

## 4.13 PUBLIC SERVICES

This section of the Environmental Impact Report (EIR) describes the affected environment and regulatory setting for public services that would be provided to the proposed project. It also describes the impacts on existing public services that would result from implementation of the proposed project and mitigation measures that would reduce these impacts, if necessary. The following analysis of the potential environmental impacts related to utilities and service systems is also derived from the following sources:

- Available literature and other publicly available information from affected agencies.
- Propel Vallejo 2040 General Plan.
- City of Vallejo Code of Ordinances.
- Correspondence with affected Public Services districts.

The potential impacts on public services were evaluated based, in part, on correspondence with the local service agencies that serve the project area. This section provides baseline information on and evaluates potential impacts on public services and policies related to the proposed project. Environmental and regulatory settings and mitigation measures to reduce significant impacts, where applicable, are provided.

### 4.13.1 ENVIRONMENTAL SETTING

The proposed project is located in the City of Vallejo (City), which is within the western portion of Solano County. Vallejo is the largest city in Solano County and the tenth-largest in the Bay Area. The County is bounded by Napa County on the west and north, Yolo County to the north and east, Sacramento County to the east and Contra Costa to the south. The City encompasses an area of approximately 50 square miles. On the west, the City is framed and characterized by its boundary with San Pablo Bay and the Napa/Sonoma Marshes, which is a northern reach of the San Francisco Bay. To the south, the City is bounded by the Carquinez Strait, and unincorporated Solano County open space lands to the northeast.

Within the City, emergency services are provided by the City of Vallejo Fire Department (VFD) and City of Vallejo Police Department (CVPD). School services are provided by the Vallejo City Unified School District, and library services are provided by the Solano County Library (SCL). A more detailed description of each of these services, where applicable, including locations, service areas and service ratios, response times, and other information is provided below.

#### **City of Vallejo Fire Department (VFD)**

The City of Vallejo Fire Department (VFD) provides service to the City of Vallejo. Services provided by VFD include fire suppression, emergency medical services (EMS), emergency response, and a range of non-emergency services, including public education, fire prevention programs, and permit inspection services. The VFD also participates in countywide and Statewide Mutual Aid Programs with fire agencies in Solano County, Napa County, and Contra Costa County (VFD, 2019).

The VFD operates out of six fire Station 3. All fire stations, with the exception of Station 21, house an engine company and three firefighters on each shift. Station 21 operates with a truck company, three firefighters and a 110-foot ladder truck on each shift. The Battalion chief's office is located at Station 21. The Department's Administrative Offices and Fire Prevention are located at 970 Nimitz Avenue. *Table 4.13-1: Fire Station Locations and Distance*, shows the location and approximate distance each fire is from the project site, and **Figure 4.13-1: Public Safety Facilities**, shows the locations graphically. Station 27 would have the primary response responsibility to the project site with the rotation continuing to Stations 23, 24, and 25, as needed.

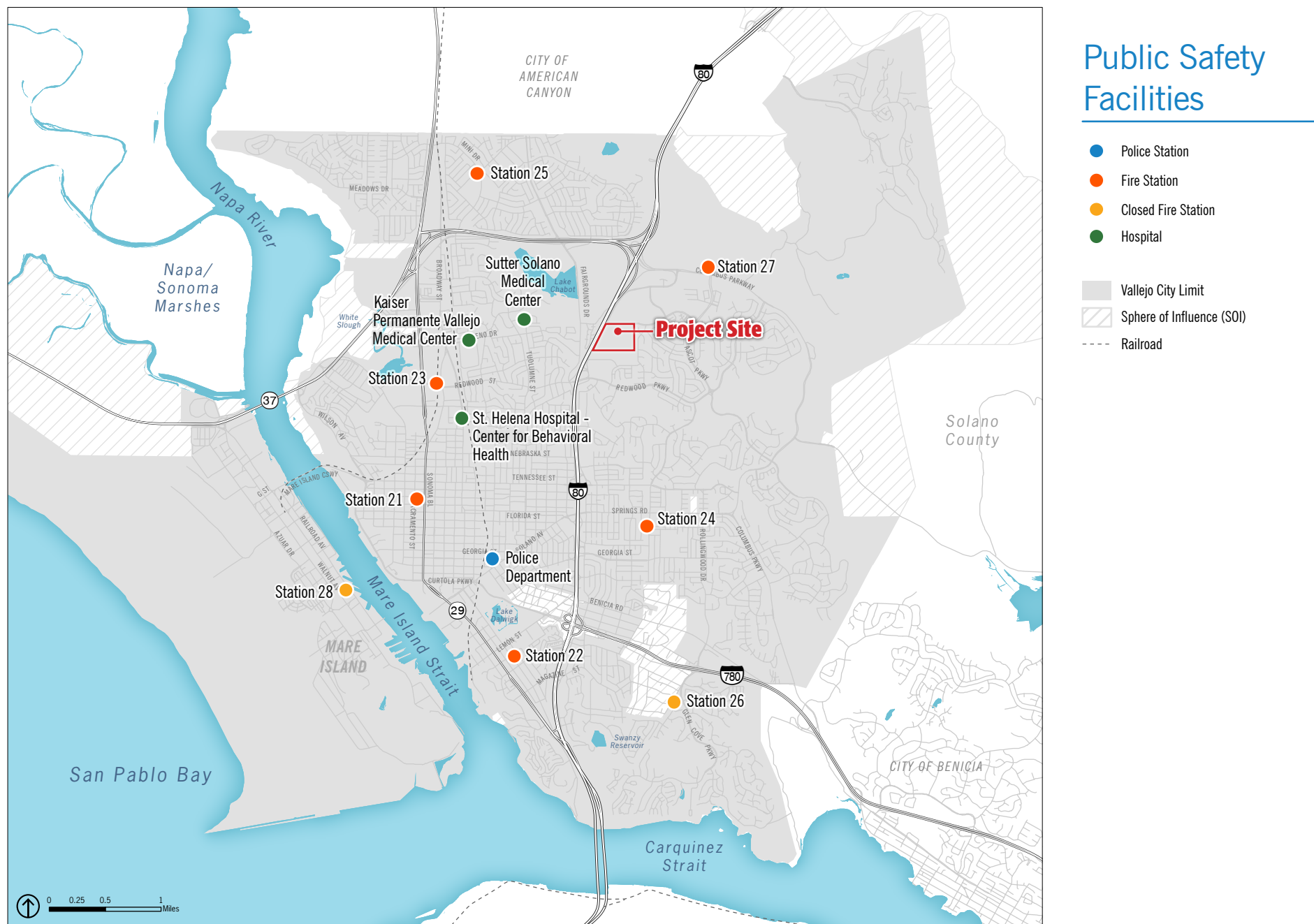
**Table 4.13-1: Fire Station Locations and Distance**

