

3.12 PUBLIC SERVICES AND RECREATION

This section provides an overview of existing public services in the City of Elk Grove and evaluates the potential for implementation of the Housing Element and Safety Element Update (Project) to affect availability, service level, and/or capacity of public services, including fire-protection services, police-protection services, parks and recreation, and public schools, and, if such an effect is determined to occur, whether new or expanded facilities would be required that could result in a potentially significant impact to the environment. Other publicly provided utility services, such as water and wastewater treatment, solid waste, electricity, and natural-gas services, are addressed in Section 3.14, "Utilities and Service Systems." The primary source of information used for this analysis is the *City of Elk Grove General Plan Update Draft Environmental Impact Report* (City of Elk Grove 2018).

No comments pertaining to public services and recreation were received in response to the notice of preparation (NOP).

3.12.1 Regulatory Setting

FEDERAL

No federal plans, policies, regulations, or laws are applicable to the provision of public services for the Project.

STATE

California Occupational Safety and Health Administration

In accordance with the California Code of Regulations, Title 8, Sections 1270 "Fire Prevention" and 6773 "Fire Protection and Fire Fighting Equipment," the California Occupational Safety and Health Administration has established minimum standards for fire suppression and emergency medical services. The standards include guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance, and use of all firefighting and emergency medical equipment.

California Fire Code

The 2019 California Fire Code, which incorporates by adoption the 2018 International Fire Code, contains regulations related to the construction, maintenance, and use of buildings. Topics addressed in the California Fire Code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The California Fire Code contains specialized technical regulations related to fire and life safety.

Uniform Fire Code

The Uniform Fire Code (Fire Code) (California Code of Regulations, Title 24, Part 9) contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the Fire Code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The Fire Code also contains specialized technical regulations related to fire and life safety.

California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code. Regulations address building standards, fire protection and notification systems, fire protection devices such as extinguishers, smoke alarms, high-rise buildings, child care facility standards, and fire suppression training, among other topics.

Leroy F. Greene School Facilities Act

The Leroy F. Greene School Facilities Act (Chapter 407, Statutes of 1998) places limitations on cities and counties with respect to mitigation requirements for school facilities. It permits school districts to levy fees, based on justification studies, for the purposes of funding construction of school facilities, subject to established limits. The act further states that payment of these fees by a development project is considered adequate to reduce impacts of that project on schools to a less-than-significant level for the purposes of CEQA review and compliance.

School districts that can establish a need by completing an annually updated fee justification study are authorized to collect school impact fees on new residential and commercial/industrial development in accordance with Education Code Section 17620 and Government Code Section 65995. The development school impact fees are intended to provide the local school district's 50 percent share of the cost of new school construction.

The Elk Grove Unified School District (EGUSD) has established school mitigation fees for residential development at \$6.43 per square foot and \$0.66 per square foot for commercial/industrial development (EGUSD 2020).

Quimby Act

The goal of the 1975 Quimby Act (California Government Code Section 66477) was to require developers to help mitigate the impacts of property improvements by requiring them to set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act gave authority for passage of land dedication ordinances only to cities and counties, thus requiring special districts to work with cities and/or counties to receive parkland dedication and/or in-lieu fees. The fees must be paid and land conveyed directly to the local public agencies that provide parks and recreation services community-wide. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities.

Originally, the Quimby Act was designed to ensure "adequate" open space acreage in jurisdictions adopting Quimby Act standards (e.g., 3 to 5 acres per 1,000 residents). In some California communities, the acreage fee was very high where property values were high, and many local governments did not differentiate on their Quimby fees between infill projects and greenbelt developments. In 1982, the Quimby Act was substantially amended via AB 1600. The amendments further defined acceptable uses of or restrictions on Quimby funds, provided acreage/population standards and formulas for determining the exaction, and indicated that the exactions must be closely tied (nexus) to a project's impacts as identified through traffic studies required by CEQA. 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 on which the fee is imposed. Cities or counties with a high ratio of parkland to inhabitants can set a standard of 5 acres per 1,000 residents for new development; those with a lower ratio can only require the provision of up to 3 acres of parkland per 1,000 residents. The calculation of this parkland-to-population ratio is based on a comparison of the population count of the last federal census to the amount of city- or county-owned parkland.

