

## 4.8 PUBLIC SERVICES AND RECREATION

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### 4.8.1 INTRODUCTION

This section describes the existing public services and recreational facilities that serve the project site and its vicinity and potential impacts to these services and facilities from the construction and occupancy of the proposed Green Valley II Mixed-use project (“proposed project”). The public services addressed in this section include fire protection, law enforcement, schools, libraries, and parks and recreational facilities. Regulations and policies affecting these public services are also described. Information in this section is based on consultation with individual service providers.

Public and agency comments related to public services and recreation received in response to the Notice of Preparation (NOP) issued for this EIR are summarized below:

- There are not enough fire and police services in the Green Valley/Cordelia area. Traffic congestion in the area impedes fire trucks traveling on area roads. Crime in the area is on the rise. The presence of a police station or substation would be welcome.
- The proposed residential uses will result in the need for more fire and police facilities in the area.
- Given that nearby schools in the Fairfield-Suisun District are limited and at capacity, where will additional children go to school and when/where will capacity be increased?
- New elementary/middle schools and parks are needed in the area east of Green Valley Road to serve new and planned development.
- Schools in the area are at capacity. The proposed residential uses will lead to overcrowding.
- The project should include a park for children to play in.

These comments are addressed in the analysis below.

### 4.8.2 ENVIRONMENTAL SETTING

#### 4.8.2.1 Fire Protection

The City of Fairfield Fire Department (FFD) provides fire protection, fire suppression, emergency medical services, and hazardous material management within the City of Fairfield. The FFD operates five fire stations within the City of Fairfield. The FFD employs approximately 67 staff members and 18 firefighters

are on duty at any given time (FFD 2018a). In 2017, the FFD responded to a 12,794 calls for service. Additionally, the City of Fairfield currently has an ISO rating of 3.<sup>1</sup>

Fire Station 35 is the primary station that would serve the project site. The station is located 2.2 miles south of the project site, at 600 Lopes Road, and serves the Cordelia and Green Valley areas as well as providing fire and rescue services for the Interstate 80 (I-80) and Interstate 680 (I-680) corridors. The station currently staffed with one captain, one engineer, and one paramedic/firefighter. Equipment housed at the station included one engine (Engine 35) and one Type III Grass Rig (Brush 35) (FFD 2018a).

The FFD has a mutual aid agreement with Solano County and the Cordelia Fire Protection District. The FFD also signed a memorandum of understanding with the City of Vacaville, an agreement that allows public safety agencies in both cities to communicate more easily via radio.

The City's General Plan mandates that at least 80 percent of the residential dwelling units in any response area are located within five minutes maximum travel time of a station. Where the number of dwelling units within five minutes travel time of any response area falls below 80 percent, the City shall take the appropriate steps (e.g., construct a new fire station) to ensure that the above standard is maintained. Based on a recent analysis conducted by the FFD, the project site is within five-minute travel time range of Station 35. Existing development directly to the north of the project site across Business Center Drive and Mangels Drive is not within a five-minute travel time range from Station 35 (FFD 2018b).

#### 4.8.2.2 Police Services

The Fairfield Police Department (FPD) provides law enforcement, crime prevention, and safety education services to the City of Fairfield and is headquartered at 1000 Webster Street, 5.5 miles northeast of the project site. The FPD currently employs 118 sworn officers but has a budgeted allocation for 123 positions. In addition, the FPD currently employs 59 support personnel with a budgeted allocation of 71 positions (Shepard 2018). The City is divided up into five service areas with the proposed project being located within the Cordelia Public Service Area. In 2017, the FPD responded to a 99,994 calls for service (Shepard 2018).

The City's General Plan requires the police department to maintain an average emergency response time of less than 5 minutes and an average non-emergency response time of less than 20 minutes. The FPD

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<sup>1</sup> ISO is a for-profit organization that provides communities and insurance companies with statistical information on risk. The rating, established by ISO, evaluates the performance of municipal fire suppression capabilities. The City rating schedule consists of three main areas: receiving and handling of fire alarms, the Fire Department, and water distribution and supply. The ranking of these items leads to an overall Public Protection Classification, which is one element used to determine fire insurance rates. The ISO rating for fire services ranges from 10 to 1, with 1 being the best.

currently maintains an average response time of 4:01 minutes for emergencies and 13:22 to 27:53 minutes for non-emergencies (Shepard 2018).