Fire Station	Location	Distance from Project Site	Equipment
<b>Station 27</b>	1585 Ascot Circle	0.95 miles	Engine
<b>Station 24</b>	1005 Oakwood Avenue	1.7 miles	Engine
<b>Station 25</b>	595 Mini Drive	1.8	Engine
<b>Station 23</b>	900 Redwood Street	1.45 miles	Engine
<b>Station 21</b>	1220 Marin Street	2.10 miles	Ladder Truck
<b>Station 22</b>	700 5 <sup>th</sup> Street	2.8 miles	Engine
Source: City of Vallejo Fire Department Website, 2018			

Current VFD staffing in the Fire Suppression Division consists of 76 firefighters, firefighter paramedics, engineers, captains, and battalion chiefs. The staff is dispersed across three different shifts in the six stations to ensure coverage 24 hours a day, 7 days a week (Sproete, 2019). The division of stations, personnel and equipment levels allow for simultaneous dispatch of up to three engines, one truck, one paramedic unit and the Battalion Chief to calls. All engines are Class A pumpers capable of pumping 1,500 gallons of water per minute. Other emergency vehicles available to combat fire include a wildland fire truck (City of Vallejo, 2017).

From 2008 to 2017, the yearly emergency calls for service within the City rose from 11,739 to 14,389, an increase of 2,650 over the approximate 10-year period (City of Vallejo, 2017). Based on the current population of the City, 119,252 (DOF, 2018), this is approximately .12 calls per person, or one call per every 8 people.

National Fire Protection Association (NFPA) best practice guidelines recommend that the first responding unit arrive at the scene of a structural fire within 7 minutes, 90 percent of the time, and that the balance of the units arrive within 11 minutes of call receipt, 90 percent of the time (City of Vallejo, 2017). The City has established a required response time for requests for emergency services. The response time for the first company to arrive on scene is approximately 6-7 minutes after the first alarm. For a fire, the response time for a total complement of 3 engines, 1 ladder truck, one Battalion Chief and one Ambulance would be approximately 11 minutes. Currently, the VFD average response time to a typical call is approximately 5.65 minutes, which is within an acceptable range (Sproete, 2019).



Source: City of Vallejo, 2017

**FIGURE 4.13-1:** Public Safety Facilities  
Fairview at Northgate Project

For major incidents, the City has an Automatic Aid Agreement with the cities of Benicia and American Canyon, and a Master Mutual Air plan with Solano County. These programs help ensure that coverage and emergency services can be maintained for all local as well as area residents.

### ***City of Vallejo Police Department***

Law enforcement services to the proposed project would be provided by the Vallejo Police Department (VPD). VPD provides police protection services for Vallejo's 53 square miles in the incorporated City limits. VPD serves a population of approximately 119,544 people (CDOF, 2019). In 2014 according to the City General Plan EIR, VPD operated with 101 sworn officers. This number had grown to 109 officers in December of 2017. The number of sworn personnel currently is 106, but VPD is funded for a total of 123 officers. Based on the current 106 sworn personnel, VPD maintains approximately 1.12 officers per 1,000 population<sup>1</sup>.

VPD operates out of the Vallejo Police Station, located at 111 Amador Street. The police station provides office space for administrative and operational staff, in addition to four holding cells with audio/video surveillance that is monitored by the department dispatch center. VPD is organized into eight units providing field operations and support services and includes Records; Communications and Dispatch; Patrol; Detectives; Traffic; Management Support; Community Services Section; and Code Enforcement. VPD's Community Services Section (CSS) operates out of a separate facility located at 2 Florida Street and addresses quality of life crimes in the city and provides assistance and support to Neighborhood Watch groups as well as public education and outreach services in the community (VPD, 2018).