Public Resources Code Section 21151.2

Public Resources Code (PRC) Section 21151.2 requires school district governing boards to give the relevant planning commission a written notice in writing of the proposed acquisition before acquiring title to property for a new school site or for an addition to an existing school site. The planning commission is responsible for investigating the proposed site and providing it, and any related recommendations, to the governing board. EGMC Section 23.10.030 specifies that the Elk Grove City Council shall be responsible for such investigations and recommendations.

Government Code Section 65402

California Government Code Section 65402 requires a school district, prior to acquiring real property, to submit the location, purpose, and extent of such acquisition to the Planning Agency having jurisdiction for a determination as to conformity with the general plan. EGMC Section 23.10.030 specifies that the Elk Grove City Council shall make determinations under this State code section.

Government Code Section 53094

A school district, with a two-thirds vote, may render a city zoning ordinance inapplicable to classroom facilities, except when the proposed use of the property by the school district is for non-classroom facilities. Before a school

district can override a local zoning ordinance, it must first comply with expanded coordination and communication requirements. The district also must comply with pre-existing CEQA requirements regarding school site review before overriding local zoning.

LOCAL

City of Elk Grove General Plan

The City General Plan (City of Elk Grove 2019a) contains the following policies relevant to public services and the Project:

- ▶ **Policy ER-4-1:** Cooperate with the Cosumnes Community Services District (CCSD) Fire Department to reduce fire hazards, assist in fire suppression, and promote fire safety in Elk Grove.
- ▶ **Policy ER-4-2:** Work with the [Cosumnes Community Services District (CCSD)] to develop a fire prevention plan that lists major fire hazards, proper handling and storage procedures for hazardous materials, potential ignition sources and their control, and the type of fire protection equipment necessary to control each major hazard.
- ▶ **Policy SAF-1-2:** Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design of projects and buildings, as well as parks and trails.
- ▶ **Policy SAF-1-3:** Coordinate with the CCSD Fire Department to ensure that new station siting and resources are available to serve local needs.
- ▶ **Policy SAF-1-4:** Expand emergency response services as needed due to community growth.
- ▶ **Policy INF-1-2:** Require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.
- ▶ **Policy IFP-1-7:** New development shall fund its fair share portion of impacts to all public facilities and infrastructure as provided for in State law.
- ▶ **Policy IFP-1-8:** Infrastructure improvements must be financed and/or constructed concurrent with or prior to completion of new development.
- ▶ **Policy IFP-1-10:** Except when prohibited by state law, the City will endeavor to ensure that sufficient capacity in all public services and facilities will be available on time to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.

City of Elk Grove Municipal Code

Chapter 16.85: Elk Grove Fire Fee

The City established a fire fee to fund the cost of capital facilities (fire protection facilities and equipment) to meet fire protection service needs by the CCSD. This fee is paid at the issuance of building permits.

Chapter 17.04: California Fire Code

The City adopted the 2019 California Fire Code with some local amendments as set forth in Section 17.04.010. Section 17.04.020 designates the chief of the Cosumnes Community Services District (CCSD) Fire Department or authorized designee the authority to enforce this chapter of the Municipal Code.

Elk Grove Unified School District Funding

Elk Grove Unified School District (EGUSD) operations are primarily funded through local property tax revenue that is first accrued in a common statewide pool, and then allocated to each school district based on average daily attendance. State law also permits the charging of development fees to assist the EGUSD in funding capital acquisition and improvements to programs for school facilities, based on documented justification that residential and nonresidential development projects generate students. The EGUSD allows the imposition of fees that can be adjusted periodically, consistent with SB 50. Current developer fees are \$6.34 per square foot of residential space and

\$0.66 per square foot of commercial/industrial space (EGUSD 2020). The EGUSD also collects a Mello-Roos tax, with the taxes applied at various stages during project review and development.

