

4.13 PUBLIC SERVICES AND RECREATION

This chapter contains information about public services and recreation in the City of Vacaville, including police, fire protection, schools, libraries, parks, and recreation facilities. It provides an overview of the current regulatory framework, describes existing conditions, and analyzes the potential impacts of the proposed General Plan and Energy and Conservation Action Strategy (ECAS). As noted in Chapter 3, Project Description, impacts are determined by comparing the proposed General Plan and ECAS to existing conditions, rather than to the existing General Plan. This chapter evaluates City fire protection services, while wildfire hazards and emergency response and evacuation plans are discussed in Chapter 4.8, Hazards and Hazardous Materials.

The following evaluation is based on quantitative analysis and examines effects of projected growth levels on public services and parks and recreation.

A. Police

This section describes the regulatory framework, existing conditions, and potential impacts of the proposed General Plan and ECAS with regard to police services in the EIR Study Area. The EIR Study Area is served by two law enforcement agencies: the Vacaville Police Department (VPD) and the Solano County Sheriff's Office.

1. Regulatory Framework

The VPD is guided by a statement of core values. The core values of VPD include:

- ◆ Integrity in Their Actions
- ◆ Service to the Community
- ◆ Ethical Conduct and Decision-Making
- ◆ Respect for Human Dignity

2. Existing Conditions

This section describes the police service providers located within the EIR Study Area.

a. Vacaville Police Department

The VPD provides service to the City of Vacaville. Responsibilities of VPD include a 24-hour-a-day, 7-day-a-week communication center, crime suppression and prevention, investigations, traffic patrol, and emergency service. In addition, VPD oversees the Reserve Officer and Cadet Programs and administers specialty units, such a Special Weapons and Tactics (SWAT) team, a

Mobile Field Forces (MFF) team, Youth Services, K-9 units, the Family Investigative Response Services Team (FIRST), the Family Resource Center (FRC), and a clinical services component.¹

i. Staffing

VPD employs 103 sworn officers and 58 non-sworn, full-time personnel. Due to budget constraints, several full-time positions remain unfulfilled, including 13 sworn personnel and 12 non-sworn personnel positions.²

Public safety Community Facilities Districts (CFDs) have been formed to fund the increased staffing needs from new development to help maintain existing levels of service. Recent new development projects and the anticipated staffing needs are listed below; the additional staffing will be funded through the CFDs:³

- ◆ North Village (CFD #8): 5 additional staff
- ◆ Portofino (CFD #9): 1 additional staff
- ◆ Rice McMurtry (CFD #10): 2 additional staff
- ◆ Southtown (CFD #11): 4 additional staff
- ◆ Lagoon Valley (future CFD): 8.6 additional staff
- ◆ Residential Infill Sites (CFD #12): 2 additional staff

ii. Facilities

There is one main VPD police station, which is located at 660 Merchant Street, adjacent to Vacaville City Hall. Additionally, the Family Resource Center and FIRST are located at a leased facility at 320 Cernon Street. Currently VPD does not have any plans to expand its facilities; however, a proposed new fire station would likely include an office for VPD use.⁴

iii. Service Standards

Although VPD does not have a standard for staffing levels, the current ratio of officers per 1,000 residents is 1.12. This is lower than the Federal Bureau of Investigations recommended standard of two officers per 1,000 residents.

VPD has adopted standards for average response times. For Priority I calls, which are the highest priority and involve crimes in progress or people in physical jeopardy, the adopted response time standard is 6 minutes and 1 second. VPD is currently meeting the Priority I standard with

¹ Vacaville Police Department website, <http://www.ci.vacaville.ca.us/departments/police/>, accessed on May 9, 2012.

² Courtemanche, Craig, Lieutenant, Vacaville Police Department. Personal communication with the Planning Center | DC&E. April 16, 2010.

³ City of Vacaville, 2007, *Infrastructure, Facilities and Services Status Report*, page 63.

⁴ Buderer, Fred, City Planner, Community Development Department, City of Vacaville. Personal communication with Melissa McDonough, The Planning Center | DC&E. January 23, 2012.

an average response time of 6 minutes exactly. For Priority II calls, which are calls that do not need an immediate response, the adopted average response time standard is 16 minutes and 28 seconds. VPD is currently meeting the Priority II call standard, with an average response time of 15 minutes.⁵

iv. Mutual Aid Agreements

VPD participates in a regional Office of Emergency Services mutual aid agreement. This mutual aid agreement is administered through the State of California Office of Emergency Services and is managed at a local level through Solano County. By participating in this mutual aid agreement, VPD commits staff and other resources to assist with disasters throughout the state. In return, VPD receives assistance from outside entities should a significant emergency occur in Vacaville.

b. Solano County Sheriff

The Solano County Sheriff's Office provides law enforcement and emergency response in unincorporated parts of Solano County. In addition, the Sheriff's Office provides security for the Superior Courts and at the Solano County Jail in Fairfield. The Sheriff's Office serves an area of approximately 850 square miles, including approximately 22,000 people. There are 118 sworn officers and 265 non-sworn personnel employed with the Sheriff's Office. Due to County budget issues, the Sheriff's Office budget was recently reduced by approximately \$6 million, which resulted in staff layoffs and other reductions.⁶

3. Standards of Significance

Implementation of the proposed General Plan and ECAS would have a significant impact on police service if they would:

- ◆ Result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

4. Impact Discussion

This section discusses potential impacts of the proposed General Plan related to police service. Because the proposed ECAS itself would not generate the demand for additional police facilities,

⁵ Courtemanche, Craig, Lieutenant, Vacaville Police Department. Personal communication with Carey Stone, The Planning Center | DC&E. April 16, 2010.

⁶ Ferrera, Thomas, Undersheriff, Solano County Sheriff's Office. Personal e-mail communication with Carey Stone, The Planning Center | DC&E. April 13, 2010.

implementation of the proposed ECAS would no negative police service impacts, and is not discussed further in this section.

a. Project Impacts

The discussion of potential project impacts is organized by and responds to each of the potential impacts identified in the Standards of Significance.

- i. Result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.*

It is projected that by 2035, the horizon year of the proposed General Plan, 9,680 new dwelling units would be developed, and the population would increase by 26,500 new residents. As described above, the EIR Study Area includes the City of Vacaville, which is currently served by the VPD, as well as land outside the city limits, which is currently served by the Solano County Sheriff. However, land outside of the city limits would not be developed under the proposed General Plan until annexed to the city. Upon annexation, the VPD would be the service provider for new development.

In order to maintain the City's existing staffing ratio and adopted response time standards, the VPD would need 30 additional officers,⁷ with associated equipment and vehicles. The VPD expanded its facilities in 2003 by constructing a 39,000-square-foot building which would be sufficient to support the additional officers and serve new development allowed by the proposed General Plan.⁸

The proposed General Plan includes policies that support police services:

- ◆ Policy PUB-P2.1 directs the City to maintain adequate police staffing, performance levels, and facilities to serve Vacaville's existing population as well as any future growth.
- ◆ Policy PUB-P2.2 prohibits any development that will not, even with identified mitigation measures, maintain standards for law enforcement service.
- ◆ Policy PUB-P2.3 ensures that new development pays a fair and equitable amount to offset the costs for law enforcement services by collecting impact fees and requiring the creation of or annexation into a Community Facilities District.

⁷ 26,500 new residents / 1,000 = 26.5. 26.5 x 1.12 officers = 29.68 new officers.

⁸ Buder, Fred. City Planner, Community Development Department, City of Vacaville. Personal communication with Melissa McDonough, The Planning Center | DC&E. August 28, 2012.

- ◆ Policy PUB-P2.4 directs the City to identify and mitigate law enforcement hazards during the project review and approval process.
- ◆ Action PUB-A2.1 directs the City to develop a public safety facilities plan for law enforcement services.

In addition, the proposed General Plan requires that public buildings and facilities be designed to improve the beauty of Vacaville, complement their surroundings, and ensure unsightly areas are shielded from public view, which would help to mitigate land use and aesthetic impacts of new facilities through Policies PUB-P5.2 and PUB-P5.3. Therefore, the impact would be *less than significant*.

b. Cumulative Impacts

Future regional growth would result in increased demand for police services throughout the region. However, just as Vacaville would provide for additional police services within its own boundaries and would be required to address the potential environmental impacts of the development of additional or expanded police facilities under CEQA, so would other jurisdictions in Solano County. Therefore, the proposed General Plan would have a *less-than-significant* cumulative impact related to police services.