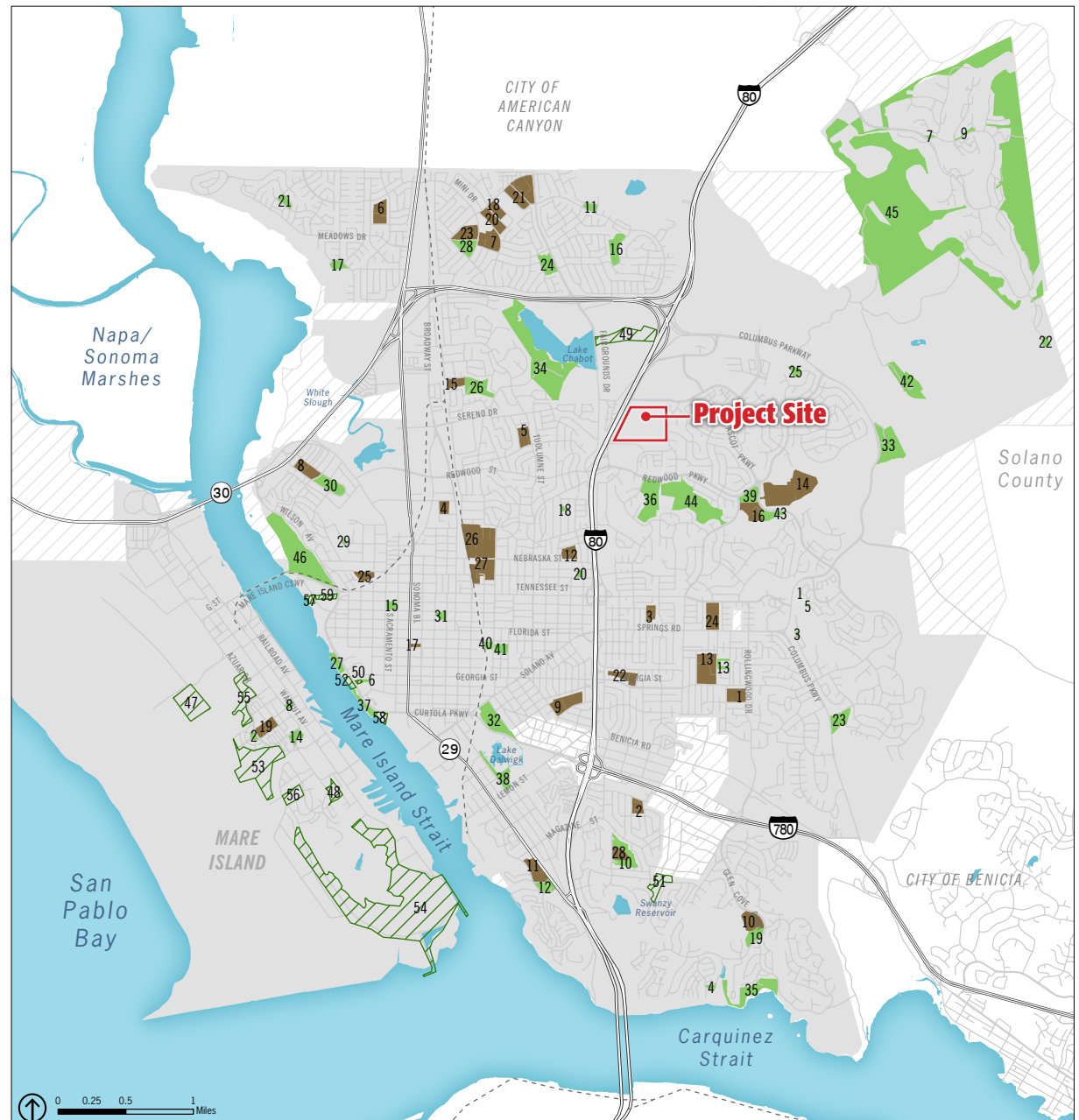
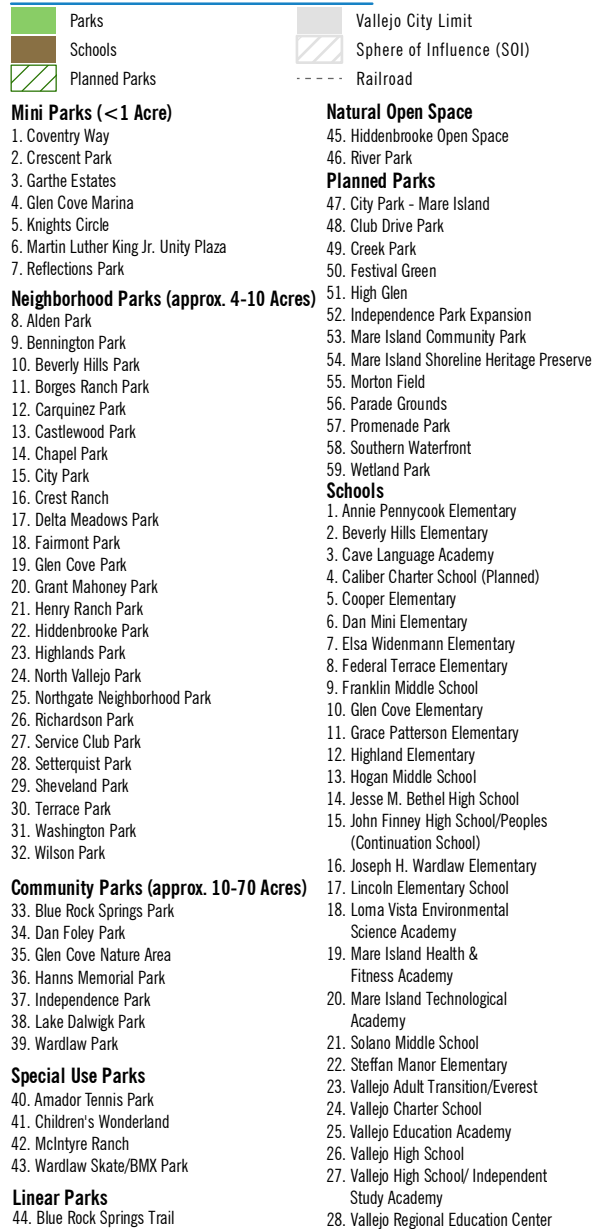
The City of Vallejo does not have an established response time goal. Instead, incoming calls are prioritized and responded to according to level of urgency. Priority 1 calls involve people at risk of immediate danger, injury, or loss of life, and Priority 2 calls require an immediate response to prevent a situation from escalating to a Priority 1. Response times for lower priority service requests can vary considerably depending upon the time of day, day of week, and call volume.

### ***Vallejo City Unified School District (VCUSD)***

The proposed project is within the VCUSD. The VCUSD is a medium-sized TK-12 school district serving approximately 14,000 students. VCUSD serves students with 13 elementary (K-5) schools (including one charter school), three middle schools serving grades 6-8, two comprehensive high schools, a continuation school, a community day school, and a non-traditional school which provides support to families who choose an independent study/home study option. In addition, the VCUSD has an extensive child development and preschool program and an adult school which serves 4,000 adults (VCUSD, 2019). **Figure 4.13-2: Parks and Schools**, shows the schools that would serve the proposed project.

<sup>1</sup> T. Incarnacion, Vallejo Police Department, personal communication, July 2019.

## Parks and Schools



Source: City of Vallejo, 2017

**FIGURE 4.13-2: Parks and Schools**  
Fairview at Northgate Project

The proposed project would generate new elementary, middle school, and high school students. The proposed project is in the attendance areas of Joseph H. Wardlow Elementary School at 1698 Oakwood Avenue approximately one mile to the southeast, Hogan Middle School at 850 Rosewood Avenue approximately 2 miles to the south, and Jesse M. Bethel High School at 1800 Ascot Parkway approximately one mile to the east. The majority of students generated from the proposed project, with exception of those who may attend a private school or be homeschooled, would attend these schools.

## **Parks**

Parks within the City of Vallejo are managed by the Greater Vallejo Recreation District (GVRD). 7 mini parks (approximately less than 1 acre) totaling 6.06 acres; 25 neighborhood parks (approximately 4 – 10 acres) totaling 149.45 acres, 7 community parks (approximately 10-70 acres) totaling 153.20 acres, 1 linear park totaling 44 acres; two natural open space areas totaling 535 acres, and 4 special purpose parks totaling 33.46 acres. Total existing park acreage is approximately 921.17 acres (City of Vallejo, 2017). A summary of the available parks and associated acreages is provided in Table 4.14-1 in Chapter 4.14, Recreation.