City of Elk Grove - Park and Recreation Dedication and Fees

Municipal Code Chapter 22.40 requires tentative subdivision and tentative parcel map applicants to dedicate land or pay an in-lieu fee for the development of neighborhood and community parks, and provides a formula for calculating the in-lieu fee. The parkland acquisition and development standard is 5 acres per 1,000 residents. In addition to Municipal Code Chapter 22.40, the Capital Facilities Fee (CFF) Program, supported by periodic studies called the Nexus Study, identifies the need for new development's share of funding for new, or an expansion of existing, facilities, including City administration facilities, police station and vehicles, corporation yard facilities, animal shelter facilities, new library facilities, and multiple transit projects. The Nexus Study informs the annual development impact fee report, which provides fees based on land use type for the planned areas.

The City and CCSD also have fee programs specific to park development, such as the Southeast Policy Area (SEPA) Park and Trail Fee, the Laguna Ridge Park Fee and Laguna Ridge Supplemental Park Fee, and the CCSD Park Fee. For example, developers of projects in SEPA are required to meet their Quimby obligation (park land dedication or in-lieu fee) pursuant to Municipal Code Chapter 22.40 and they are also responsible for paying the SEPA Park and Trail Fee, which goes toward park facilities, and trail land and facilities. Municipal Code Chapter 16.95.022 establishes the SEPA park and trail fee. The Laguna Ridge Specific Plan (LRSP) includes a parks fee for facility construction of new facilities. There is also the Laguna Ridge Supplemental Parks Fee Program, which provides funding for construction of all the local and community parks in LRSP, as well as the land component for parks and parkways that exceed the Quimby standard of 5 acres per 1,000 residents.

Parks and Recreation Master Plan

The Parks and Recreation Master Plan is a joint document prepared and approved by the CCSD and the City. The Master Plan was developed to guide both agencies in providing parks and recreation opportunities for residents in the City and in the CCSD boundaries. The Master Plan establishes a clear direction for the CCSD's core services and responsibilities, defines service priorities and capital investments, and outlines the manner in which the parks and recreation facilities and program services will be funded and delivered (CCSD 2018).

Elk Grove Bicycle, Pedestrian, and Trails Master Plan

The Elk Grove Bicycle, Pedestrian, and Trails Master Plan (2014) is the expression of the City's desire to have an exemplary off-street multiuse trail system that provides connectivity throughout the City and the wider Sacramento region in order to offer recreational opportunities and an alternative method for transportation for City residents. To achieve this trail system, the City acknowledges the necessity to provide direction on where trails should be located; set design standards and guidelines to describe the desired characteristics of trails; identify funding sources for trail planning, construction, and maintenance; establish prioritization criteria for which trail projects to implement first; and describe the City and interagency collaborative actions required to create the trail system. The City Council adopted the first Trails Master Plan in January 2007, but the plan is continually updated as goals are achieved, as new funding sources become available. The current plan was adopted in 2014.

3.12.2 Environmental Setting

FIRE PROTECTION

Fire protection services in the City are provided by CCSD. Services include fire suppression, emergency medical services, technical rescue, and arson and explosion investigations in a 157-square-mile service area covering the City, Galt, and a portion of unincorporated southern Sacramento County. The service area encompasses a population of more than 203,022 persons. The CCSD has 180 personnel in its Operations Division and operates out of eight fire stations and three facilities (CCSD 2020). In 2016, the CCSD responded to 18,592 incidents, an 8.2 percent decrease from 2015. The CCSD's fire stations are at the following locations:

- ▶ Fire Station 45, 229 5th Street, central Galt
- ▶ Fire Station 46, 1050 Walnut Avenue, northeast Galt
- ▶ Fire Station 71, 8760 Elk Grove Boulevard
- ▶ Fire Station 72, 10035 Atkins Drive
- ▶ Fire Station 73, 9607 Bond Road
- ▶ Fire Station 74, 6501 Laguna Park Drive
- ▶ Fire Station 75, 2300 Maritime Drive
- ▶ Fire Station 76, 8545 Sheldon Road

In addition, three new fire stations are planned in the Planning Area: (1) Station 77 to be located within the Laguna Ridge Specific Plan Area near Whitelock Parkway; (2) Station 78, to be located within the Sterling Meadows development along Lotz Parkway just north of Kammerer Road; and (3) Station 79 to be located within the Eastern Elk Grove Community Plan Area near Grant Line Road along Bradshaw Road.

LAW ENFORCEMENT

California Highway Patrol

The California Highway Patrol Valley Division provides services to the south Sacramento region from the division's South Sacramento office located at 6 Massie Court, Sacramento. The office patrols sections of I-5, State Route 99, U.S. Highway 50, and Business 80, as well as 500 miles of unincorporated county roadways.

Elk Grove Police Department

Police protection services are provided by the Elk Grove Police Department (EGPD) for areas within the City. EGPD is headquartered at 8400 Laguna Palms Way. EGPD is divided into four divisions: the Operations Division, the Investigations Division, the Administrative Services Division, and the Support Services Division. The Operations Division (Patrol) is responsible for responding to calls for services and is made up of eight patrol teams, canine officers, school resource officers, and the crisis response team (Flynn, pers. comm., 2020; EGPD 2020).

The EGPD has an authorized strength of 146 sworn officers and 108 civilian employees. The Police Department responds to approximately 52,000 calls for service each year. Note that calls for service and staffing related to animal services have been excluded from this analysis (EGPD 2020).

EGPD's officer-to-resident population ratio standard is 0.81 sworn police officers per 1,000 residents, and EGPD's response time goal is 5 minutes for Priority 1 calls. In 2018, EGPD's actual response time was 5.1 minutes for Priority 1 calls, and in 2019, EGPD's response time was estimated at 5.25 minutes (Flynn, pers. comm., 2020).

SCHOOLS

EGUSD provides educational services, including elementary, middle, and high schools, to the City. EGUSD operates 42 elementary schools, nine middle schools, nine high schools, three continuation schools, one K-12 independent study program, one charter school, one virtual online K-8 program and one special education school. In addition, the District offers preschool programs, an adult education program and a career training center for adults. (EGUSD 2020).

To identify school needs, EGUSD has developed a comprehensive districtwide Facilities Master Plan (FMP). The FMP is the blueprint for investments in the educational infrastructure. The FMP indicates that during the 2015-16 school year, there were a total of 63,232 students enrolled. The total number of students projected to be enrolled in EGUSD in 2025-26 is 76,859. This represents a projected increase of 13,600 students. Based on the projected District-wide increase of 13,600 students through 2025, the FMP forecasts the need for ten to twelve new schools through 2025, of which eight to ten are elementary schools with one middle school and one high school (EGUSD 2016).

PARKS AND RECREATION

The CCSD Parks and Recreation Department provides park and recreational services to the City and maintains more than 90 parks that, together, encompass more than 1,000 acres of parks, corridors, creeks, and trails in the Elk Grove community. According to *Plan for Play: Parks, Recreation and Facilities Master Plan*, approximately 5.26 acres of parkland were available per 1,000 population in 2017, and planned parklands would result in a park acreage standard of less than 5 acres per 1,000 population. The master plan concluded that community needs included visitor experiences (restrooms, shade, gathering places), off-street trails, major facilities (multipurpose recreation centers and aquatic centers), sports fields, and park facilities (CCSD Parks and Recreation Department 2018).

The City and CCSD have entered into a Memorandum of Understanding (MOU) concerning the development of park and recreation facilities in the City. The MOU addresses funding, programming, construction, ownership, and maintenance of park and recreational facilities in the geographic limits of the City. The most recent MOU was approved through Resolution 2019-214 (City of Elk Grove 2019b).