B. Fire

This section describes the regulatory framework, existing conditions, and potential impacts of the proposed General Plan and ECAS with regard to fire protection services in the EIR Study Area.

1. Regulatory Framework

The following State and local regulations, plans, and policies provide the regulatory framework for fire protection services in the EIR Study Area.

a. State Regulations and Plans

This section describes the State regulations and plans that pertain to fire protection services in the EIR Study Area.

i. California Code of Regulations

Division 1 of Title 19, Public Safety, of the California Code of Regulations pertains to fire and life safety and constitutes the Basic Building Design and Construction Standards of the Office of

the State Fire Marshal. Title 19 includes prevention and engineering measures for new construction. Title 19 is regularly reviewed and updated by the Office of the State Fire Marshal.

Part 2 of Title 24 of the California Code of Regulations is the California Building Code (CBC). Title 24 is published in its entirety every three years by order of the California Legislature, and Title 24 building regulations and standards have the force of law. The 2010 CBC incorporates, by adoption, the 2009 International Building Code of the International Code Council, with California amendments. In turn, Division 14.20 of Vacaville's Land Use and Development Code has adopted the 2010 CBC as the building code for the city. The CFC and CBC are updated every three years.

Part 9 of Title 24 is the California Fire Code (CFC). The 2010 CFC incorporates, by adoption, the 2010 International Fire Code of the International Code Council, with California amendments. This is the official Fire Code for the State and all political subdivisions. Division 14.20 of Vacaville's Land Use and Development Code adopts the 2010 CFC as the fire code for the city.

ii. Assembly Bill 337 (Bates Bill)

In response to the Oakland Hills fire of 1991, the Bates Bill was passed in 1992. Pursuant to this law, all new construction that is located in any fire hazard zone in Vacaville must use brush clearance and fire-resistant roof material.

iii. California Public Resources Code

Section 4290, Hazardous Fire Areas, of the Public Resources Code (PRC) includes fire safety regulations that apply to development in Vacaville. This section establishes minimum standards for roads, signage, private water supply resources, and wildland fuel modification. Section 4290 works in conjunction with current and new building construction development standards in State Responsibility Areas (SRAs), defined by the State Board of Forestry and Fire Protection as an area in which the State has primary financial responsibility for preventing and suppressing fires. Section 4291, Mountainous, Forest-, Brush- and Grass-Covered Lands, of the PRC requires annual defensible space of 100 feet to be provided around all structures in or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, including land with such characteristics located in portions of the EIR Study Area.

iv. California Health and Safety Code and Uniform 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 Vacaville, enforce the

Uniform Building Code, which provides standards for fire-resistant building and roofing materials and other fire-related construction methods.

v. California Fire Plan

The California Fire Plan is the State's "road map" for reducing the risk of wildfire. The overall goal of the Plan is to reduce total costs and losses from wildland fire in California through focused pre-fire management prescriptions and increased initial attack success. The Plan was adopted in March 1996 and is currently undergoing review and revision by the California Department of Forestry and Fire Protection (CAL FIRE). The Plan provides guidance to local jurisdictions, such as the City of Vacaville, to meet these State goals.

b. Vacaville Land Use and Development Code

Section 14.20.290 of the Land Use and Development Code, Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire is a Threat, is intended to increase the protection of life and property from wildfire occurring on open lands. The standards in Section 14.20.290 are summarized below:

- ◆ Section 14.20.290.020, Coordination with other Policies and Regulations, requires that when development occurs on or adjacent to hillsides, the development must adhere to the City of Vacaville Fire Department policy addressing hillside development. Where this policy is inconsistent with the requirements in Section 14.20.290, the Fire Chief shall have discretion to set forth the requirements for a project.
- ◆ Section 14.20.290.040, Fire Buffer Zone, requires a fire buffer zone consisting of 50 feet of non-combustible defensible space between residential yards adjacent to open lands where wildfire is a threat.
- ◆ Section 14.20.290.050, Fire Access Road, requires a 20-foot-wide fire access road, when required by the Fire Chief, around the perimeter of a site where wildfire is a threat, and Section 14.20.290.060 requires a greenbelt of fire resistive, irrigated low-growth vegetation, when required by the Fire Chief. Section 14.20.290.070 states that a non-combustible fire break may be used in areas where it is not practical to apply a fire access road or greenbelt.
- ◆ Section 14.20.290.080, Single Loaded Streets, states that on streets directly adjacent to permanent open lands where wildfire is a threat, housing shall only be located on the side of the street opposite from the open space lands.
- ◆ Section 14.20.290.100, Non-Combustible Fencing, requires that all fencing adjacent to open space lands be of non-combustible material.
- ◆ Sections 14.20.290.110, Rear Yard Setback, and 14.20.290.120, Side Yard Setback, establish rear and side setback requirements.

- ◆ Section 14.20.290.130, Residential Sprinkler System, requires a residential sprinkler system, when requested by the Fire Chief, where the distance from a building to a public water supply is beyond the minimum required distance, ingress and egress for fire protection is sub-standard, or where needed to minimize the chance of a larger fire.⁹
- ◆ Section 14.20.290.140, Ingress and Egress, establishes ingress and egress requirements for all structures and improvements.
- ◆ Section 14.20.290.150, Water Supply, requires that the on-site water supply comply with the City Water Master Plan.
- ◆ Section 14.20.290.160, Residential Construction Standards, establishes residential construction standards for roofing materials, siding materials, eaves, attic and underfloor openings, and Section 14.20.290.170 establishes standards for accessory structures, such as decks, awnings, sheds, and porches.

2. Existing Conditions

This section describes the Vacaville Fire Department (VFD), which provides fire and emergency services to the city. Because any new development under the proposed General Plan would be required to annex into the City before development, the City would provide fire protection services to all new development allowed by the proposed General Plan. Therefore, this section only discusses the VFD. As shown in Figure 4.13-1, other fire protection districts provide fire protection services outside of the current city limits and within the EIR Study Area.

Fire-related calls for VFD service include: structure, nuisance, vehicle, and vegetation fires; hazardous materials emergencies; technical emergencies such as trench, water, and confined space rescues; and vehicle accidents and extrication incidents involving automobiles, motorcycles, tractor trailers, and airplanes.

For emergency medical service, VFD provides Advanced Life Support (ALS) first responder and ALS transport services, as well as Emergency Medical Service (EMS). These services include responding to minor injury and major traumatic injury incidents, as well as to general and major medical incidents. VFD responds to mass casualty incidents within its larger response area as part of a countywide mutual aid system for ambulances.

⁹ The California Residential Code requires sprinklers in all new one- and two-family dwellings and townhomes. Source: <http://osfm.fire.ca.gov/codedevelopment/residentialsprinklerandcacodes.php>.

VFD also organizes fire prevention functions through its Support Services Division. These functions include the provision of fire safety inspections to Vacaville businesses by inspectors and fire suppression engine companies, as well as plan safety inspections for new construction projects, remodels, and sprinkler systems. Lastly, VFD provides disaster preparation and Emergency Operations training to City staff members. This training allows the City to set up and operate an Emergency Operations Center during emergencies. VFP also provides code enforcement services.

a. Staffing

VFD currently employs 77 fire prevention, suppression, investigation, and administration personnel. Due to budget constraints, three positions remain unfilled: Division Chief, Assistant Fire Marshal, and Fire Prevention Specialist.¹⁰ The following is a breakdown of existing VFD personnel by title and number of staff:

- ◆ Fire Chief (1)
- ◆ Division Chief (1)
- ◆ Battalion Chief (3)
- ◆ Captain (13)
- ◆ Engineer (15)
- ◆ Firefighter/Paramedic (25)
- ◆ Firefighter (14)
- ◆ Administrative Assistant (1)
- ◆ Senior Administrative Clerk (1)
- ◆ Fire Plans Examiner/Inspector (1)
- ◆ Fire Prevention Specialist (1)
- ◆ Special Projects Coordinator (1)
- ◆ Code Enforcement (3)

In 2003, VFD underwent a Standards of Response Coverage evaluation to help determine future staffing levels and facilities needed in order to provide adequate fire services to Vacaville.¹¹ This evaluation looked at existing deployment, community outcome expectations, a community risk assessment, a distribution study, a concentration study, historical reliability, historical response effectiveness studies, and an overall evaluation.¹² As part of this process, future development and consequent increases in population were taken into consideration.¹³ The evaluation found

¹⁰ Vacaville Fire Department, *Fire Department Staffing*, <http://www.cityofvacaville.com/departments/firestaffing.php>, accessed on May 11, 2012.