### 4.8.2.3 Schools

The project site is located within the Fairfield-Suisun Unified School District (FSUSD), which provides elementary, intermediate, and high school facilities for the Cities of Fairfield and Suisun in Solano County. The district is comprised of 32 schools: three high schools, four middle schools, 17 elementary schools, a preschool, several alternative schools, and one adult school. During the 2017-18 academic school year, FSUSD had an enrollment of 21,539 students, with a little over half enrolled in grades K through 5. Elementary and middle schools in the district currently have no capacity to accept new students while high schools in the district have some capacity with an excess capacity of 191 students (FSUSD 2018).

According to projections contained in the FSUSD Facilities Master Plan, elementary school enrollment is expected to decrease by 254 students or 2.2 percent between the 2015-2016 and 2025-26 academic school years while middle school enrollment is expected to slightly decrease by 461 students or 12.8 percent over the same time period. However, high school enrollment is expected to increase by 496 students or 2.6 percent between the 2015-16 and 2025-26 academic school years (FSUSD 2015).

The project site is located within the attendance boundaries of Nelda Mundy Elementary School, Green Valley Middle School, and Rodriguez High School. Nelda Mundy Elementary School is located at 570 Vintage Valley Road and has a current enrollment of 804 students, Green Valley Middle School is located at 1350 Gold Hill Road and has a current enrollment of 965 students and Rodriguez High School is located at 500 Red Top Road and has a current enrollment of 1,838 students (CDE 2018).

### 4.8.2.4 Parks and Recreation

The City of Fairfield maintains 20 neighborhood parks (100.3 acres) and three community parks (131.6 acres) for a total of 23 parks (231.9 acres). In addition, Fairfield offers sports parks, aquatic and community centers, trails, regional parks, and open spaces. The closest facility to the proposed project is Vintage Green Valley Neighborhood Park, located approximately one mile to the west of the project site.

#### *Community Parks*

Community parks are generally 40 acres or more and are intended to serve the community within a 2-mile radius. Community parks often include specialized uses including specialized sports area for baseball, soccer, basketball, tennis, horseshoes, swimming, skating, reserveable group picnic area, public

restrooms, and off-street parking. The community parks in Fairfield are Alan Witt, Cordelia, and Laurel Creek parks.

### ***Neighborhood Parks***

Neighborhood parks are smaller (generally 5 to 7 acres) and are intended for people within a 0.5-mile radius. The City's neighborhood parks host a variety of recreational elements such as playground equipment; picnic areas; exercise trails; and large, open multi-purpose grassy fields.

### ***Pocket Parks***

Pocket parks are the smallest type of park facility within the City and usually consist of seating areas and small play spaces. Fairfield's pocket parks are Hayes and Utah Street Tot Lot, Kentucky Street Tot Lot, Linear Park Playground at 2nd Street, and Linear Park Playground at 5th Street.

### ***Sports Parks and Aquatics Complex***

Baseball, softball, and Little League fields are located at Allan Witt and Laurel Creek Park. Little League fields are also located in Cordelia Park, a softball field for women is located at Lee Bell Park, and one soccer field is located at Laurel Creek Park. Finally, the City owns and operates the 10-field Octo Inn Soccer Complex near Capitola Way and Woodcreek Drive and the Aquatics Complex at Allan Witt Park.

### ***Regional Parks and Open Spaces***

Rockville Hills Regional Park is the largest park in Solano County with approximately 633 acres of grasslands, oak woodlands, and mixed broadleaf forest. The park is located northwest of Solano Community College and includes amenities such as ranger-led interpretive hikes and biking trails. The City also maintains 728 acres of accessible open space area, including Rolling Hills Open Space (338 acres), Serpas Ranch Open Space (365 acres), and Spyglass Open Space (25 acres). These areas provide natural areas for passive recreational opportunities as well as diverse and expansive habitat for wildlife (City of Fairfield 2018).