3.12.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

Evaluation of potential public service impacts are based on applicable City standards policies and a review of documents pertaining to the Project, including the General Plan EIR. Impacts on public services that would result from the Project were identified by comparing existing service capacity and facilities against future, new, or renovated facilities, the construction of which could have physical effects on the environment.

THRESHOLDS OF SIGNIFICANCE

A public services and recreation impact is considered significant if implementation of the Project would do any of the following:

- ▶ Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
 - fire,
 - police protection,
 - schools,
 - parks, and
 - 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; and/or
- ▶ include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.12-1: Require Construction of New Fire Protection Facilities, Resulting in Adverse Environmental Impacts

The General Plan EIR determined that where new growth areas within the City have been identified, new fire stations are planned to accommodate the anticipated growth and no significant impacts would occur. Compliance with applicable regulations and General Plan policies would ensure new fire station siting and resources are available. If new fire protection facilities are proposed, environmental review for the new facility would be conducted as appropriate. Project impacts associated with the construction of needed fire protection facilities would not result in a new or substantially more severe construction impacts than disclosed in the technical sections of the General Plan EIR. Development of housing sites identified in the Housing Element Update would be required to comply with applicable regulations and policies. Implementation of the Safety Element Update could provide additional improvements regarding emergency access and evacuation beyond the current Safety Element. Therefore, impacts related to the provision of fire services would be **less than significant**.

Implementation of the Housing Element Update could result in increased density at identified housing sites, which would result in associated population growth. This increase in population would increase demand for fire protection and emergency medical services, thus requiring additional firefighters, paramedics, and other personnel. Developed areas of the City's Planning Area are adequately served by the CCSD's existing fire stations and substantial new growth is not anticipated in these areas under the Housing Element Update. Where new growth areas within the City have been identified, new fire stations are planned to accommodate the anticipated growth. The increase in development density and intensity on the candidate sites could affect service ratios at facilities associated with fire protection, above that discussed in the 2019 General Plan environmental documents. The increased demand for fire protection and emergency medical services was evaluated in Impact 5.11.1.1 of the General Plan EIR.

Implementation of the Safety Element Update would update current policies and potentially result in emergency access improvements but would not increase development. Therefore, the Safety Element Update would not result in effects related to the increased demand for fire protection and emergency medical services.

General Plan Policies ER-4-1 and ER-4-2 are intended to reduce fire risk in the City by encouraging cooperation between the City and the CCSD as well as development of a fire prevention plan. Policies SAF-1-3 and SAF-1-4 call for coordination with the CCSD Fire Department to ensure that new station siting and resources are available to serve local needs and emergency response services are expanded as needed due to community growth. The CCSD Fire Department receives its funding through property taxes, fees for service, and grant funding and can, therefore, fund expanded services as new development occurs. Pursuant to Municipal Code Chapter 16.85, Elk Grove Fire Fee, all new development projects would be required to pay fire protection development fees to fund additional facilities and equipment. These funds would help to pay for costs associated with the development of new fire stations, if needed, including any required environmental analysis.

Development of the housing units associated with the Housing Element Update would increase the number of residents in the City, which would increase demand for fire protection and emergency medical services. The housing sites are located within CCSD Fire Department's existing service area and would not require any changes to the department's service area boundary. Therefore, implementation of the Housing Element Update would not directly affect response times. In addition, new housing units associated with the Housing Element Update would be designed to comply with building and fire codes (City Municipal Code Chapter 17.04) and include appropriate fire safety measures and equipment such as fire hydrants and sprinkler systems, smoke detectors, fire extinguishers, and adequate access and egress for emergency vehicle. Thus, the existing and planned fire stations would be sufficient to serve development related to the Housing Element Update.

There is no new significant effect and the impact is not more severe than the impact identified in the General Plan EIR. Therefore, impacts related to the provision of fire services would be **less than significant**.