¹¹ City of Vacaville, 2003, *Standards of Response Coverage Study Volume 1 Final Report*, pages 5 to 6.

¹² City of Vacaville, 2003, *Standards of Response Coverage Study Volume 1 Final Report*, pages 5 to 6.

¹³ City of Vacaville, 2003, *Standards of Response Coverage Study Volume 1 Final Report*, page 6.

that in 2003 staffing levels were just meeting the City's needs and concluded that as Vacaville grows along its outer areas, the City would require additional fire staff and stations in order to maintain adequate service.¹⁴

b. Facilities

The administrative offices of VFD are located at Vacaville City Hall, 650 Merchant Street. This central facility includes the offices of the Fire Chief, Division Chief, and administrative staff. It also houses the Support Services Division, including the Fire Prevention Bureau.

As shown in Figure 4.13-1, VFD has four existing fire stations in the city: Stations 71, 72, 73, and 74. Station 71, located at 111 South Orchard Avenue, serves as the main station, and is equipped with an extra apparatus bay for the storage of reserve equipment and firefighting apparatus. Each station provides ALS/EMS service and responds to all types of fires, including wildland, structure, and vehicle fires. Table 4.13-1 provides each station's location, number of personnel, and all apparatus/equipment in operation at each station.

In addition, there are planned facilities anticipated in the future:

- ◆ The proposed Southtown Fire Station at Vanden and Cogburn Circle.
- ◆ A proposed fire station at Orange Drive just east of Leisure Town Road.
- ◆ Relocation of Fire Station 73 from Eubanks Court to somewhere in the vicinity of Brown Street and Browns Valley Parkway.
- ◆ A proposed fire station at Lower Lagoon Valley.

In addition to the equipment and apparatus listed in Table 4.13-1, VFD owns and operates the following equipment:

- ◆ Reserve Engine (3)
- ◆ Reserve Ambulance (2)
- ◆ Rescue Squad (1)
- ◆ Command Vehicle (2)
- ◆ Trench Rescue Trailer (1)
- ◆ Community Response Trailer (2)
- ◆ Prevention/Investigation Trailer (1)
- ◆ ¾-Ton Pick Up Truck (1)
- ◆ Staff Vehicle (6)
- ◆ Boat (2)

¹⁴ City of Vacaville, 2003, *Standards of Response Coverage Study Volume 1 Final Report*, page 1.

TABLE 4.13-1 FIRE STATION LOCATIONS AND RESOURCES

Station	Address	Personnel	Apparatus/Equipment
Station 71 (Main Station)	111 S. Orchard Avenue	5 total	Truck or Engine or Brush (1) Ambulance (1) Brush Unit (1)
Station 72	2001 Ulatis Drive	5 total	Type 1 Engine or Brush(1) Ambulance (1) Brush Unit (1)
Station 73	650 Eubanks Court	3 total	Type 1 Engine or Brush (1) Ambulance (1) Brush Unit (1)
Station 74	1850 Alamo Drive	5 total	Type 1 Engine or Brush(1) Ambulance (2) Grass Unit (1)

Source: Vacaville Fire Department, 2010.

c. Service Standards

VFD maintains an adopted standard response time and success rate of 7 minutes for 90 percent of calls. This response time refers to the time period between VFD notification and arrival on the scene of the incident for calls within city limits.

d. Automatic and Mutual Aid Agreements

VFD is actively involved in formal agreements with three neighboring fire protection service providers to provide automatic aid responses in designated areas. These agreements are described below. In addition to the automatic aid agreements described below, VFD also participates in a Mutual Aid Plan with other fire departments in Solano County. Together, the departments have developed a shared alarm matrix that identifies which agencies and units should respond, depending on the size and nature of the incident. VFD also participated in the State Wide Mutual Aid Program.

i. *City of Dixon*

The City of Vacaville has entered into a general aid agreement with the City of Dixon. Under this agreement, the cities have agreed to provide fire suppression, rescue, and emergency medical services to each other. The area of Vacaville designated for service under this agreement is bounded by Midway Road and Vaca Valley Parkway to the north and south, and the Vacaville city limits to the east and west. Automatic aid between the two cities is limited to structural and vegetation firefighting.

ii. City of Fairfield

The City of Vacaville has entered into an automatic aid agreement with the City of Fairfield. Under this agreement, the cities have agreed to provide fire and rescue services to each other along the Interstate 80 and Peabody Road corridors. The agreement also states that the City of Fairfield shall provide first response to structure fires in the area of Vacaville bounded by Peabody Road and Caldwell Drive to the north and west, and the city limits to the east and south.

iii. Vacaville Fire Protection District

The Vacaville Fire Protection District, established in 1946, is one of six fire protection districts in Solano County that were created as special districts, which are agencies formed within specific geographical boundaries to deliver a specific public service. The VFD and Vacaville Fire Protection District shared resources and a station until 1981 when, because of growth in the two areas, they split. The Vacaville Fire Protection District now serves approximately 6,300 residents and covers 135 square miles, including portions of the EIR Study Area. The City of Vacaville has entered into an automatic aid agreement with the Vacaville Fire Protection District. Automatic aid between the two providers is limited to structural and wildland firefighting. The area of Vacaville designated as part of this agreement is bounded by Markham Avenue to the north, East Monte Vista Avenue between Vine Street and Callen Street to the south, Callen Street and Brown Street to the east, and Dobbins Street to the west.

3. Standards of Significance

Implementation of the proposed General Plan and ECAS would have a significant impact on fire protection service if they would:

- ◆ Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection services, need for new or physically altered fire protection services, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

4. Impact Discussion

This section discusses potential impacts of the proposed General Plan related to fire protection service. Because the proposed ECAS itself would not generate the demand for additional fire protection facilities, implementation of the proposed ECAS would have no negative fire protection service impacts, and is not discussed further in this section.

a. Project Impacts

The discussion of potential project impacts is organized by and responds to each of the potential impacts identified in the Standards of Significance.

- i. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection services, need for new or physically altered fire protection services, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.*

It is projected that by 2035, the horizon year of the proposed General Plan, 9,680 new dwelling units would be developed, and the population would increase by 26,500 new residents. As shown in Figure 4.13-1, the EIR Study Area is currently served by four fire protection districts. However, all land outside of the city limits would not be developed under the proposed General Plan until annexed to the City. Upon annexation, the VFD would be the service provider for new development.

As a result of projected population growth under the proposed General Plan, additional staff and equipment would be required to maintain or improve current response times. It is likely that new or expanded facilities would be required to support the additional staff and serve the new development.

The proposed General Plan contains policies and actions that aim to provide adequate fire protection and emergency medical response services to serve existing and new development:

- ◆ Policy PUB-P1.1 prohibits any development that will not, even with identified mitigation measures, maintain standards for fire, rescue, and emergency medical service.
- ◆ Policy PUB-P1.2 ensures that new development pays a fair and equitable amount to offset the costs for fire, rescue, and emergency medical response services by collecting impact fees, requiring developers to build new facilities, and requiring the new areas to create or annex into a Community Facilities District.
- ◆ Policy PUB-P1.3 requires the establishment of Community Facilities Districts or other funding mechanisms to provide standby fire protection services (i.e. fire protection services during the construction phase of new development, adding permanent staffing levels as construction progresses), if necessary.
- ◆ Policy PUB-P1.5 requires new development to satisfy fire flow and hydrant requirements and other design requirements as established by the Fire Department.
- ◆ Policy PUB-P1.6 directs the City to plan future fire station locations to maintain or enhance current response levels.
- ◆ Action PUB-A1.1 directs the City to develop a public safety facilities plan for fire, rescue, and emergency medical services.

In addition, the policies and actions under Goal SAF-5, as well as Policy PUB-P1.4 would reduce fire protection service needs by minimizing fire risks.

Furthermore, the proposed General Plan requires that public buildings and facilities be designed to improve the beauty of Vacaville, complement their surroundings, and ensure unsightly areas are shielded from public view, which would help to mitigate land use and aesthetic impacts of new facilities through Policies PUB-P5.2 and PUB-P5.3.