### ***Park Standards***

The City's General Plan has established a standard of 1.5 acres of neighborhood parkland per 1,000 residents and 2 acres of community parkland per 1,000 residents (City of Fairfield 2002). In 2017, the City's estimated population was approximately 116,155 residents (DOF 2018). As a result, the City presently provides 0.86 acres of neighborhood parkland per 1,000 residents and 1.13 acres of community parkland per 1,000 residents, which is below the City's standard.

### 4.8.2.5 Libraries

The City of Fairfield is served by the Solano County Library System, which operates eight branches throughout the County. Two branches serve the City of Fairfield. The Cordelia branch serves the western portion of the City and is located approximately a quarter mile to the southwest of the project site while the Civic Center branch serves the remainder of the City and is located about five miles to the northeast of the project site. The Cordelia branch, which opened in 2006, is the newest branch in the system and is approximately 15,600 square feet in size. The branch contains a 20-station computer center, a career planning center, multiple study rooms, a meeting room, and a play center, and is open seven days a week. The Cordelia branch serves a population of approximately 37,800 and contains about 44,560 volumes (Madigan 2018). The Civic Center branch is about 40,000 square feet in size and contains a computer center, study rooms, the Friends of the Library Bookstore, a wireless network, and 60 public computer stations. The branch serves a population of approximately 69,300 residents and contains about 92,020 volumes (Madigan 2018). While the County library system does not currently have a planning standard, the American Library Association recommends 0.5 square feet of library space and two volumes per capita. Based on this recommended standard, the Cordelia branch currently provides approximately 0.4 square feet of library space and 1.2 volumes per capita while the Civic Center branch provides about 0.6 square feet of library space and 1.3 volumes per capita. As a result, the Cordelia Branch presently does not meet either recommended standard while the Civic Center branch presently meets the recommended library space standard but not the recommended volume standard.

## 4.8.3 REGULATORY FRAMEWORK

### 4.8.3.1 State Laws and Regulations

#### *Senate Bill 50*

The Leroy F. Greene School Facilities Act of 1998, or Senate Bill 50 (SB 50), restricts the ability of a local agency to deny project approvals on the basis that public school facilities (classrooms, auditoriums, etc.) are inadequate. SB 50 further provides that school impact fees set forth in the Government Code constitute the exclusive means by which a lead agency may consider and mitigate a project's impacts to school facilities. School impact fees are collected at the time building permits are issued. These fees are used by the local schools to accommodate the new students added by the project. Payment of school fees is required by SB 50 for all new residential development projects and is considered full and complete mitigation for school impacts of new development.

### *Quimby Act*

The 1975 Quimby Act (California Government Code Section 66477) requires developers to set aside land, donate conservation easements, or pay park fees to help mitigate the impacts of their projects. The extent of the mitigation is established by the residential density of the area, with the amount of land dedicated or fees paid increasing in areas of higher occupancy. The standards for parkland acquisition or payment of fees in lieu thereof are implemented by the City through its Quimby Ordinance.

### *California Fire Code*

The California Fire Code (Title 24 CCR, Part 9) establishes minimum requirements to safeguard public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings. Chapter 33 of CCR contains requirements for fire safety during construction and demolition.

#### **4.8.3.2 Local Plans and Policies**

##### *City of Fairfield General Plan*

The following objectives and policies contained in the City of Fairfield General Plan pertain to the proposed project and public services.

##### **Health and Safety Element**

**Objective HS 4:** Protect people and property by minimizing levels of fire danger.

**Policy HS 4.5:** Ensure the ability to provide fire protection within areas of new development (see Objective PF 15).

##### **Open Space Element**

**Objective OS 12** Provide parks that meet the diverse needs of current and future residents.

**Policy OS 12.1:** Develop park lands at the local and community levels to meet the recreational needs of current and future Fairfield residents.

**Policy OS 12.3:** Establish neighborhood parks of approximately five to seven acres at a ratio of 1.5 acres of usable park land per 1,000 residents throughout the City. Neighborhood parks are intended to serve a ½ mile radius area.

**Public Facilities and Services Element**

**Objective PF 1:** Provide superior levels of facilities and services prior to or concurrent with planned development (see Objective LU 4).

**Policy PF 1.1:** New development shall be phased according to the capacity of public facilities and services to serve new development (see Policy LU 4.2).