Mitigation Measures

No additional mitigation is required beyond compliance with Municipal Code Chapter 16.85 and 17.04 and General Plan policies ER-4-1, ER-4-2, SAF-1-3, and SAF-1-4.

Impact 3.12-2: Require Construction of New Law Enforcement Facilities, Resulting in Adverse Environmental Impacts

General Plan EIR Impact 5.11.1.2 indicated that police services operates out of a centralized facility at the City Hall complex and additional police services to accommodate development can be accomplished through additional personnel and equipment and no significant impacts would occur. Relative to the General Plan EIR, the Project would not result in new or substantially more severe impacts related to law enforcement. In addition, Elk Grove General Plan Policy SAF-1-1 directs regular monitoring and review of the level of police staffing provided in Elk Grove and ensures that sufficient staffing and resources are available to serve local needs. The addition of new officers and/or administrative staff would not require a new or expanded police facility because EGPD operations would continue within the centralized facility at the City Hall complex and additional police services to accommodate development can be accomplished through additional personnel and equipment. Therefore, impacts related to the provision of law enforcement would be **less than significant**.

Implementation of the Housing Element Update would increase housing and density in the City. The Housing Element Update would accommodate up to 2,722 additional dwelling units beyond the number anticipated in the original General Plan EIR. The additional units would accommodate approximately 8,773 people (based on 3.223 persons per household). To maintain EGPD's current officer-to-resident population ratio of 0.81 sworn police officers per 1,000 residents, approximately eight new officers and/or administrative staff may be needed to serve the City. The EGPD operates out of a centralized facility at the City Hall complex and additional police services to accommodate development can be accomplished through additional personnel and equipment. The main police service campus is growing to accommodate the need for more police department office and storage space.

The General Plan EIR anticipated urbanization of the City and identified that implementation of the General Plan would result in less-than-significant impacts to law enforcement with implementation of General Plan Policy SAF-1-1 (Impact 5.11.2.1, City of Elk Grove 2018: 5.11-7). General Plan Policy SAF-1-1 directs regular monitoring and review of the level of police staffing provided in Elk Grove and ensures that sufficient staffing and resources are available to serve local needs. Similar to funding for fire protection services, new staff and equipment necessary to provide additional law enforcement services would be funded by development impact fees, which would be required to be paid by all proposed development within the City, as well as by ongoing payments of property taxes. The Safety Element Update policies addresses evacuation routes and identifies residential development in hazards areas with limited access and could result in access improvements. Thus, implementation of Safety Element Update policies could provide benefits to emergency response activities by both police and fire.

The fiscal impacts that a project may pose to a city is not an environmental impact. As discussed above, indirect housing development that may be constructed as a result of Housing Element implementation would result in a potential need for additional Elk Grove police officers. The City collects a Capital Facilities Fee that provides fair share funding towards the construction of new police facilities and acquires new (not replacement) police equipment to serve growth. There is no new significant effect, and the impact is not more severe than the impact identified in the General Plan EIR. Therefore, the Project would have **less-than-significant** impacts related to expanded police services and facilities.

Mitigation Measures

No additional mitigation is required beyond compliance with General Plan Policy SAF-1-1.

Impact 3.12-3: Increased Demand for New Public School Facilities

Impact 5.11.3.1 of the General Plan EIR identifies that future development in the City would result in an increase of school-aged children and would require the construction of new public school facilities. As determined by the General Plan EIR, because school facilities would be constructed by the EGUSD the environmental impacts of school construction would be significant and unavoidable. Implementation of the Project would result in a substantial increase in student generation that could require additional school facility needs beyond current General Plan buildout. This would be a substantial increase in impact severity than what was previously identified in General Plan EIR Impact 5.11.3.1. No mitigation measures are available to reduce potentially significant impacts; thus this impact would be **significant and unavoidable**.