The GVRD also operates sports fields for baseball, softball, and soccer that are available for reservation/rental. GVRD provides five community centers including the Foley Cultural Center, Vallejo Community Center, North Vallejo Community Center, Norman C. King South Vallejo Community Center, and the Mare Island Sports Complex. Within the parks and community centers the GVRD provides numerous classes including but not limited to aquatics and swim camps, arts, dance classes, sports programs, kids club programs and outdoor programs, and special events such as concerts, movies, and holiday events. (City of Vallejo, 2018).

## **Other Public Services**

### ***Libraries***

The City is served by Solano County Libraries, which operates a total of eight libraries, that provide a total of approximately 133,188 square feet of building space and a collection of over 612,000 book volumes. All these libraries would be available to future project residents. Within the City there are two libraries, the John F. Kennedy Library and Springstowne Library.

#### ***John F. Kennedy Library***

The John F. Kennedy Library opened in 1970 and operates on the second floor of a building owned by the City of Vallejo in the City Hall complex approximately 2.5 miles from the project site. The 46,874-square-foot library was remodeled in 2005 and in 2013. The library includes collections for adults, teens and children as well as a computer center, story hour room, study rooms and a Friends of the Library bookstore. Equipment offered at the library includes 34 computers with Microsoft Office suite and Internet access; 4 computers with only library catalog and database access; 2 black & white printer/copiers (10 cents per page); 1 color printer/copier (50 cents per page); 1 scanner; and wireless network (Solano County, 2019a).

### *Springstowne Library*

The Springstowne Library opened in 1956 and is located at 1003 Oakwood Avenue approximately 1.5 miles from the project site. The branch was remodeled in late 2007 but is the smallest public library in the system with approximately 3,024 square feet and is also one of the busiest per square foot. The branch is within easy walking distance of six schools and is centrally located to serve the residential neighborhoods of east Vallejo (Solano County 2019b).

### ***Medical Facilities***

The City of Vallejo is served by many local medical offices, including the Kaiser Permanente Vallejo Medical Center at 975 Sereno Drive and the Solano County Family Health Services at 365 Tuolumne Street. The Kaiser facility is located approximately one mile west of the project site and provides emergency services, urgent care services, and pharmacy services. The Solano County Family Health Services is located approximately 3 miles south, and provides comprehensive primary medical and dental care for Solano County residents and is committed to serving the uninsured, low-income, and medically underserved communities.

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## **4.13.2 REGULATORY SETTING**

### **FEDERAL**

There are no Federal regulations pertaining to fire services, police services, or school services that would be applicable to the proposed project.

### **Fire Protection**

#### ***State***

##### *California Building Code*

The State of California provides a minimum standard for building design through the California Building Code (CBC), which is located in Part 2 of Title 24 of the California Code of Regulations. The California Building Code is based on the International Building Code but has been modified for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan checked by local City and County building officials for compliance with the CBC. Typical fire safety requirements of the CBC include the installation of sprinklers in all commercial and residential buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas.

##### *California Fire Code*

The California Fire Code (CFC) incorporates, by adoption, the International Fire Code of the International Code Council, with California amendments. This is the official Fire Code for the State and all political

subdivisions. It is located in Part 9 of Title 24 of the California Code of Regulations. The CFC is revised and published every three years by the California Building Standards Commission.

#### *California Health and Safety Code and International Building Code*

The California Health and Safety Code provides regulations pertaining to the abatement of fire-related hazards. This Code also requires that local jurisdictions, including Vallejo, enforce the International Building Code, which provides standards for fire-resistant building and roofing materials and other fire-related construction methods.

## **Local Regulations**

#### *City of Vallejo Municipal Code*

The City of Vallejo Municipal Code is organized by Title, Chapter, and Section. The most recent Municipal Code was passed on July 28, 2015 by Ordinance No. 1715N.C. (2d) and was updated on July 2018. The Municipal Code contains several Chapters and Sections that relate to fire protection services.

#### Chapter 3.06 - Public Facilities Impact Mitigation Fee

Title 3 Revenue and Finance, Chapter 3.06, Public Facilities and Impact Mitigation Fee, of the Municipal Code states that the City Council may establish, by resolutions adopted in conformance with, fees to provide funding for required public facilities for the city. Fees would be required for any new structure, as well as for modifications or alterations to existing structures that increase the number of units or gross floor area, as applicable.

#### Chapter 12.28 - Fire Code

Title 12 Buildings and Construction, Chapter 12.28, Fire Code, Section I. adopts and incorporates the provisions of the 2016 Edition of the CFC. As noted under State regulations, the CFC is the official Fire Code for the State and all political subdivisions.

## **Police Protection**

### **State**

There are no State regulations pertaining to police services applicable to the proposed project.

### **Local**

#### *City of Vallejo Municipal Code*

#### Chapter 3.06 – Public Facilities Impact Mitigation Fee

Title 3, Revenue and Finance, Chapter 3.06, Public Facilities and Impact Mitigation Fee, of the Municipal Code states that the City Council may establish, by resolutions adopted in conformance with the chapter, fees to provide funding for required public facilities for the city. Fees would be required for any new structure, as well as for modifications or alterations to existing structures that increase the number of units or gross floor area, as applicable.

### Chapter 14.44 – City of Vallejo – Improvement District Financing Code

Title 14, Local Improvements, Chapter 14.44, City of Vallejo Improvement District Financing Code, of the Municipal Code states that an improvement district may be established to finance any one or more municipal services, including police protection services, within an area.

## **Schools**

### **State**

*California Senate Bill 50 and California Government Code (Section 65995(b)) and Education Code (Section 17620)*

California Senate Bill (SB) 50 places limitations on the power of local governments to require mitigation of school facilities by developers. Under the provisions of SB 50, school districts can collect fees to offset the cost of expanding school capacity, which becomes necessary as development occurs. These fees are determined based on the square footage of proposed uses. As a part of this Bill, school districts must base their long-term facilities needs and costs on long-term population growth in order to qualify for this source of funding. Payment of statutory school fees is deemed to be adequate mitigation of school impacts under CEQA. Prior to SB 50, case law allowed cities to consider and impose conditions to mitigate impacts of new development on school facilities.