**Objective PF 2:** New development shall pay such fees and taxes as necessary to meet all identified costs associated with that development (see Policy ED 7.4).

**Policy PF 2.1:** New development shall be responsible for the public costs attached to each development project, which include, but are not limited to, the acquisition of permanent open space, the provision of adequate school facilities, and the provision of streets, street lighting, sidewalks, landscaping, storm drains, and other infrastructure needs.

**Policy PF 2.2:** New development shall be responsible for paying a financial contribution to mitigate the effect of the development on the provision of such public services as police and fire protection, public education, water, and sewer.

**Policy PF 2.3:** Construction permits shall not be granted until the developer provides for the installation and/or financing of needed public facilities.

**Objective PF 15:** Ensure adequate fire protection (see Objective HS 4).

**Policy PF 15.1:** Provide enough staffing and fire stations to ensure that at least 80 percent of the residential dwelling units in any response area are located within five minutes maximum travel time of a station. Where the number of dwelling units within five minutes travel time of any response area falls below 80 percent, the City shall take the appropriate steps (e.g., construct a new fire station) to ensure that the above standard is maintained. In addition, fire stations shall be located to ensure that all target hazards are within five minutes travel time from a fire station where feasible.

**Objective PF 16:** Insure adequate police protection.

**Policy PF 16.1:** Maintain an average emergency response time of under 5 minutes and an average non-emergency response time of under 20 minutes.

**Objective PF 17:** Assist in the adequate provision of County services.

**Policy PF 17.1:** Continue to collect fees from new development to fund its share of County-provided facilities and services (e.g. library, health, welfare, and justice system).

**Objective PF 20:** Strive for the provision of adequate schools, superior educational programs, and uncrowded classroom space (see Policy ED 7.8).

**Policy PF 20.3:** Cooperate with the Fairfield-Suisun Unified School District and the Travis Unified School District in the assessment and collection of school impact fees on new development.

### ***Municipal Code***

The City of Fairfield maintains several ordinances with regards to public services, such as the Bedroom Tax, which funds park maintenance and improvements, and the Community Facilities District to fund fire police and parks.

It is the intent of the City to require every person who develops land to mitigate the impacts of that development on public facilities. The City will therefore require developers to construct public facilities in accordance with specific capital programs *or* pay fees that will be used to construct such facilities pursuant to those specific capital programs. Said fees are known as AB1600 fees. The fees are broken down into four categories; Traffic Impact, Urban Design Impact, Public Facilities Impact, Park and Recreational Facilities Impact. These impact fees are used towards to design and construction of various public improvements and facilities such as; public streets and sidewalks, public utilities, public parks, police and fire stations. AB1600 fees are collected at the time of Building Permit issuance and are limited to the cost of public facilities attributable to the new development only.

### ***City of Fairfield Quimby Ordinance***

The City of Fairfield has developed its own local ordinance in accordance with the State Quimby Act. The ordinance requires that, prior to the approval of a Tentative Map, the City may require the subdivider to dedicate land and/or pay a fee in lieu thereof for park and recreational purposes. The general standard for dedication is 3.5 acres per 1,000 residents.

## 4.8.4 IMPACTS AND MITIGATION MEASURES

### 4.8.4.1 Significance Criteria

In accordance with Appendix G of the *California Environmental Quality Act (CEQA) Guidelines*, the impact of the proposed project related to public services and recreation would be considered significant if the project would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services.
  - Fire protection
  - Police protection
  - Schools
  - Parks
  - Other public facilities
- 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.
- Require the construction or expansion of offsite recreational facilities which might have an adverse physical effect on the environment.

### 4.8.4.2 Methodology

Public service providers serving the project site were contacted to determine existing operational service levels and whether there are any existing service deficiencies. The estimated population expected to be added to the area by the proposed development was presented to the service provider. Other details of the proposed project were also provided. The service provider then determined whether there would be a need to construct new or physically altered public facilities in order to maintain acceptable service ratios and serve the proposed project.