As stated previously, implementation of the Housing Element Update would result in additional housing in the City. Overall, the Housing Element Update could increase the number of dwelling units in the City up to 2,722 units beyond those identified in the General Plan. This increase of 2,722 net new housing units would result in a potential population increase in the City of up to 8,773 persons when compared to the adopted General Plan. Implementation of the Safety Element Update would update current policies but would not increase development that would generate new students. Therefore, the Safety Element Update would not result in effects related to the increased demand for public school facilities.

With the anticipated development under the Housing Element Update, there would be an increase in the number of school-aged children that would reside in the City, triggering the need for additional public school facilities. Table 3.12-1 summarizes the EGUSD student generation rates from the School Facility Needs Analysis (EGUSD 2017).

Table 3.12-1 Potential New Students

Grade Level	Multi-Family Units	Maximum Potential of Additional Units Beyond General Plan Buildout	New Students
Elementary K-6	0.2108	2,722	574
Middle School 7-8	0.0541		147
High School 9-12	0.1270		346
Total		2,722	1,067

Calculated by Ascent Environmental in 2020.

Based on the existing student generation factors, the Housing Element Update could result in an additional 1,144 students to be enrolled at EGUSD schools. This increase in enrollment may require the construction of additional elementary schools, a middle school, and a high school. Anticipated growth under the Housing Element Update would be in addition to the projected student enrollment, which was developed before adoption of the General Plan. Thus, growth associated with the General Plan and the Housing Element Update was not factored into EGUSD planning and new or expanded public school facilities may be necessary. It is important to note that housing units associated with the Housing Element Update would be distributed across the City and, depending on the rate of development and the location, the specific need for one of each school type may not be necessary. For instance, revisions to school assignment boundaries, implemented at the discretion of the district, may be used to accommodate increased growth in some situations.

California Government Code Section 65995(h) states that "the payment or satisfaction of a fee, charge or other requirement levied or imposed...[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 as defined in Section 56021 or 56073, on the provision of adequate school facilities." All residential development within EGUSD's boundaries would be subject to the EGUSD residential fee in place at the time an application is submitted for a building permit. Under CEQA, payment of EGUSD residential development fees is considered to fully mitigate the need for school facilities generated by Project implementation.

Public Resources Code (PRC) Section 21151.2 requires school district governing boards to give the relevant planning commission a written notice in writing of the proposed acquisition before acquiring title to property for a new school site or for an addition to an existing school site. The planning commission is responsible for investigating the proposed site and providing it, and any related recommendations, to the governing board. In addition, Government Code Section 65402 requires a school district, prior to acquiring real property, to submit the location, purpose, and extent of such acquisition to the City Council for a determination as to conformity with the general plan. A school district, with a two-thirds vote, may render a city zoning ordinance inapplicable to classroom facilities, except when the proposed use of the property by the school district is for non-classroom facilities. Before a school district can override a local zoning ordinance, it must first comply with expanded coordination and communication requirements. The district also must comply with pre-existing CEQA requirements regarding school site review before overriding local zoning (Government Code Sections 53094, 65352.2).

Construction or expansion of public school facilities to accommodate population growth could result in significant impacts on such resources as aesthetics, air quality, biology, cultural resources, geology, hazards and hazardous materials, water quality, noise, and transportation. Because the location of any such public school facility has not been determined, it is speculative to address any precise environmental impacts associated with them. The actual impacts of new school facilities would depend upon the specific type and location of those facilities, and therefore project-specific environmental review would be required. The physical impacts of facility construction are discussed throughout the General Plan EIR. Nonetheless, because school facilities would be constructed by the EGUSD this impact would be potentially significant.

Mitigation Measures

As stated in the General Plan EIR, no additional feasible mitigation is available beyond compliance with existing laws and General Plan policies, and payment of EGUSD fees. While the EGUSD could and should implement measures to reduce physical environmental effects of school development, the EGUSD is not subject to mitigation adopted by the City. No enforceable measures are available. Therefore, this impact would remain **significant and unavoidable** as determined in the General Plan EIR.