As indicated above, as new development occurs, it is likely that new or expanded fire protection facilities would be needed to support the associated population growth. It is not known at what time or location such facilities would be required or what the exact nature of these facilities would be, so it cannot be determined what project-specific environmental impacts would occur from their construction and operation. However, such impacts would be project-specific, and would require permitting and review in accordance with CEQA, which would ensure that any environmental impacts are disclosed and mitigated to the extent possible. This EIR is a programmatic document and does not evaluate the environmental impacts of any project-specific development. Therefore, the impact is *less than significant*.

b. Cumulative Impacts

Future regional growth would result in increased demand for fire protection services throughout the region. However, just as Vacaville would provide for additional protection services within its own boundaries and would be required to address the potential environmental impacts of the development of additional or expanded fire protection facilities under CEQA, so would other jurisdictions in Solano County. Therefore, the proposed General Plan would have a *less-than-significant* cumulative impact related to fire protection services.

C. Schools

This section describes the regulatory framework, existing conditions and potential impacts of the proposed General Plan and ECAS with regard to schools in the EIR Study Area.

1. Regulatory Framework

Senate Bill (SB) 50 (Greene), approved by the California Legislature in 1998, and funded by Proposition 1A, limits the power of Vacaville or any other city or county to require fiscal mitigation on home developers as a condition of approving new development, and provides for a standardized developer fee for schools. In 1998, SB 50 generally provided for a 50/50 State and local school facilities funding match, with a \$9.2 billion bond authorized to fund the State portion. SB 50 also provided for three levels of statutory impact fees. The application level depends on whether State funding is available, whether the school district is eligible for State funding, and whether the school district meets certain additional criteria involving bonding capacity, year-round schools, and the percentage of portable classrooms in use.

California Government Code Sections 65995 to 65998 set forth provisions to implement SB 50. Specifically, according to 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.” Local school districts in Vacaville are responsible for implementing the specific methods for mitigating school impacts under the Government Code.

2. Existing Conditions

As shown in Figure 4.13-2, there are four school districts serving Vacaville students within the EIR Study Area: Vacaville Unified School District (VUSD), Travis Unified School District (TUSD), Dixon Unified School District (DUSD), and Fairfield-Suisun Unified School District (FSUSD).

The information in this section is presented in a variety of formats because every school district reports data differently. In particular, information about current enrollment, school capacity, and projected enrollment may be shown by school or by grade, depending on each school district’s standard.

a. Vacaville Unified School District (VUSD)

The City of Vacaville is largely served by VUSD. There are eleven elementary schools, two middle schools, and four high schools in VUSD. In addition, VUSD runs independent study programs for kindergarten through twelfth grade. The names and addresses of the VUSD schools are included in Table 4.13-2, with their locations illustrated on Figure 4.13-2.

i. Student Enrollment and School Capacity

Current enrollment for each school for the 2011/2012 school year is shown in Table 4.13-2. As shown in the table, nearly all schools in the district, with the exception of Buckingham Charter School and Country High School, are currently operating below capacity. VUSD tracks enrollment in special education classes separately, though there are special education programs at nearly every school. Therefore, capacity and enrollment for special education programs are listed separately in Table 4.13-2.

Overall, enrollment in VUSD is projected to slightly decline over the next five years, as shown in Table 4.13-2. However, VUSD projects that enrollment will slightly increase for a few schools during this time period. These schools include Browns Valley Elementary, Cooper Elementary, Hemlock Elementary, Orchard Elementary, Sierra Vista Elementary, Vaca Peña Middle School, and Will C. Wood High School. Although enrollment is projected to minimally increase for these schools, they will still be operating below capacity.

ii. Budget

California K-12 public school districts are required to have a balanced budget by June 30 of every year. As the State's budgetary crisis continues, districts throughout California have had to adopt budget-cutting measures in order to comply with that State mandate. Over the past four years, VUSD has had to cut its general operating budget from approximately \$100 million to around \$85 million, a 15-percent cut. The budget reductions approved for the 2010/2011 fiscal year totaled \$8.6 million for a new budget of \$77.6 million. A majority of the budget shortfalls are due to the continuing economic recession and State budgetary crisis. As the current economic climate continues, VUSD will also continue to consider a variety of budget-reducing mechanisms, including school closures, increasing class sizes, reducing and/or eliminating extra-curricular activities, additional staff layoffs, and cutting other programs and services.¹⁵

iii. Planned Improvements¹⁶

VUSD currently has plans to build two new elementary schools: one in the North Village area, located north of Vaca Valley Parkway between Interstate 505 and Leisure Town Road, and the other in the Rice-McMurty area, located north of Vaca Valley Parkway, east of Browns Valley Road. Both proposed elementary schools are in the early planning stages, and there are no current plans for construction. VUSD will not build an elementary school until there is a guaranteed enrollment of 400 students, due to the costs associated with school operations.

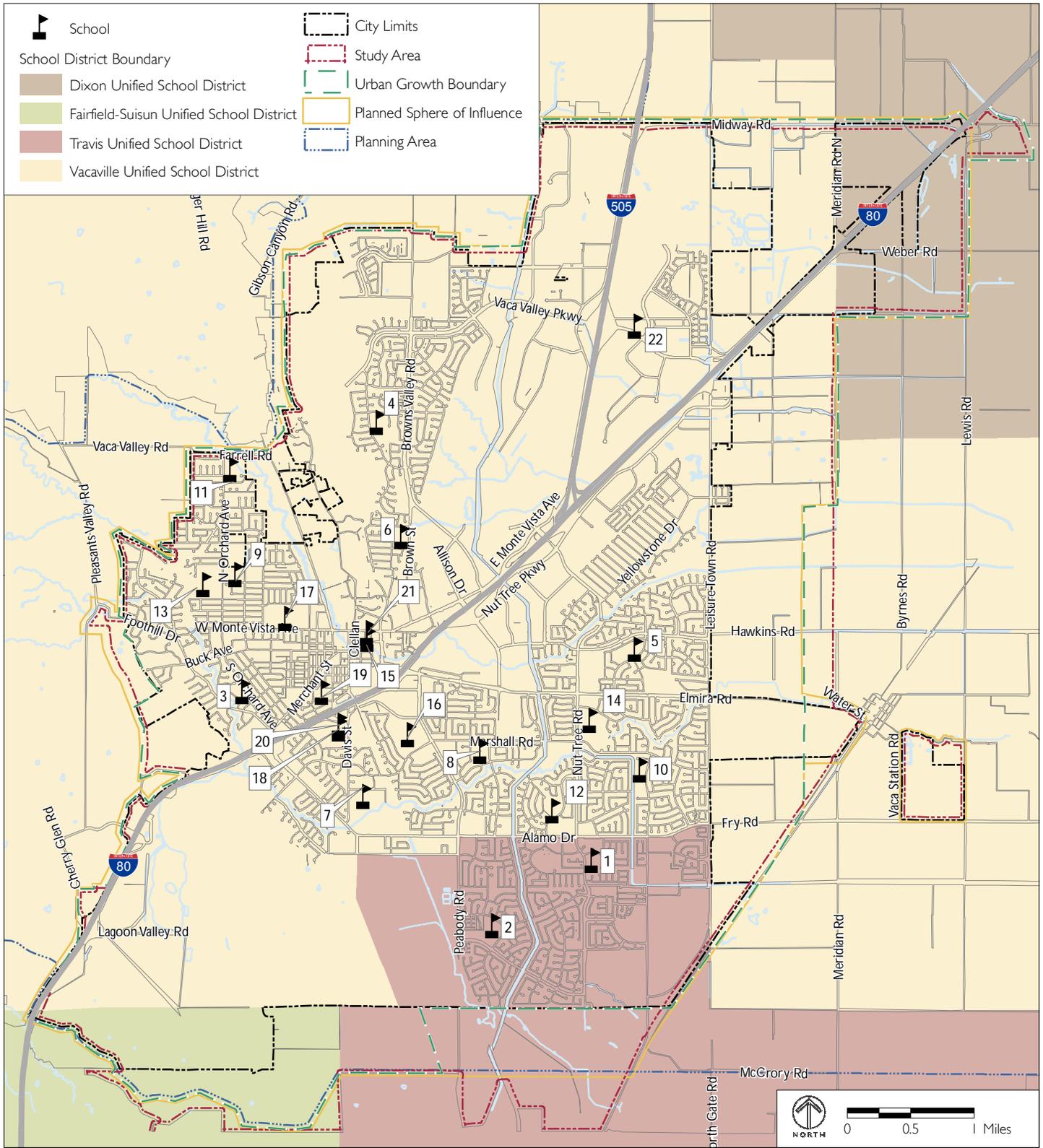
VUSD does not currently own the land for the North Village site. However, the developer of the proposed North Village residential subdivision has submitted plans to VUSD for a new residential development, including a proposed school site. VUSD is currently reviewing the plan and beginning its due diligence, which includes obtaining approval from the California Department of Education for a new school site, and negotiating a purchase agreement with the developer. The proposed General Plan includes a map of planned school sites, even though they are not yet final. The anticipated location of the North Village school site based on the proposed General Plan is shown in Figure 4.13-3.