SB 50 amended California Government Code Section 65995, which contains limitations on Education Code Section 17620, the statute that authorizes school districts to assess development fees within school district boundaries. Government Code Section 65995(b)(3) requires the maximum square footage assessment for development to be increased every two years, according to inflation adjustments. Currently, the maximum impact fees allowed by SB 50 are as follows:

- In the case of residential construction, two dollars and ninety-seven cents (\$3.79) per square foot of assessable space.
- In the case of any commercial or industrial construction, thirty-three cents (\$0.61) per square foot of chargeable covered and enclosed space. (Gov. Code §65995, subd. (b)).

According to California Government Code Section 65995(3)(h), the payment of statutory fees is “deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization...on the provision of adequate school facilities.” The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code.

### *Mitigation Fee Act (California Government Code (Sections 66000 through 66008))*

Enacted as Assembly Bill (AB) 1600, the Mitigation Fee Act requires a local agency, such as the City of Vallejo, establishing, increasing, or imposing an impact fee as a condition of development to identify the purpose of the fee and the use to which the fee is to be put. The agency must also demonstrate a reasonable relationship between the fee and the purpose for which it is charged, and between the fee

and the type of development project on which it is to be levied. This Act became enforceable on January 1, 1989 (California Legislative Information, 2019).

*California State Assembly Bill 97 (AB 97)*

Approved in July 2013, AB 97 revises existing regulations related to financing for public schools, by requiring State funding for county superintendents and charter schools that previously received a general-purpose entitlement. The bill authorizes local educational agencies to spend, for any local educational purpose, the funds previously required to be spent for specified categorical education programs, including, among others, programs for teacher training and class size reduction.

*The Mello-Roos Communities Facilities Act of 1982*

The Act allows any county, city, special district, school district or joint powers authority to establish a Mello-Roos Community Facilities District (a “CFD”) which allows for financing of public improvements and services. By law, the CFD is also entitled to recover expenses needed to form the CFD and administer the annual special taxes and bonded debt (Californiataxdata.com, 2019).

The City of Vallejo has three Community Facilities District (CFD) including CFD 1, CFD, 2, and CFD, 3. CFD 2 includes the project site and is generally located in the northeast quadrant of the city on the east side of I-80. CFD 2 consists of approximately 2,432 acres and fully incorporates the Northgate and Hiddenbrooke developments (EMMA, 2007). The CFD was established pursuant to the School Board’s adoption of Resolution No. 1274 on April 11, 1989. VCUSD created CFD No.2 pursuant to the Mello-Roos Act and adopted a special tax on development in other areas to mitigate the impact of these developments on school facilities.

## **Local**

***City of Vallejo Municipal Code***

*Chapter 14.44 – City of Vallejo – Improvement District Financing Code*

Title 14, Local Improvements, Chapter 14.44, City of Vallejo Improvement District Financing Code, of the Municipal Code states that an improvement district may be established to finance one or more municipal services within an area including elementary and secondary school sites and structures.

## **Parks**

***Federal Regulations***

There are no Federal regulations pertaining to park/open space/recreation services applicable to the proposed project.

## State Regulation

### ***Mitigation Fee Act***

The 1987 Mitigation Act (California Government Code Section 66000) authorizes development impact fees to provide new park and recreation facilities to mitigate for new residential development projects. The City has applied this Act to establish a development impact fee under Section 3.18 of the Municipal Code.

### ***Quimby Act***

The 1975 Quimby Act (California Government Code Section 66477) authorizes cities and counties to adopt ordinances requiring that developers set aside land, donate conservation easements or pay fees for park improvements. Revenues generated through the Quimby Act cannot be used for operation and maintenance of park facilities. A 1982 amendment (Assembly Bill (AB) 1600) requires agencies to clearly show a reasonable relationship between the public need for the recreation facility or parkland and the type of development project upon which the fee is imposed. Cities with a high ratio of park space to inhabitants can set a standard of up to 5 acres per thousand persons for new development. Cities with a lower ratio can only require the provision of up to 3 acres of park space per thousand people. The calculation of a city's park space to population ratio is based on a comparison of the population count of the last federal census to the amount of City-owned parkland. Under Section 3.18.170 Park Impact Fees – Imposed, the City has adopted a standard of 4.25 acres per 1,000 people.

### ***Improvement Act of 1911 and Lighting and Landscaping Act of 1972***

The Improvement Act of 1911 may be used by cities, counties, and other municipal organizations to assess fees for improvements, including parks, parkways, recreation areas (including necessary structures), and other necessary improvements to the local agency's streets, property and easements. The 1972 Lighting and Landscaping Act (California Streets and Highways Code Section 22500 et seq.) had a similar intent and has been employed by the City of Vallejo, providing limited maintenance funding of parks that serve new neighborhoods. In accordance with the Acts, the City of Vallejo has established 26 Landscape Maintenance Districts (LMDs) that are overseen by the Engineering Division. Within these Districts, property owners are assessed a fee based on the size of the parcel of land they occupy. The proposed landscaping within Turner Parkway is located within the Region 1 LMD (City of Vallejo, 2019).

### ***General Plan***

Goal CP-2:	Safe City: Protect personal safety in Vallejo's neighborhoods and public spaces.
Policy CP-2.1:	<i>Police Services.</i> Provide responsive, efficient, and effective police services that promote a high level of public safety.
Action CP-2.1A:	Maintain community engagement initiatives and strengthen partnerships with community members and neighborhood groups to combat crime, improve public safety, and facilitate communication regarding law enforcement needs.