In the context of this section, it is important to note that consistent with *City of Hayward v. Trustees of California State University* (2015) 242 Cal.App.4th 833, significant impacts under CEQA consist of adverse

changes in any of the physical conditions within the area of a project, and potential impacts on public safety *services* are not an environmental impact that CEQA requires a project applicant to mitigate: “[T]he obligation to provide adequate fire and emergency medical services is the responsibility of the city. (Cal. Const., art. XIII, § 35, subd. (a)(2) [“The protection of the public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services.”].) Thus, the need for additional fire or police protection *services* is not an environmental impact that CEQA requires a project proponent to mitigate.

#### 4.8.4.3 Project Impacts and Mitigation Measures

**Impact PS-1:**                    **The proposed project would not require the construction of a new fire station in order to maintain adequate response times. (*Less than Significant*)**

Implementation of the proposed project would add approximately 821 residents<sup>2</sup> to the population of Fairfield. In addition, the project’s commercial component would generate approximately 45 employees.<sup>3</sup> As implementation of the project would increase the permanent residential population, the project would create a corresponding increase in demand for fire protection and emergency medical services in the service area of Fire Station 35. The proposed residential and commercial uses are expected to create the typical range of fire service calls that other such uses create, including kitchen/house fires, garbage bin fires, car fires, electrical fires, etc. Impacts associated with the additional residents include an increase in the number of fire department responses, routine fire prevention life/safety inspections, public education activities, participation in community events, and ongoing relations with the homeowners. The project would be designed to include any Code-required fire safety features and emergency safety provisions, and in would comply with the Building Code, Fire Code, and other FFD requirements, As discussed above, the project site is located within five minutes travel time from Station 35 and the FFD has indicated that it currently has the capacity to handle any increase in demand generated from project buildout (Luckenbach 2018). Therefore, impacts related to response times would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

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**Impact PS-2:**                    **The proposed project would not require the construction of new or physically altered police facilities. (*Less than Significant*)**

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<sup>2</sup> Based on an average household size of 3.04 persons for the City of Fairfield (DOF 2018).

<sup>3</sup> Based on an average of one worker per 500 square feet of commercial space (LAUSD 2018).

Implementation of the proposed project would add approximately 821 residents to the population of Fairfield and generate approximately 45 employees. As such, there would be an increased demand for police protection services in the area. It is anticipated that demand for these services would increase above current levels upon buildout of the project, and that the number of service calls and the types of incidents at the Project Site would be similar in frequency and character to those experienced in surrounding areas. The commercial uses associated with the proposed project would not be expected to generate a large number of services calls; however, the new residents, employees, and visitors to the site would be expected to increase the demand on existing police protection services.

The FPD would review the site design during the planning and building plan check process with respect to lighting, landscaping, building access and visibility, street circulation, building design, and defensible space. Incorporation of the Department's recommendations would reduce the potential impacts to the FPD. The Applicant will be required to pay AB 1600 fees which are a group of four fees which pay for City and Public facilities and would offset costs associated with the accommodation of additional officers and equipment. Further, the Applicant would work with FPD to implement the *Fairfield Police Department Crime Free Multi-Housing Program*, which is designed to help tenants, owners, and managers of rental property keep drugs and other illegal activity off their property. The program is solution-oriented and designed to be easy, and has been found to be very effective in reducing the incidence of crime on rental property (FPD 2018), and thereby reducing the number of service calls.

Based on the above analysis, the Project is not anticipated to generate a demand for additional police protection services that could exceed the FPD's capacity to serve the Project Site. Therefore, Project operation would not necessitate the provision of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain FPD's capability to serve the Project Site. Thus, impacts to police protection services would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

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**Impact PS-3:**                    **The proposed project would require the construction of new or physically altered school facilities. However, the construction of new school facilities would not cause significant environmental impacts. (*Less than Significant*)**

Implementation of the proposed project would add approximately 821 residents to the population of Fairfield. In addition, the project's commercial component would generate approximately 45 employees.

As indicated in **Table 4.8-1, Project Student Generation**, the proposed project is projected to generate 144 students in grades K-6, 22 students in grades 7-8, and 37 students in grades 9-12 for a total of 204 students.