VUSD has purchased two parcels totaling approximately 20 acres for the Rice-McMurty future elementary school site, which is shown in Figure 4.13-3. At this time, there are no construction plans for this school site.

¹⁵ Vacaville Unified School District, June 18, 2009, *Estimated Year-End, 2008-2009 Recommended Budget Adoption, 2009-2010 Presentation*.

¹⁶ This section is based on the following: Coop, Leigh, Director of Facilities, Vacaville Unified School District. Personal email communication with Carey Stone, The Planning Center | DC&E. May 21, 2010. Verified and updated via personal email communication with Melissa McDonough, The Planning Center | DC&E, February 1, 2012.

**CITY OF VACAVILLE
VACAVILLE GENERAL PLAN AND ECAS EIR
PUBLIC SERVICES AND RECREATION**



Source: City of Vacaville, 2010.

- Travis Unified School District**
 1 Cambridge Elementary School
 2 Foxboro Elementary School

- Vacaville Unified School District**
 3 Alamo Elementary School
 4 Browns Valley Elementary School
 5 Cooper Elementary School
 6 Edwin Markham Elementary School
 7 Eugene Padan Elementary School

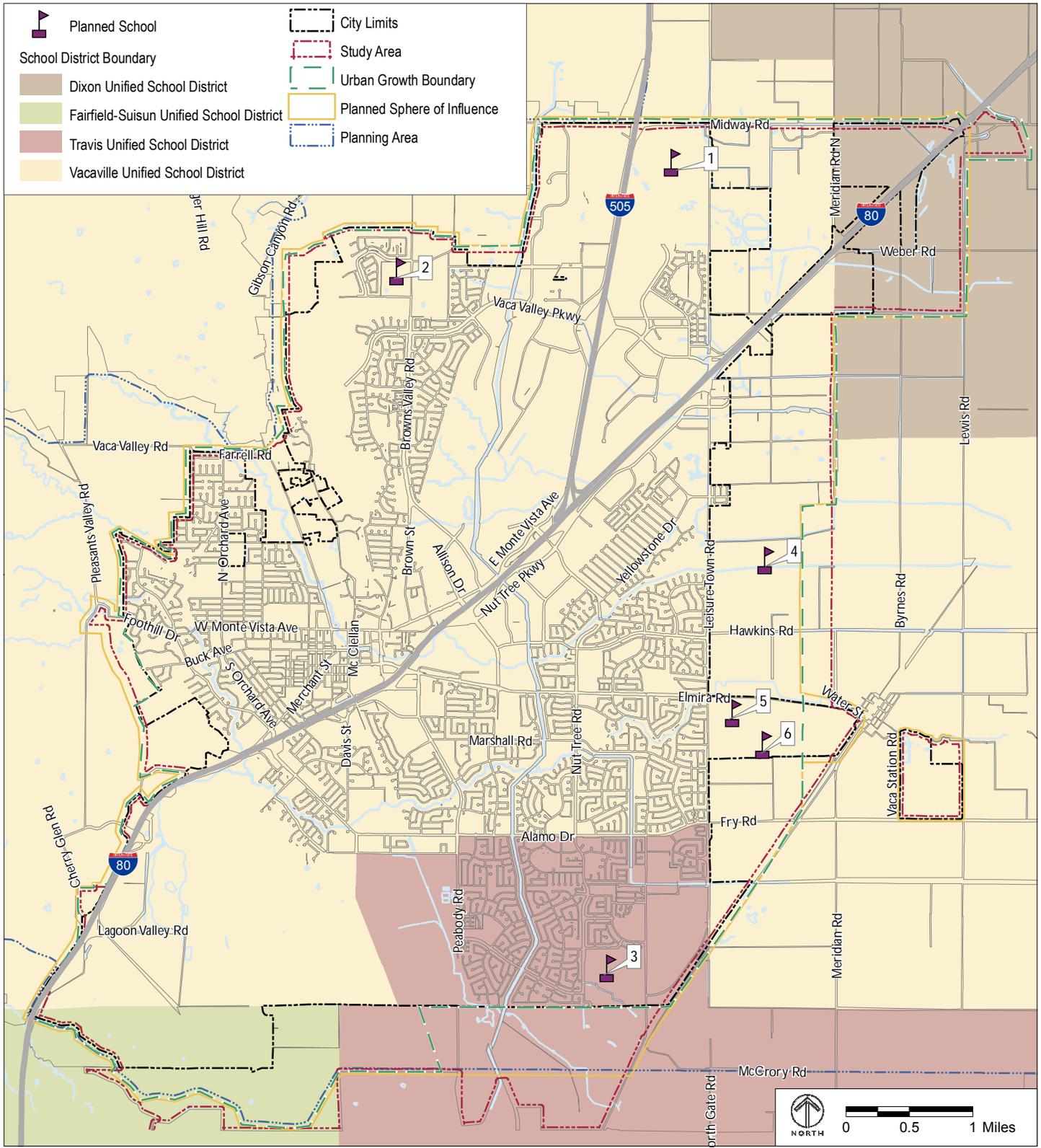
- Vacaville Unified School District (con't)**
 8 Fairmont Elementary School
 9 Hemlock Elementary School and ACE Charter School
 10 Jean Calison Elementary School
 11 Orchard Elementary School
 12 Sierra Vista Elementary School
 13 Willis Jepson Middle School
 14 Vaca Pena Middle School
 15 Country High School
 16 Will C. Wood High School

- Vacaville Unified School District (con't)**
 17 Vacaville High School
 18 Elise P. Buckingham Charter School
 19 Vacaville Community Prep Day School
 20 Vacaville Independent Study Program
 21 Vacaville Adult School

- Solano Community College
 22 Solano Community College
 Vacaville Center

**FIGURE 4.13-2
SCHOOL DISTRICTS
AND SCHOOLS**

**CITY OF VACAVILLE
VACAVILLE GENERAL PLAN AND ECAS EIR
PUBLIC SERVICES AND RECREATION**



Source: City of Vacaville, 2010.

- 1 North Village Elementary School
- 2 Rice McMurty Elementary School
- 3 Vanden Meadows Elementary School
- 4 East of Leisure Town Road Elementary School - North
- 5 Brighton Landing Private High School
- 6 East of Leisure Town Road Elementary School - South



**FIGURE 4.13-3
SCHOOL DISTRICTS
AND PLANNED SCHOOLS**

TABLE 4.13-2 VACAVILLE UNIFIED SCHOOL DISTRICT CAPACITY 2011/12 ENROLLMENT AND PROJECTED ENROLLMENT

School	Address	Capacity	11/12 Enrollment	Projected Enrollment					
				12/13	13/14	14/15	15/16	16/17	
Grades K-6									
ACE	400 Hemlock Street	150	139	140	150	150	150	150	150
Alamo	500 S. Orchard Avenue	734	567	563	561	560	560	560	560
Browns Valley	333 Wrentham Drive	1,172	944	979	1,034	1,055	1,073	1,073	1,073
Jean Callison	6261 Vanden Road	1,027	1,027	563	561	560	1,633	1,633	1,633
Cooper	750 Christine Drive	1,056	906	882	882	882	882	882	882
Fairmont	1355 Marshall Road	734	580	572	572	572	572	572	572
Hemlock	400 Hemlock Street	469	270	430	446	442	450	450	450
Edwin Markham	101 Markham Avenue	1,083	772	838	836	839	836	836	836
Orchard	805 North Orchard Avenue	499	393	383	388	394	394	394	394
Padan	200 Padan School Road	940	643	657	660	646	660	660	660
Independent Study	Various	28	28	28	28	28	28	28	28
Grades 7-8									
Willis Jepson Middle School	580 Elder Street	1,164	925	897	922	950	998	998	998
Vaca Peña Middle School	200 Keith Way	1,107	852	943	935	923	920	921	921
Independent Study	Various	38	25	45	45	46	47	47	47
Grades 9-12									
Buckingham Charter School	188-B Bella Vista Road	432	460	460	460	460	460	460	460
Country High School	100 McClellan Street	135	165	121	119	125	123	123	123
Vacaville High School	100 West Monte Vista Avenue	2,133	1,860	1,921	1,855	1,842	1,827	1,827	1,827