Action CP-2.1B:	Use crime statistics and other data to establish priorities and guide crime prevention and response programs.
Action CP-2.1C:	Continue to leverage and expand the use of technology to enhance efficiency and effectiveness of law enforcement and promote officer and community safety.
Action CP-2.1D:	Work towards a geographic policing model while continuing to develop and implement tactical initiatives to fight crime and improve public safety.
Action CP-2.1E:	Periodically review response capabilities to determine potential need for additional law enforcement facilities, equipment, or personnel, and identify specific geographic areas requiring expanded services.
Policy CP-2.2:	<i>Safer Urban Design.</i> Improve public safety and reduce demand for police service through project design enhancements in new development and public spaces.
Action CP-2.2A:	Continue to include the Police Department in the review of major new development plans and projects, particularly those related tobacco and alcohol establishments, to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and maximizes the potential for responsive police services.
Action CP-2.2B:	Using CPTED principles, update City regulations to incorporate requirements for design of multi-family residences and public spaces that deter criminal activity in neighborhoods, streets, and public areas and promote opportunities for natural surveillance.
Action CP-2.2C:	Work with the GVRD to improve and maintain park facilities as safe places for community gathering.
Action CP-2.2D:	Work with GVRD and VCUSD to establish standards for site layout, lighting, and signage to deter criminal activity in and around parks, schools, and recreation sites.
POLICY CP-2.3	Fire Prevention and Response Services. Ensure the provision of fire prevention and emergency response services that minimize fire risks and protect life and property.
Action CP-2.3E	Work with property owners and public agencies to ensure that plant growth is managed to minimize fire danger.
Action CP-2.3D:	Continue to maintain mutual aid agreements that allow for supplemental aid from other police and fire departments in the event of emergencies.
Action CP-3.1C:	Collaborate with VCUSD to address issues such as facility upgrades, classroom

	capacity, truancy, graduation rates, and school violence.
POLICY NBE-1.16	Solid Waste Reduction. Promote reduction of the production of solid waste throughout Vallejo.
Action NBE-1.16A	Continue to update the City's Construction/Demolition Waste Reuse and Recycling Ordinance as higher diversion rates become feasible, necessary, or required.
Action NBE-1.16B	As funding allows, provide recycling receptacles in parks and public spaces, in addition to trash receptacles.
Action NBE-1.16C	Continue to partner with CalRecycle and VALCORE Community Recycling to offer and promote backyard composting bins and free composting classes to Vallejo residents and to disseminate information about composting on the City's website.
Policy NBE-2.9:	<i>Public Service Provision.</i> Ensure that development will create revenue and provide any land needed to directly support the services it will require.
Action NBE-2.9A:	Require fiscal impact analyses, as appropriate, for development proposals in order to evaluate its public facility needs and costs, and the revenue likely to be generated by that development.
Action NBE-2.9D:	Periodically update nexus studies and adjust development impact fees as may be needed to ensure that there is sufficient funding for the infrastructure and public services needed to support growth.
Action NBE-2.9E	Engage the Vallejo City Unified School District (VCUSD) in the review of major new residential development projects to ensure that adequate school facilities are or will be available to accommodate new students.

## City of Vallejo Code of Ordinances

The City of Vallejo Municipal Code Section 3.18 requires that developers of residential land either dedicate land at a rate of 4.25 acres per 1,000 persons or pay an in-lieu fee for land acquisition. According to Section 3.18.170 (d), the Park Impact Fee is increased automatically by the Engineering News Record Construction Cost Index for San Francisco Bay Area (City of Vallejo, 2019).

### 4.13.3 STANDARDS OF SIGNIFICANCE

In accordance with State CEQA Guidelines, the effects of a project are evaluated to determine whether they would result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts that are identified. The criteria used to determine the significance of impacts may vary depending on the nature of the project. According to Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact related to public services, if it would:

a) result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- Fire Protection;
- Police Protection;
- Schools;
- Parks;
- Other Public Facilities.

Section 15131 of the State CEQA Guidelines addresses economic and social effects of a project. Pursuant to §15131(a), “Economic or social effects shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the physical change.”

Based on these standards, the effects of the proposed project have been categorized as either a “less than significant” impact or a “potentially significant” impact. Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a “significant and unavoidable” impact.

#### **4.13.4 PROJECT IMPACTS AND MITIGATION**

**IMPACT  
PUB-1**

**WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES:**

**a) FIRE PROTECTION**

**b) POLICE PROTECTION**

**c) SCHOOLS**

**d) PARKS**

**e) OTHER PUBLIC FACILITIES**

**(LESS THAN SIGNIFICANT IMPACT)**

### **a) Fire Protection**

A significant impact would result if development of the proposed project would result in increased demands for fire protection services such that new or physically altered fire protection facilities would be needed, the construction or operation of which could cause significant environmental impacts from the expansion of VFD facilities needed to maintain acceptable service ratios, response times, or other performance objectives. Buildout of the proposed project would result in 178 new single-family residences, and a 152,138 square foot (sf) Costco with fueling station, and 27,550 sf of other commercial space. The proposed project would increase demand for fire, rescue, and emergency medical services in the VFD service area from the increase in residents and employees, as well as the addition of new structures.

As discussed above, the proposed Costco would include up to 30 fueling dispensers and a related 50 sf kiosk. Uses such as gas stations can pose a risk of special hazard fire. Operation of the fueling islands would be regulated by building, fire and environmental codes and subject to supervision and inspection by various public agencies, including the U.S. and State Environmental Protection Agencies (EPA), U.S. and State Department of Transportation (DOT), Occupational Safety and Health Administration (OSHA), and the Department of Toxic Substances Control (DTSC). Under these operations requirements, this aspect of the proposed project is not anticipated to result in a substantial increase in calls for service or demand for additional equipment such that new or expanded facilities would be needed.

The proposed project would be developed on a vacant parcel surrounded by existing urban development, and roadways, and is in an area already served and responded to by VFD. This would ease the ability of VFD to respond to the project site should an emergency situation arise. The proposed project would be less than one mile from Station 27 and less than two miles from three other fire stations. Station 27 would be the primary station responding to the project site and the rotation, if Station 27 units were not available, would be Station 23, Station 24, and Station 25. VFD currently meets the response time goals of between six to seven minutes. The response time to the proposed project is anticipated to be acceptable. (VFD, 2019). The proposed project has been designed to conform with the latest fire and building codes and regulations, which would further ensure ease of access and that fire protection services have the on-site resources needed to adequately serve the proposed project. Therefore, the proposed project would not create a need to expand existing facilities (Sproete, 2019). The project has been reviewed by the VFD and no need for additional fire facilities has been identified. Additionally, the project is consistent with the Propel Vallejo 2040 General Plan land use designations and does not develop the property at an intensity that would result in the need for additional fire facilities. This would be verified during the design review process as the part of project permitting. During this process, appropriate fees would be paid in accordance with the City of Vallejo Master Fee Schedule. Fees would be paid as applicable for plan review and inspection services, occupancy fees, fire safety inspections, and fees for other fire services. A portion of the fees would be used to help offset the potential impacts fire and safety services due to the anticipated increased request for services. Although the proposed project is anticipated to increase calls for fire protection services, the proposed project is not anticipated to increase demand to a level such that new facilities would be required. Therefore, impacts related to the provision

of these services and potential secondary effects on the environment from new construction would be less than significant.

