided below.

State Regulations

California Public Resources Code 4291. California Public Resources Code 4291 (California Department of Forestry and Fire Protection, 2005) requires property owners in wildland areas and along wildland-urban interfaces to create 100 feet of defensible space, for fire protection, around their homes and buildings in the following manner: (1) by removing all flammable vegetation within 30 feet immediately surrounding a structure, and (2) by creating a fuel reduction zone in the remaining 70 feet by focusing on removing lower level vegetation components (i.e., shrub layer) and removing lower tree branches at least six feet from the ground.

Local Regulations

Shasta County Fire Safety Standards. The Shasta County Fire Safety Standards (Shasta County, 2005), administered by the County Fire Warden, include standards applicable to new development in Shasta County. The standards include requirements with regard to road and driveway design (including emergency fire escape roads), street signs, building numbering, fire protection water standards, hydrant spacing, building construction standards, vegetation clearing, and aboveground storage tanks.

Building Permit Fees. After building plans have been approved, permit fees must be paid before a building permit can be issued. A school facility impact (in-lieu) fee, as provided under state law, is paid prior to the issuance of a building permit for each new residence (and other types of development) to address school-facility funding necessitated by the effects of growth in the County.

4.13.2 THRESHOLDS OF SIGNIFICANCE

Criteria for determining the significance of impacts related to public services were based on the Environmental Checklist Form in Appendix G of the State CEQA Guidelines (Cal. Code Regs., Title 14, Section 15000 et seq.). An impact related to public services was considered significant if it would:

Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response time or other performance objectives for any of the public services: fire protection, police protection, schools, parks, or other public facilities.

4.13.3 ENVIRONMENTAL IMPACTS AND MITIGATION

Impact PUB-4.13-1 Impact Public Services (*Less-than-Significant Impact with Mitigation Incorporated*)

A fiscal impact analysis, *Panorama Planned Development Fiscal Impact Analysis*, was prepared by MuniFinancial in May of 2008. The analysis found that while the fiscal impacts of the project would vary over the development period based on the proportion

of each lot size that would be developed at a given time, the proposed project would have a generally positive impact on the Shasta County General Fund.

During the middle of the development period, the net revenues would be less than ten percent of the total costs generated by the development, and the fiscal impact would be considered to be neutral. From the middle of the development period through buildout, the estimated net fiscal impacts of Panorama would be positive. At buildout, the project is estimated to generate a net General Fund surplus of approximately \$73,000, or approximately 21 percent of total costs. While the fiscal impacts of the project would be positive, the magnitude of the impacts is small as a portion of the entire County General Fund. The estimated net revenues upon buildout of \$73,000 would be only 0.15% of the total current General Fund revenue of \$50.2 million.

LAW ENFORCEMENT

The Sheriff's Office stated that project implementation would result in increased calls for service within the South County beat (Shasta County Sherriff's Office, 2008). Based on a 2003 First Responders Study, the County has a current ratio of 0.7 sworn officers per one thousand residents. In emergencies, additional personnel are available through mutual aid agreements with the California Highway Patrol and Anderson Police Department. According to the *Panorama Planned Development Fiscal Impact Analysis* (MuniFinancial, 2008), the project would generate sufficient revenue per capita to maintain existing service ratios. Project implementation would result in a less-than-significant impact on law enforcement services.

FIRE PROTECTION

Shasta County Fire Department. In 2006, Station 43 responded to over 1,300 incidents, including: 121 structure fires, 12 fire menace standbys, 25 public assists, 263 wildland fires, 749 medical aids, and 217 miscellaneous/others. Jim Diehl, Shasta County Fire Marshal and Battalion Chief with CalFire/Shasta County Fire Department, estimated the response time to the northern boundary of the project area to be approximately 15 minutes. (Shasta County Fire Department, 2008) According to Mr. Diehl, the project would not significantly impact the Shasta County Fire Department or the California Department of Forestry and Fire Protection. Mr. Diehl noted that development generally reduces fuels, and therefore fire hazards; however, the increased population would increase the potential for fires to be started. He noted that most fires are human caused (with the exception of the unusual 2008 lightning strikes in the North State). Measures to be implemented to reduce fire fuels and therefore fire hazards are the "Defensible Space" requirement of clearing 100 feet around all buildings, or to the property line, whichever is less (California Public Resources Code 4291), as well as Shasta County Fire Safety Standards.

Cottonwood Fire Protection District. In 2007, CFPD personnel responded to 713 calls, including 442 medically related calls, 56 structure fires, 78 traffic incidents, and 137 miscellaneous/others. James Flaherty, the Cottonwood Fire Protection District Chief, stated that the CFPD's response time to the project site would be approximately 3 to 4 minutes. (Cottonwood Fire Protection District, 2008) He stated that a new development

of the size of the Panorama Planned Development would not put an undue burden on the CFPD, provided that the following provisions are implemented:

- Access is provided to the many trails and greenbelt areas for fire suppression/prevention and emergency medical services.
- Adequate water supply and hydrants are provided for fire protection, meeting volume and fire flow standards. Fire hydrants must meet Shasta County Fire Safety Standards as well as NFPA standards for placement, type, color, and flows.
- A through road system is provided, as shown on the initial site plans.
- A Community Facilities District, with CFPD as the lead agency, is established to provide funding for additional Fire Department personnel needed to serve the increased population.

Cottonwood Fire Protection District personnel (2009) have confirmed that access points to the trails and greenbelts as shown on current project plans are acceptable, and previously confirmed that the proposed through road system is sufficient to meet their needs. With provision of the proposed water system improvements, including construction of a one-million-gallon storage tank and a booster pump station, adequate water supply and fire flows would be available (PACE, 2009). Details regarding fire hydrant spacing, type, color, and flows would be determined during the final design review phases for the project. Given the proposed project plans and existing standards, impacts potentially associated with the first three bullets listed above would be less than significant.

The reduced ability of the Cottonwood Fire Protection District to meet its performance objectives is considered a potentially significant impact. As called for in Mitigation Measure HAZ-4.7-8 (Section 7: Hazards and Hazardous Materials), the project applicant would be responsible for establishing a funding mechanism that would provide for additional staffing for the Cottonwood Fire Protection District.

Following mitigation, impacts related to fire protection services would be less than significant.

MEDICAL SERVICES

Medical services are generally utilized on an “as needed” basis. There are adequate medical services facilities located in the project vicinity. Project implementation would result in a less-than-significant impact with regard to the availability of medical services.

SCHOOLS

As stated, there are many schools in the project vicinity. A school facility impact (in-lieu) fee would be levied, as provided under State law, which is paid prior to the issuance of building permits to address school facility funding necessitated by the effects of growth.

PUBLIC SERVICES AND FISCAL IMPACTS

Based on 430 proposed lots in the Panorama Planned Development, the projected number of students, at full build out, would be as follows:

$$\begin{array}{l} \text{Elementary School District} = 430 \times 0.5 = 215 \\ \text{High School District} = 430 \times 0.2 = 86 \end{array}$$

All schools within the districts for the proposed project have ample capacity for new students, as all have lost Average Daily Attendance within the past several years and all are under-enrolled. (Shasta County Office of Education, 2008)

Given the school facility impact fee and the declining enrollments of local schools, project implementation would not result in a significant impact on local school districts. No mitigation measures are necessary for the above less-than-significant impact.

4.13.4 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Following implementation of Mitigation Measure HAZ-4.7-8 (Section 4.7: Hazards and Hazardous Materials), public services and fiscal impacts of the proposed project would be reduced to a less-than-significant level.

End of Section.