**Table 4.8-1  
Project Student Generation**

Grade Group	Multi-Family Generation Rate <sup>1</sup>	Students
K-6	0.532	144
7-8	0.085	23
9-12	0.138	37
<b>Total</b>	<b>0.755</b>	<b>204</b>

*Source: School Facility Needs Analysis and Justification Study, 2018,  
Table 1-1*

*1 Students per unit*

As mentioned above, the FSUSD does not have current capacity to accommodate an influx of new elementary and middle school students generated by the proposed project although some capacity may be available in the future during the 2025-26 academic school year. In addition, while the FSUSD currently has some capacity to accept new high school students, it is expected that no capacity will be available in the future 2025-26 academic school year. As such existing schools would operate over capacity in future years to accommodate student population generated as a result of the proposed project and new or expanded school facilities would be required. This would be a potentially significant impact.

According to the FSUSD's Facilities Master Plan, all expansion or construction of new facilities would occur on existing campuses and priority projects have been identified. In order to offset the costs of new construction due to increased future student generation, the FSUSD has established developer fees to pay for new school expansion and construction. The developer fees are \$6.14 per square foot of residential development and \$0.56 per square foot for commercial development. In addition, the school district would receive a portion of the property taxes collected annually after the project is constructed. According to SB 50, payment of developer fees constitutes full mitigation of any school impacts under CEQA. Following the payment of developer fees, impacts would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

**Impact PS-4:**                    **The proposed project would not require the construction of new or physically altered library facilities. (*Less than Significant*)**

The need for library services is generally calculated based on the permanent population residing in a given area. As noted above, the proposed project would increase the population of the City of Fairfield by approximately 821 persons, thereby increasing demand on library facilities; employees of the commercial uses are not expected to contribute to the future demand on library services, as employees of commercial sites generally do not patronize libraries during working hours, rather they are more likely to use library facilities near their homes during non-work hours. The Fairfield Cordelia branch currently provides 0.4 square feet of library space and 1.2 volumes per capita. Based on a planning standard of 0.5 square feet of library space and two volumes per capita recommended by the American Library Association, the proposed project would generate the need for approximately 410 square feet of additional library space and about 1,640 additional volumes. As previously discussed, the local area libraries are operated by the County of Solano. As such, the Supervising Librarian of the Fairfield Cordelia branch has indicated that it does have capacity, along with Fairfield’s Civic Library Branch, to reasonably accommodate the demand of residents generated by the proposed project (Madigan 2018).

Further, as provided in the City of Fairfield General Plan, Public Facilities and Services Element **Objective PF 17**, the City of Fairfield would continue to “Assist in the adequate provision of County services.” Specifically, **Policy PF 17.1** states that the City shall “Continue to collect fees from new development to fund its share of County-provided facilities and services (e.g. library, health, welfare, and justice system).”

Based on the above analysis, the Project is not anticipated to generate a demand for additional library services that could exceed the Solano County Library system’s capacity to serve the Project Site. Therefore, Project operation would not necessitate the provision of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain Solano County Library system’s capacity to serve the Project Site. Thus, impacts to library services would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

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**Impact PS-5:**                    **Development of the proposed project would increase the use of existing neighborhood parks or other recreational facilities but not result in substantial physical deterioration of the facilities. In addition, the demand created by the**

**proposed project would not require the construction of new or physically altered parks and recreation facilities. (*Less than Significant*)**

The need for the need for park and recreation services is generally calculated based on the permanent population residing in a given area. As noted above, the proposed project would increase the population of Fairfield by approximately 821 persons<sup>4</sup>, thereby increasing demand for parks owned and maintained by the City of Fairfield's Department of Parks and Recreation. The City strives to provide 1.5 acres of neighborhood parks and 2 acres of community parks per 1,000 residents and therefore, the proposed project would generate the need for approximately 1.2 acres of neighborhood park land and 1.6 acres of community park land. The City currently provides approximately 0.86 acres of neighborhood parkland per 1,000 residents and 1.13 acres of community parkland per 1,000 residents, which is below the City's standard, and the addition of the proposed project would lower these ratios to 0.85 acres of neighborhood parkland per 1,000 residents and 1.12 acres of community parkland per 1,000 residents. Although the Project does include open spaces and amenities the increase in population of approximately 821 residents could incrementally increase the use of existing neighborhood and community parks in the vicinity of the project. Use of nearby parks and recreational facilities by the residents of the project could accelerate the wear and tear of local and regional park and recreation facilities, if park use were to increase substantially such that deterioration of existing parks would occur, impacts would be significant.