TABLE 4.13-2 VACAVILLE UNIFIED SCHOOL DISTRICT CAPACITY 2011/12 ENROLLMENT AND PROJECTED ENROLLMENT

School	Address	Capacity	11/12 Enrollment	Projected Enrollment					
				12/13	13/14	14/15	15/16	16/17	
Grades K-6									
ACE	400 Hemlock Street	150	139	140	150	150	150	150	150
Alamo	500 S. Orchard Avenue	734	567	563	561	560	560	560	560
Browns Valley	333 Wrentham Drive	1,172	944	979	1,034	1,055	1,073	1,073	1,073
Jean Callison	6261 Vanden Road	1,027	1,027	563	561	560	1,633	1,633	1,633
Cooper	750 Christine Drive	1,056	906	882	882	882	882	882	882
Fairmont	1355 Marshall Road	734	580	572	572	572	572	572	572
Hemlock	400 Hemlock Street	469	270	430	446	442	450	450	450
Edwin Markham	101 Markham Avenue	1,083	772	838	836	839	836	836	836
Orchard	805 North Orchard Avenue	499	393	383	388	394	394	394	394
Padan	200 Padan School Road	940	643	657	660	646	660	660	660
Independent Study	Various	28	28	28	28	28	28	28	28
Grades 7-8									
Willis Jepson Middle School	580 Elder Street	1,164	925	897	922	950	998	998	998
Vaca Peña Middle School	200 Keith Way	1,107	852	943	935	923	920	921	921
Independent Study	Various	38	25	45	45	46	47	47	47
Grades 9-12									
Buckingham Charter School	188-B Bella Vista Road	432	460	460	460	460	460	460	460
Country High School	100 McClellan Street	135	165	121	119	125	123	123	123
Vacaville High School	100 West Monte Vista Avenue	2,133	1,860	1,921	1,855	1,842	1,827	1,827	1,827

In addition to the two future school sites, VUSD has nearly completed a major renovation and new construction facilities program. This program was largely funded by Measure V, a voter-approved general obligation bond passed in November 2001, which generated \$101.3 million for school funding. In addition, VUSD leveraged Measure V money with the State School Facilities Program and developer fees for a total of \$150 million for school renovations, additions, and replacements. Every school campus except Buckingham Charter Magnet High School has received major renovation improvements as well as new additions and technology upgrades. Major new construction includes a new classroom wing at Alamo Elementary School, a new Science Building at Will C. Wood High School, and a new gymnasium at Vaca Peña Middle School. The most recent new construction project was the complete replacement of the Fairmount Charter Elementary School with a LEED Silver- and Collaborative for High Performance Schools (CHPS)-certified green school at the same site.

The Measure V program is nearly complete. The final major renovation project is the modernization of Will C. Wood High School, which is currently underway and scheduled to be completed by late fall 2012. In June and August 2010, VUSD received \$7.7 million from the State, which allowed the project to go forward, starting spring 2011.

There are additional renovation and construction projects outlined in VUSD's Draft *Long-Range Facilities Master Plan*, which had not been approved as of January 2012. In total, the Draft Master Plan estimates these projects will cost over \$200 million. The projects include replacing all portable buildings with permanent structures, updating technology, and replacing outdated facilities, including multi-purpose rooms, gymnasiums, libraries, school offices, and cafeterias. However, there is no funding in place for these projects. Once the Master Plan is approved, the School Board may explore the option of attempting to pass another bond measure.

Additional funding for school improvement projects comes from developer impact fees. As of June 2012, VUSD charges \$2.05 per square foot for new residential construction. For commercial and senior-restricted residential development, the developer impact fee is \$0.33 per square foot. Because developer impact fees do not fully cover the full cost of constructing new school facilities, the VUSD requests voluntary mitigation agreement for major development projects.¹⁷

b. Travis Unified School District (TUSD)

TUSD is made up of five elementary schools, one middle school, one high school, and a community day school. A large portion of TUSD includes the Travis Air Force Base (AFB). Only children with a Department of Defense issued identification card may attend the two elementary

¹⁷ Coop, Leigh, Director of Facilities, Vacaville Unified School District. Personal communication with Alexis Mena, The Planning Center | DC&E, June 20, 2012.

schools located within the AFB boundary.¹⁸ As shown in Figure 4.13-2, TUSD overlaps with the southeast portion of the EIR Study Area. Table 4.13-3 lists the name, grades, and address of each school within TUSD.

i. Student Enrollment and School Capacity

TUSD enrollment for the 2011/12 school year and future enrollment projections are shown in Table 4.13-4. As shown in the table, all schools are currently operating below capacity. Overall, enrollment in TUSD is projected to slightly decline over the next five years, as shown in Table 4.13-4. Future enrollment projections indicate that there should be sufficient capacity for students in all grades over the next five years.

ii. Budget

TUSD estimates budget shortfalls for the next couple years. The estimated expenditures for the 2011/2012 fiscal year are approximately \$41.1 million, while the estimated revenues are approximately \$39.6 million, a shortfall of approximately \$1.4 million. The estimated 2012/2013 revenues are approximately \$38 million, while the estimated expenditures are approximately \$39.2 million, a shortfall of approximately \$1.2 million.¹⁹

iii. Planned Improvements

TUSD does not currently have plans for any major renovations or new construction. Recent planned minor renovations include upgrading the athletic fields at the middle and high schools. TUSD owns land for two new school sites. Although there are no construction plans underway for developing these sites, the Vanden Meadows Specific Plan, located in southeast Vacaville, takes into consideration the TUSD school site located near Nut Tree Road and Opal Way.²⁰

New schools are funded through State funding, property tax, and federal impact aid related to the Travis AFB. In addition, TUSD collects developer impact fees of \$4.89 per square foot for new residential development and \$0.47 per square foot for new commercial development; these fees are to help fund new school construction.²¹

¹⁸ Howatt, Catrina, Assistant Superintendent, Business and Operations, Travis Unified School District. Personal email communication with Seung Yen Hong, The Planning Center | DC&E. September 10, 2012.

¹⁹ Howatt, Catrina, Assistant Superintendent, Business and Operations, Travis Unified School District. Personal email communication with Seung Yen Hong, The Planning Center | DC&E. September 10, 2012.

²⁰ Phillippi Engineering, Inc., 2009, *Vanden Meadows Specific Plan*, page 6.

²¹ Howatt, Catrina, Assistant Superintendent, Business and Operations, Travis Unified School District. Personal email communication with Seung Yen Hong, The Planning Center | DC&E, September 10, 2012.

TABLE 4.13-3 TRAVIS UNIFIED SCHOOL DISTRICT SCHOOLS AND LOCATIONS

School	Grades	Address
Cambridge Elementary	K-6	100 Cambridge Drive, Vacaville
Center Elementary	K-6	2900 Armstrong Street, Fairfield
Foxboro Elementary	K-6	600 Morning Glory Drive, Vacaville
Scandia Elementary	K-6	100 Broadway Street, Travis AFB
Travis Elementary	K-6	100 Fairfield Avenue, Travis AFB
Golden West Middle	7-8	2651 DeRonde Drive, Fairfield
Travis Community Day School	7-12	5011 Vanden Road, Vacaville
Vanden High School	9-12	2951 Markley Lane, Fairfield
Travis Education Center	10-12	2775 DeRonde Drive, Fairfield

Source: Travis Unified School District website, <http://content.travisusd.k12.ca.us/cm/Schools/Home.html>, accessed June 17, 2010; and Howatt, Catrina, Assistant Superintendent, Business and Operations, Travis Unified School District, personal email communication with Seung Hong, The Planning Center | DC&E, on September 10, 2012.