Impact 3.12-4: Require Construction of New Park or Recreation Facilities, resulting in Adverse Environmental Impacts

Impact 5.11.4.1 of the General Plan EIR identifies that increased development would increase the demand on existing recreational facilities and require the development of new recreational facilities and no significant impacts would occur. Construction of park facilities would be subject to policies, standards, and mitigation measures from the General Plan and the General Plan EIR, or the mitigation identified in project-specific MMRPs. No new or substantially more severe impacts would be associated with implementation of the Project. The impacts of park construction would be **less than significant**.

Implementation of the Housing Element Update would in additional housing beyond what is currently allowed under the General Plan. This could result in an additional 2,722 dwelling units and a net increase of 8,773 in City population beyond what is currently anticipated at buildout under the General Plan. CCSD parkland standards, City Municipal Code Chapter 22.40 and General Plan Policy PT-1-3 require a minimum of 5 acres of developed parkland per 1,000 residents; the Laguna Ridge Specific Plan calls for parkland at a rate of 7 acres per 1,000 residents. The City has also established requirements for bicycle, pedestrian, and trail facilities as part of new development, either through the City's Bicycle, Pedestrian, and Trails Master Plan, or through the requirements of an area plan, such as LRSP or SEPA; though, these facilities are in addition to the required park facilities. The City requires that private developers proposing residential projects in the City either dedicate land for park facilities or pay a fee in lieu of providing parkland. These dedications and fees are collected by the City or CCSD as part of the development process and used for the purpose of developing new park facilities to serve the development for which the fees were paid. The dedication of parkland and the payment of fees in lieu of dedication were identified in Impact 5.11.4.1 of the General Plan EIR.

The Safety Element Update policies addresses evacuation routes and identifies residential development in hazards areas with limited access and could result in access improvements. This update would not have any environmental effects related to park and recreation facilities.

In addition to parkland requirements established in Policy PT-1-3, Policy PT-1-5 requires assurance of funding for maintenance of parks and/or trails prior to City approval of any Final Subdivision Map that contain or contributes to the need for public parks and facilities. Policy PT-1-6 directs coordination with the CCSD to provide designated park and open space areas in growth areas, and requires developers to incorporate open space where appropriate as a condition of approval. Policies PT-1-9 encourages park development adjacent to school sites to allow for concurrent use of the facilities when appropriate.

As part of the CCSD's Parks and Recreation Master Plan update, the City and the CCSD jointly adopted amendments to the Park Design Principles, which established requirements for the siting and sizing of new park facilities, as well as the design characteristics for these facilities. The update to the Parks and Recreation Master Plan and the Park Design Principles was coordinated with the General Plan, and describe the service area and design objectives for new parks and recreation facilities in the community.

Any future housing that is constructed under the Housing Element Update would increase the use of existing and generate new demand for parkland and facilities. The dedication of land or payment of in-lieu fees, in combination with policies in the General Plan, would ensure that impacts related to deterioration of existing parks and recreation facilities would not occur. Although development impact fees are required to ensure a minimum acreage of parkland within the City, these fees apply to subdivisions and not individual units such as those included in the Housing Element Update.

As noted above, the City and the CCSD have entered into an MOU regarding delivery of some parks and recreation facilities within the City's existing boundaries. Development projects outside of the MOU areas that include the construction of recreation facilities would be subject to General Plan policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects. The CCSD would be responsible for the construction of facilities in the MOU areas and would be required to comply with mitigation monitoring and reporting program (MMRP) from the relevant project-level CEQA document in which the park facilities would be located.

There is no new significant physical effects to parks and recreation and the impact is not more severe than the impact identified in the General Plan EIR. Therefore, the Project would have **less-than-significant** impact.

Mitigation Measures

No additional mitigation is required beyond compliance with General Plan policies PT-1-3, PT-1-5, PT-1-6, and PT-1-9, City and CCSD MOU, and City Municipal Code Chapter 22.40.

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