The proposed project would include a number of amenities including a clubhouse/pool area and several recreation areas, thus decreasing the need for project residents to use local public parks. In addition to providing new park and recreational services to existing and future residents, the proposed project would be subject to AB 1600 developer impact fees, Quimby Act Ordinance requirements, and Bedroom Tax. These fees would go to maintenance of existing parks thereby offsetting improvement costs or toward the development of new parks. Therefore, payment of Quimby fees or dedication of park land would ensure impacts associated with parks and other recreational facilities would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

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<sup>4</sup> Employees of the commercial uses are not expected to contribute to the future demand on local parks, as employees of commercial sites generally do not patronize parks during working hours, rather they are more likely to use park facilities near their homes during non-work hours.

#### 4.8.4.4 Cumulative Impacts and Mitigation Measures

**Cumulative Impact C-PS-1: The proposed project, in conjunction with other closely related past, present and reasonably foreseeable future development, would result in a need for a new fire station; however, the environmental effects of that fire station would not be significant. (*Less than Significant*)**

The following analysis evaluates the significance of potential cumulative public service and recreation impacts of the proposed Green Valley II Mixed-use project in conjunction with the projects included in **Table 4.0-1**, which lists reasonably foreseeable projects in the City.

##### *Fire Service*

As discussed above, Fire Station 35 could meet the response times when servicing the project site; however, the project could increase the number of fire service calls in the area which could delay response to other sites. Further, the area covered by Station 35 is developing and the numbers of calls for service in the area are expected to increase as future development is built. In addition, the area covered by Station 35 is split by I-80, which presents unique challenges in responding to calls for service as Station 35 is located on the south side of I-80 and there are a limited number of crossings over the freeway to the north side of I-80 where the project site is located. As a result, it is likely that as more development occurs in the Green Valley and Cordelia areas, the project site will fall outside the five-minute travel range of Station 35. In order ensure that adequate coverage is provided to portions of the service area that fall outside the five-minute response time range of Station 35, either now or in the future, a new fire station would be required north of I-80.

The City is presently looking for sites north of I-80 in the Green Valley area for a new fire station. Further, this EIR includes an alternative of 365 units and a fire station (see Section 5.0 Alternatives). While this alternative would result in intersection impacts, the intersection impacts are a result of the trips generated as a result of the apartments and not a function of the fire station itself, which would in fact generate very few trips. As discussed in Section 5.0, all other impacts would be less than significant. It is possible that a fire station is developed on a site other than the project site. Although a specific location for the new fire station is not known, it is reasonable to assume that the fire station would be close enough so that the project site and surrounding development would fall within the City's mandated five-minute response time window. Several vacant land parcels are located in the area that have been rough graded and could provide a location for a fire station. However, as no location for a fire station has been identified at this time, specific details of the potential environmental effects of that such a project are not available. It is expected that any fire station would comply with City requirements for development and environmental

review under CEQA would be required, and necessary mitigation would be incorporated into the project resulting in less than significant impacts to the environment due to the construction of a new fire station. For this reason, the cumulative impacts related to fire services would be less than significant.

### *Police*

As discussed above, project implementation would not result in the need for new or physically altered police services and/or facilities. As such, the proposed project's contribution is not cumulatively considerable in regard to adverse physical impacts. However, it is anticipated that demands for police protection services in the project area would increase above current levels upon buildout of the related projects as listed in **Table 4.0-1**. Based on the number and type of related projects, including residential, commercial, office, retail, and education uses, a significant impact on the current level of police protection services throughout the service area could occur unless the staff and equipment are increased proportionately.

In order to provide adequate levels of service to the project site as well as to future planned growth in the City, additional officers and equipment would likely be needed, resulting in the need to remodel and/or expand the existing station at 1000 Webster Street. In addition, although there are no plans at this time, a police substation may need to be constructed in the Green Valley area to provide adequate levels of service in the future. It is expected that the construction of any police station or substation would comply with City requirements for development and environmental review under CEQA would be required, and necessary mitigation would be incorporated into the project resulting in less than significant impacts to the environment due to the construction of a new police station or substation.