TABLE 4.13-4 TRAVIS UNIFIED SCHOOL DISTRICT CAPACITY, 2011/2012 ENROLLMENT, AND PROJECTED ENROLLMENT

Grades	Capacity	11/12 Enrollment	Projected Enrollment				
			12/13	13/14	14/15	15/16	16/17
K-6	3,000	2,788	2,866	2,894	2,963	2,966	2,998
7-8	950	875	845	826	765	789	827
9-12	1,800	1,718	1,721	1,710	1,689	1,708	1,609

Note: This table does not include current and projected enrollment information for high school continuation and alternative education students.

Source: Howatt, Catrina, Assistant Superintendent, Business and Operations, Travis Unified School District, personal email communication with Seung Hong, The Planning Center | DC&E, on September 10, 2012; and Travis Unified School District, School Facility Needs Analysis, September 2012.

c. Dixon Unified School District

DUSD mainly serves students who reside in Dixon. However, a small portion of the school district boundary overlaps with the northeast corner of the EIR Study Area, as shown in Figure 4.13-2. DUSD consists of three elementary schools, one middle school, and one high school. Because no new residential development allowed by the proposed General Plan is anticipated in

the DUSD by 2035, it is anticipated that no new students would be generated in this school district. Therefore, detailed district information is not provided.

d. Fairfield-Suisun Unified School District

i. Student Enrollment and School Capacity

A small portion of the FSUSD boundary overlaps with the southwest corner of the EIR Study Area, as shown on Figure 4.13-2. The location and grades served of schools in FSUSD are listed in Table 4.13-5. FSUSD enrollment for the 2011/2012 school year is shown in Table 4.13-6. As shown in the table, all elementary and middle schools are currently operating below capacity, while high schools are over capacity. Within five years, projections show that sufficient capacity is expected in middle and high schools, but K-6 grades are expected to be over capacity.

ii. Budget

FSUSD estimates budget shortfalls in the 2011/2012 and 2012/2013 fiscal years.²² The estimated expenditures for the 2011/2012 fiscal year are approximately \$155.5 million, while the estimated revenues are \$152.4 million, a shortfall of approximately \$3.1 million. Budget shortfalls for the 2012/2013 fiscal year are expected to more than double. The estimated 2012/2013 expenditures are approximately \$143.6 million, while the estimated revenues are \$136.5 million, a shortfall of approximately \$7.1 million.

iii. Planned Improvements

FSUSD has completed many projects as part of a major renovation and new construction facilities program.²³ This program was largely funded by the voter-approved Measure C which will contribute up to \$100 million in bonds toward school facility renovations and improvements. The State will match up to \$100 million in funding, creating a pool of funds totaling \$200 million. Many projects have already been constructed, including three new elementary schools (Crescent Elementary, Rolling Hills Elementary, and Cordelia Hills Elementary) and two new middle schools (Green Valley Middle and Crystal Middle). Additionally, renovations, replacements, or expansions have been completed at Amy Blanc Elementary, Bransford Elementary, Crescent Elementary, Fairview Elementary, Cleo Gordon Elementary, K.I. Jones Elementary, Annia Kyle Elementary, Laurel Creek Elementary, Dan O. Root Elementary, E. Ruth Sheldon Elementary, Suisun Elementary, Suisun Valley Elementary, Tolenas Elementary, Dover Middle, Grange Middle, Sullivan Middle, Fairfield High, and Sem Yeto High. Projects that either are planned or are underway and not yet completed include construction of a new elementary school

²² Fairfield-Suisun Unified School District, *2012-2013 Budget*, page 1.21. All FSUSD budget estimates refer to the General Fund only.

²³ Fairfield-Suisun Unified School District, Measure "C" Projects, <http://www.fsusd.org/Page/5698>, accessed on August 22, 2012.

TABLE 4.13-5 **FAIRFIELD-SUISUN UNIFIED SCHOOL DISTRICT SCHOOLS AND LOCATIONS**

School	Grades	Location
Crescent Elementary School	K-5	1001 Anderson Drive, Suisun City
Fairview Elementary School	K-5	830 First Street, Fairfield
Gordon Elementary School	K-5	1950 Dover Avenue, Fairfield
Kyle Elementary School	K-5	1600 Kidder Avenue, Fairfield
Laurel Creek Elementary School	K-5	2900 Gulf Drive, Fairfield
Root Elementary School	K-5	820 Harrier Driver, Suisun City
Suisun Elementary School	K-5	725 Golden Eye Way, Suisun City
Tolenas Elementary School	K-5	4500 Tolenas Road, Fairfield
Weir Elementary School	K-5	1975 Pennsylvania Avenue, Fairfield
Cordelia Hills Elementary School	K-6	4770 Canyon Hills Drive, Fairfield
Jones Elementary School	K-6	2001 Winston Drive, Fairfield
Mundy Elementary School	K-6	570 Vintage Valley Drive, Fairfield
Oakbrook Elementary School	K-6	700 Oakbrook Drive, Fairfield
Richardson SIGMA Program	K-6	1069 Meadowlark Drive, Fairfield
Rolling Hills Elementary School	K-6	2025 Fieldcrest Avenue, Fairfield
Sheldon Elementary School	K-6	1901 Woolner Avenue, Fairfield
Suisun Valley K-8 School	K-8	4985 Lambert Road, Fairfield
Wilson K-8 School	K-8	3301 Cherry Hills Court, Fairfield
Crystal Middle School	6-8	400 Whispering Bay Lane, Suisun City
Grange Middle School	6-8	1975 Blossom Avenue, Fairfield
Sullivan Middle School	6-8	2195 Union Avenue, Fairfield
Green Valley Middle School	7-8	1350 Gold Hill Road, Fairfield
Armijo High School	9-12	824 Washington Street, Fairfield
Bridge 2 Success	9-12	205 East Atlantic Avenue, Fairfield
Fairfield High School	9-12	205 East Atlantic Avenue, Fairfield
Rodriguez High School	9-12	5000 Red Top Road, Fairfield
Sem Yeto High School	9-12	421 Madison Street, Fairfield
Sem Yeto Satellite	9-12	824 Washington Street, Fairfield

TABLE 4.13-5 **FAIRFIELD-SUISUN UNIFIED SCHOOL DISTRICT SCHOOLS AND LOCATIONS**

School	Grades	Location
FSUSD Independent Study	K-12	205 East Atlantic Avenue, Fairfield
FS Adult School	n/a	900 Travis Boulevard, Fairfield

Source: FSUSD website, <http://www.fsusd.k12.ca.us/ourschools/>, accessed on May 11, 2012.

TABLE 4.13-6 **FAIRFIELD-SUISUN UNIFIED SCHOOL DISTRICT CAPACITY, 2011/2012 ENROLLMENT**

Grades	Capacity	11/12 Enrollment
K-6	12,410	11,754
7-8	3,616	3,248
9-12	6,420	6,575

Source: California Department of Education, Fairfield-Suisun Unified, Enrollment Data – 2011-12, <http://dq.cde.ca.gov/dataquest/Enrollment/GradeEnr.aspx?cChoice=DistEnrGrd&cYear=2011-12&cSelect=4870540--FAIRFIELD-SUISUN%20UNIFIED&TheCounty=&cLevel=District&cTopic=Enrollment&myTimeFrame=S&cType=ALL&cGender=B>, accessed on August 21, 2012; Fairfield-Suisun School District, 2012, *School Facilities Needs Analysis for Fairfield-Suisun Unified School District*, pages 5 to 8.

in the Paradise Valley area of FSUSD, and upgrades and renovations to some existing facilities and replacement of some aging and unsafe buildings at Armijo High.

e. Solano Community College District

Solano Community College, established in 1945, offers associates’ degrees in a variety of fields, as well as other academic programming. The college serves approximately 11,000 students with a main campus in Fairfield and satellite campuses in Vacaville, Vallejo, and the Travis AFB. Classes are held in the day and evening in a variety of formats, including on campus and online, to accommodate students’ diverse schedules.²⁴

The Vacaville Center of Solano Community College is located at 2000 North Village Parkway, off Vaca Valley Parkway. This satellite campus offers general education courses, job training in computer applications, and training for a variety of vocational programs.

²⁴ Solano Community College website, <http://www.solano.edu>, accessed on June 15, 2010.

3. Standards of Significance

Implementation of the proposed General Plan and ECAS would have a significant impact with regard to schools if they would:

- ◆ Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.