### ***b) Police protection***

A significant impact would result if development of the proposed project would result in increased demands for police protection services such that new or physically altered fire protection facilities would be needed, the construction or operation of which could cause significant environmental impacts. A significant impact would result if, in order to maintain acceptable service ratios, response times, or other performance objectives, the proposed project would result in increased demand for police protection services such that new or physically altered facilities would be needed, the construction or operation of which could cause significant environmental impacts.

The proposed project would result in 178 new single-family residences, and a 152,138 square foot (sf) Costco with fueling station, and 27,550 sf of other commercial space. As discussed above, the VPD does not have an adopted response time goal and prioritizes service according to level of urgency. Based on the existing City average of 2.88 persons per household, the proposed project would generate approximately 513 new residents and the ratio would remain approximately 1.1 officers per 1,000 population.

It is anticipated that population and employment growth resulting from implementation of the project would increase the demand for police protection. Funding for police services is derived from the City's General Fund, which is based primarily on property tax and sales tax revenues. As the project is developed, there would be an increase in these revenues, which could be used to fund additional operations. To address the project's proportionate share of police protection, the project applicant would pay applicable City development fees. Any additional law enforcement facilities constructed by the City would be proposed by the City at the time they are needed and would undergo separate environmental review. No new facilities are required to solely serve this project. Therefore, the projected increase in demand for police protection would be less than significant.

### ***c) Schools***

A significant environmental impact could result if students generated by the proposed project would result in the need for new or physically altered school facilities in order to maintain acceptable service ratios or other performance objectives and the construction could cause significant environmental impacts. The proposed project would result in the construction of 178 new single-family housing units. The proposed commercial development would not result in new students who would require school services. Therefore, is not considered in this analysis. The students generated by the housing component of the proposed project would be within the VCUSD. Using the student generation rates provided by VCUSD as shown in *Table 4.13-2: Students Generated by the Proposed Project*, shows that the proposed project would generate approximately 59 elementary aged students, 24 middle school aged students, and 39 high school students for a total student generation of approximately 122 new students.

**Table 4.13-2: Students Generated by the Proposed Project**

Housing Type and Grade Level				
Single Family Residential	Students Per Unit	Proposed Units	Students Generated	Fees to be Assessed
Grade Level	--	--	--	--
Elementary School	0.331	178	59	yes
Middle School	0.136	178	24	yes
High School	0.218	178	39	yes
<b>Total</b>	--	--	<b>122</b>	--
Source: Student generation rates from the City of Vallejo Propel Vallejo 2040 GP EIR.				

Students generated from the proposed project would attend either Wardlow Elementary, Hogan Middle School, or Jesse M. Bethel High School at 1800 Ascot Parkway. Wardlow Elementary provides classes for kindergarten through fifth grade and had a total enrollment of 547 students in 2018. Hogan Middle School serves sixth through eighth grade and had a total enrollment of 980 students in 2018, and Jesse M. Bethel High School serves students in ninth through twelfth grade and had a total enrollment of 1,226 students. The current VUSD enrollment is approximately 35% less than capacity. In addition, Elite Charter School is opening for 2019 and will draw approximately 220 students from first through fifth grade (Brito, 2019). Additionally, considering the students would likely be dispersed through the grade levels, it is anticipated that the schools would have more than adequate capacity to serve the increased demand.

Furthermore, the proposed project would be required to pay school impact fees that would mitigate the impact to the schools that would accommodate new students. Under Section 65995 of the California Government Code, the payment of impact fees is deemed to fully mitigate the impacts of new development on school facilities, regardless of whether the fees are adequate to fully fund the expansion or construction of needed facilities. Impacts would be less than significant in this regard.

#### **d) Parks**

A significant impact would result if development of the proposed project would result in increased demands for parks such that new or physically altered undeveloped areas would be used for the construction of a park(s) facility such that a significant environmental impact would result. Chapter 3.18 of the Vallejo Municipal Code, Land Dedication and Fees for Park and Recreational Purposes, requires developers of residential land to either dedicate land at a rate of 4.25 acres per 1,000 persons, or pay an in-lieu fee for land acquisition. A significant impact could result if the new park facilities cause significant environmental impacts. The total existing park acreage in the City is approximately 921.17 acres, which is approximately 7.72 acres per 1,000 residents. The proposed project includes a park space dedication of 2.66 acres of park space including two 0.15-acre "pocket" parks, two 0.13-acre paseos connecting to the pocket parks, 0.18-acre of open space along Turner Parkway, and a 1.92-acre linear park/trail to be located between the residential area and a 5.7-acre open space area. The linear park/trail would connect to a proposed meandering pathway along Turner Parkway which would make it accessible to area residents. In addition, the City of Vallejo requires the payment of a Development Impact Fee to the GVRD for each single-family unit. The collection of fees and determined fair share fee amounts are adopted by

the City as Conditions of Approval (COAs) for all new development projects prior to project approval. Fees paid aid in the development of new park-space and maintenance as required, to ensure continued high-quality park facilities for all city residents. Given that the City maintains an ample and diverse range of park sites and park facilities and collects fees from new development to fund the construction of new parks and the maintenance of existing parks, the additional demand for parks generated by the project would not result in the physical deterioration of existing parks and facilities within Vallejo. As such, this is a less than significant impact and no mitigation is required.

#### ***e) Other Public Facilities***

Other public facilities include services provided to the public to serve medical needs such as hospitals and urgent care, cultural centers such as museums, and libraries, and other governmental functions such as city services needed for permitting and licensing. To help offset some of the cost of providing new or expanding existing public facilities, Chapter 3.06 – Public Facilities Impact Mitigation Fees of the City Municipal Code would be applicable. This public facilities impact mitigation fee ordinance is based on City Council findings that new residential, commercial, and industrial development will increase the demand for and require the construction of or expansion of public facilities to include but not limited to senior centers, library annex, and cultural arts center(s).