Increased revenues from property tax from the related projects and Proposed Project can be used to fund increases in staffing and equipment. Further, all related projects are required to submit to the FPD project site designs during the planning and building plan-check process. In conformance with the City procedures, these plans shall be reviewed by the FPD with respect to lighting, landscaping, building access and visibility, street circulation, building design, and defensible space. Incorporation of such reviews would avoid any significant cumulative impacts to police protection services and/or facilities. Therefore, there would be no significant impacts on FPD's staffing or equipment.

Based on the above information, implementation of the proposed project and other related projects would not result in cumulatively considerable adverse physical impacts associated with the provision of new or physically altered police facilities and/or the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

### *Schools*

The proposed project, in conjunction with other approved and reasonably foreseeable projects in western Fairfield, would generate an increased demand for schools. As discussed above under **Impact PS-3**, implementation of the proposed project, along with other planned development within the boundaries of the district, would require the expansion or construction of new school facilities. The other approved and reasonably foreseeable development projects in western Fairfield, as listed in **Table 4.0-1**, would also result in an incremental demand for schools that would require the expansion or construction of new school facilities. As discussed above, the potential impacts associated with the with the expansion or construction of new school facilities are expected to be less than significant with payment of SB 50 developer fees. Similar to the project, other cumulative developments will be required to pay SB 50 developer fees for school facilities as well. For this reason, the cumulative impact on school would be less than significant.

### *Library Services*

As discussed above, project implementation would not result in the need for new or physically altered library facilities. As such, the proposed project's contribution is not cumulatively considerable in regard to adverse physical impacts. However, the proposed project, in conjunction with other approved and reasonably foreseeable projects in the County, would generate an increased demand for library services. As discussed above under **Impact PS-3**, implementation of the proposed project would contribute to an increase in demand for library services in the City. **Table 4.0-1** lists all approved and reasonably foreseeable projects in western Fairfield.

Solano County Libraries are funded through a mix of fees for services, property taxes and sales taxes. Voters originally passed the 1/8-of-a-penny sales tax in 1998, known as Measure B, which is used for additional staff, books, computers, and other library materials. In June 2012, voters showed their support again by passing Measure L, which provides for extending the funding until 2030. This dedicated funding source is intended to address cumulative demand for library services throughout the County. Further, it is expected that construction of any new library would comply with County/City requirements for development and environmental review under CEQA would be required, and necessary mitigation would be incorporated into the project resulting in less than significant impacts to the environment due to the construction of a new library.

Based on the above information, implementation of the Proposed Project and other related projects would not result in cumulatively considerable adverse physical impacts associated with the provision of new or physically altered Solano County Library facilities and/or the need for new or physically altered

Solano County Library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, or other performance objectives.

### ***Parks***

As discussed above, project implementation would not result in the need for new or physically altered park and recreation services and/or facilities, nor would it significantly degrade recreational facilities or require the construction of such activities outside the existing scope of the environmental analysis. As such, the proposed project's contribution is not cumulatively considerable in regard to adverse physical impacts. However, the proposed project, in conjunction with other approved and reasonably foreseeable projects in the County, would increase the use of existing parks and recreational facilities. **Table 4.0-1** lists all approved and reasonably foreseeable projects in the western portion of Fairfield. Similar to the Proposed Project, each cumulative project would be subject to the City's Quimby Ordinance. The ordinance requires that, prior to the approval of a Tentative Map, the City may require the subdivider to dedicate land and/or pay a fee in lieu thereof for park and recreational purposes. The general standard for dedication is 3.5 acres per 1,000 residents. Further, each cumulative project has been or will be subject to environmental review and, if significant impacts are identified, mitigation measures would be implemented to avoid or reduce the impacts. Potential impacts associated with the construction of new parks and recreational facilities would also be subject to environmental review, are expected to be less than significant or if potentially significant, capable of being mitigated to a less than significant level with mitigation. Therefore, the cumulative impact from the construction or expansion of parks and recreation facilities would be less than significant.

**Mitigation Measures:** No mitigation measures are required.

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### **4.8.5 REFERENCES**

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