Libraries within the City include two Solano County Public Libraries. One library is at 505 Santa Clara Street approximately 1.75 miles to the southeast, and the second library, the Springstowne Library is at 1003 Oakwood Ave. approximately 2.75 miles to the southwest, and the Vallejo Naval and Historical Museum is located at 734 Marin St, approximately 2.0 miles to the southwest. The City also has numerous cultural centers within 2.0 miles of the project site including, the Dan Foley Cultural Center, Filipino Community Centers, the Florence Douglas Senior Center and Vallejo Community Center. Medical needs of the community are served by numerous centers within approximately one mile and include the Sutter Solano Medical Center, Kaiser Permanente Medical Center, Kaiser Permanente Vallejo Medical Center, and Adventist Health Vallejo. Finally, City governmental services are generally clustered at 555 Santa Clara Street and include Vallejo Human Resources, City Hall, City Planning, and other City services.

Buildout of the project would result in the construction of 178 new single-family homes and a population of approximately 513 residents. The commercial component would not directly increase the number of residents who may use public services. The people living in the residential component would represent approximately 0.43% of the existing City population. It is likely that some of the new residents would move to the new homes from within the City and some people would move from outside areas. Those who move from within the City would already be using other public facilities and therefore, would not increase the demand.

While the proposed project would increase demand for services, it would be required to pay fees to provide a fair share contribution toward the provision of the services. Nonetheless, the increased demand from new residents and commercial uses would be incrementally small compared to the availability of existing resources. Therefore, the proposed project is not anticipated to result in a significant increase in demand for these types of public facilities. Accordingly, the increase in demand would not require

construction of new buildings or ancillary structures such that significant impacts on the environment would occur. Thus impacts in this regard would be less than significant, and no mitigation is required.

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## **4.13.5 CONCLUSION**

The proposed project would pay all applicable fees to provide for its fair share of increased demand for fire protection, law enforcement, and school services, as well as park resources. The proposed project has been designed to conform to all safety requirements and provides 2.66 acres of park area that would be available to residents as well as the surrounding neighborhoods. Through the payment of fees, analysis in this document, and project design element, impacts to these resources would be less than significant.

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## **4.13.6 CUMULATIVE IMPACTS**

As discussed in Chapter 6.0, Alternatives, the Draft EIR considers growth under the proposed project in conjunction with other projects within the City of Vallejo that would have the potential to have cumulative effects on public service resources. Some other resource areas such as air quality that may be regionally significant are discussed in terms of a larger area. The proposed project has been evaluated for its potential combined impact relative to each public service provider with other projects in the associated service areas of each service provider. A significant cumulative environmental impact would result if this cumulative growth would exceed the ability of these districts to adequately serve the area, thereby requiring construction of new facilities or modification of existing facilities.

### **Fire Protection**

This draft EIR considers growth under the proposed project and other projects within the City of Vallejo VFD service area. A significant cumulative impact would result if the proposed project with other projects in the City would exceed the ability of the VFD to adequately provide service, thereby requiring construction of new facilities or modification of existing facilities.

As described above, the Project Area is served by the VFD. The proposed project would be primarily served by VFD Station 27 and rotate through Stations 23, 24, and 25, depending on existing call volumes. The rotation would ensure that adequate fire services are available for the project site and other service areas. The VFD has indicated that the anticipated growth under the proposed project could be served by the existing station and the proposed project would not result in a substantial cumulative impact to fire protection services. In addition, all future development within the VFD service areas would be required to comply with State and local regulations, including CBC and CFC requirements, and be reviewed by the VFD to ensure risks associated with fire hazards be minimized. Therefore, the cumulative impact would be less than significant.

### **Police Protection**

The draft EIR considers growth under the proposed project and other projects within the VPD service area. A significant cumulative impact would result if the proposed project with other projects in the City would

exceed the ability of the VPD to adequately provide service, thereby requiring construction of new facilities or modification of existing facilities.

As described above, the proposed project would be served by VPD and would increase service demand very slightly. The proposed project would implement applicable General Plan goals, policies and actions and future development would also be required to comply with the City's Municipal Code Chapter 3.06 – Public Facilities Impact Mitigation Fee. Accordingly, the proposed project would pay required development impact fees and future residents would pay property taxes to account for and offset the increased demand for law enforcements services. In and of itself, the proposed project would not result in demand such that new or expanded law enforcement facilities would be needed but it would make an incremental contribution to the need for a new station. Taken in sum with other past, present, and future projects, a cumulative impact could result if a new facility or expansion of existing facilities was needed and that new or expanded facility resulted in impacts to the environment. The General Plan EIR contemplated development of a new station but such analysis was not feasible because the site future site was not known. The General Plan EIR further stated that if and when a new police station is constructed to accommodate growth, the future station would be subject to project-level CEQA analysis in order to determine site specific potential environmental impacts once a location has been selected. Therefore, as the cumulative impact would be less than significant.

## **VCUSD**

The proposed project would be served by the VCUSD and students generated would attend the Joseph H. Wardlow Elementary, Hogan Middle School, and Jesse M. Bethel High School. The areas which these schools serve are largely urbanized and the other land within the service areas has been developed. Accordingly, substantial future residential development that would combine with the proposed project resulting in an extensive increase demand for new school sites is not anticipated. Cumulative projects within the service areas of these schools that are residential in nature and would generate additional students would be subject to site specific CEQA review. These projects also were previously contemplated in the Propel Vallejo 2040 General Plan EIR. Accordingly, the General Plan EIR found that under Section 65995 of the California Government Code, the payment of impact fees is deemed to fully mitigate the impacts of new development on school facilities. Therefore, cumulative impacts related to school facilities would be less than significant.

## **Recreation**

The proposed project would not result in a cumulative impact to park resources. As discussed above, the proposed project includes the provision of 2.56 acres of park space, of which 2.0 acres would be usable by area residents and would be immediately adjacent to 5.7 acres of open space. Additionally, the ratio of park resources that would be provided under the proposed project would be substantially the same as currently exists City wide. Therefore, impacts from parks would not be cumulatively considerable and impacts would be less than significant.

## Other Facilities

Other public facilities in the City include libraries, hospitals, and cultural centers such as museums. The proposed project would not create a significant demand for governmental services beyond those already considered in the Propel Vallejo 2040 General Plan. Implementation of the proposed project would result in a population of approximately 513 residents, which represents approximately 0.43% of the existing City population. The increased demand from new residents is not anticipated to result in a significant increase in demand for these types of public facilities such that new buildings, or ancillary structures would be needed or expanded to serve the proposed new development. Therefore, buildout of the proposed project would not result in a significant increase in demand for these public facilities and the impacts would be less than significant. No mitigation is required.

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