4. Impact Discussion

This section discusses potential impacts of the proposed General Plan related to schools. Because the proposed ECAS itself would not generate the demand for additional school facilities, implementation of the proposed ECAS would have no negative school impacts, and is not discussed further in this section.

a. Project Impacts

The discussion of potential project impacts is organized by and responds to each of the potential impacts identified in the Standards of Significance.

- i. Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.*

It is projected that by 2035, the horizon year of the proposed General Plan, 9,680 new dwelling units would be developed, and the population would increase by 26,500 new residents. As shown in Figure 4.13-2, the EIR Study Area is currently served by four school districts. The number of housing units that would be located within each school district is shown in Table 4.13-7. New housing in the school district would result in an increased student population, which could result in the need for new or altered school facilities.

- ii. Vacaville Unified School District*

As shown in Table 4.13-8, the 2035 projection of new housing units in the VUSD includes 4,772 single family units and 2,459 multi-family units. Using student generation factors provided by the VUSD, this new housing could generate 3,043 new students in the VUSD boundary.²⁵ As shown in Table 4.13-8, these new students would exceed the existing capacity in VUSD schools by 120.²⁶

²⁵ Student generation factors provided by Leigh Coop, Director of Facilities, Vacaville Unified School District, June 20, 2012. The VUSD notes that school districts do not typically prepare projections for as long of a period as is used for the 2035 projections in this EIR.

²⁶ 3,043 (new students) - 2,923 (current remaining capacity)=120

TABLE 4.13-7 PROJECTED HOUSING UNITS AND SCHOOL DISTRICTS

School District	Single-Family Units	Multi-Family Units	Total
Vacaville Unified	4,772	2,459	7,231
Travis Unified	1,371	615	1,986
Fairfield-Suisun Unified	283	86	369
Dixon Unified	0	0	0

Note: The total number of housing units does not match the 2035 projection of 9,680 total housing units due to rounding during analysis.

Source: The Planning Center | DC&E, 2012.

TABLE 4.13-8 PROJECTED INCREASE IN STUDENT POPULATION IN THE VACAVILLE UNIFIED SCHOOL DISTRICT

Grade	Single-Family ^a		Multi-Family ^b		Total New Students	Current Remaining Capacity ^c
	Student Generation Factor	# of New Students	Student Generation Factor	# of New Students		
K-6	0.28	1,336	0.09	221	1,557	1,623
7-8	0.11	525	0.03	74	599	507
9-12	0.16	764	0.05	123	886	793
Total K-12	0.55	2,625	0.17	418	3,043	2,923

Note: Numbers do not always add up due to rounding.

^a Based on a projected increase of 4,772 single family housing units in the Vacaville Unified School District.

^b Based on a projected increase of 2,459 multi-family housing units in the Vacaville Unified School District.

^c Based on 2011/2012 enrollment and capacity. See Table 4.13-2.

Source: Student generation factor provided by Leigh Coop, Director of Facilities, Vacaville Unified School District, June 20, 2012. Calculations conducted by The Planning Center | DC&E, 2012.

As described in Section C.2.a.iii, Planned Improvements, VUSD has plans for future school sites in the North Village and Rice McMurtry areas. In addition, as shown in Figure 4.13-3, the proposed General Plan identifies two new elementary schools and one new private high school in the area east of Leisure Town Road. Although VUSD does not have current plans to develop these school sites, they would increase VUSD's total capacity by 1,300 students,²⁷ which would accommodate the new students generated by the proposed General Plan.

²⁷ Bhatia, Pratyush, Senior Engineer, Kittelson & Associates. Personal communication with Tanya Sundberg, The Planning Center | DC&E. April 16, 2012.

Because the location and timing of new housing units constructed under the proposed General Plan is not known at this time, it cannot be determined precisely how new students would affect existing school facilities. Some students would attend existing facilities in their attendance area within existing capacity, and other students may require additions to existing school facilities and classrooms. New students would also generate the need for new staffing, including new teachers and support staff. If feasible, closed schools may need to be reopened to accommodate new students.²⁸

Additional funding for school improvement projects comes from developer impact fees. As of June 2012, VUSD charges \$2.05 per square foot for new residential construction. Because developer impact fees do not fully cover the full cost of constructing new school facilities, the VUSD requests voluntary mitigation agreement for major development projects.²⁹ Under Section 65996 of the California Government Code, the payment of such fees is deemed to fully mitigate the impacts of new development on school facilities. Therefore, the impacts to the VUSD would be *less than significant*.

iii. Travis Unified School District

As shown in Table 4.13-7, the 2035 projection of new housing units in the TUSD includes 1,371 single-family units and 615 multi-family units. Using student generation factors provided by the TUSD, as shown in Table 4.13-9, this new housing could generate 1,207 new students in the TUSD boundary.³⁰ These new students would exceed the existing capacity in TUSD schools by 838.³¹

Because the location and timing of new housing units constructed under the proposed General Plan is not known at this time, it cannot be determined precisely how new students would affect existing school facilities. Some students would attend existing facilities in their attendance area within existing capacity, and other students may require additions to existing school facilities and classrooms.

As described in Section C.2.b.iii, Planned Improvements, TUSD has a site for future school in the Vanden Meadows Specific Plan area. Although TUSD does not have construction plans underway for developing the site, in the long term, the district would develop a plan to build schools on this site in order to accommodate new students.

²⁸ Coop, Leigh, Director of Facilities, Vacaville Unified School District. Personal communication with Alexis Mena, The Planning Center | DC&E. June 20, 2012.

²⁹ Coop, Leigh, Director of Facilities, Vacaville Unified School District. Personal communication with Alexis Mena, The Planning Center | DC&E. June 20, 2012.

³⁰ Student generation factors provided by Howatt, Catrina, Assistant Superintendent, Business and Operations, Travis Unified School District, on September 10, 2012.

³¹ $1,207(\text{new students}) - 369(\text{current remaining capacity}) = 838$.

TABLE 4.13-9 **PROJECTED INCREASE IN STUDENT POPULATION IN THE TRAVIS UNIFIED SCHOOL DISTRICT**

Grade	Single Family ^a		Multi-Family ^b		Total New Students	Current Remaining Capacity ^c
	Student Generation Factor	# of New Students	Student Generation Factor	# of New Students		
K-6	0.349	478	0.164	101	579	212
7-8	0.128	175	0.077	47	223	75
9-12	0.244	335	0.114	70	405	82
Total K-12	0.721	988	0.355	218	1,207	369

Note: Numbers do not always add up due to rounding.

^a Based on a projected increase of 1,371 single family housing units in the Travis Unified School District.

^b Based on a projected increase of 615 multi-family housing units in the Travis Unified School District.

^c Based on 2011/2012 enrollment and capacity. See Table 4.13-4.

Source: Student generation factor provided by Howatt, Catrina, Assistant Superintendent, Business and Operations, Travis Unified School District on September 10, 2012. Calculations conducted by The Planning Center | DC&E, 2012.

New students would also generate the need for new staffing, including new teachers and support staff. Additional funding for school improvement projects comes from developer impact fees. As of October 2011, TUSD charges \$4.89 per square foot for new residential construction and \$0.47 per square foot for new commercial development. Under Section 65996 of the California Government Code, the payment of such fees is deemed to fully mitigate the impacts of new development on school facilities. Therefore, the impacts to the TUSD would be *less than significant*.

iv. Dixon Unified School District

As shown in Table 4.13-7, development under the proposed General Plan in 2035 would not result in new housing in the DUSD boundary; therefore, there would be *no impact* to the DUSD.

v. Fairfield-Suisun Unified School District

As shown in Table 4.13-10, the 2035 projection of new housing units in the FSUSD includes 283 single-family units and 86 multi-family units. Using student generation factors provided by the FSUSD, this new housing could generate approximately 165 new students in the FSUSD boundary.³² As shown in Table 4.13-10, these new students would be within the existing capacity overall, but would exceed FSUSD high school capacity by 206.³³

³² Fairfield-Suisun School District, 2012, *School Facilities Needs Analysis for Fairfield-Suisun Unified School District*, page 5.

³³ 51 (new high school students) +155 (current remaining capacity) = 206

TABLE 4.13-10 **PROJECTED INCREASE IN STUDENT POPULATION IN THE FAIRFIELD-SUISUN UNIFIED SCHOOL DISTRICT**

	Student Generation Factor	# of New Students	Current Remaining Capacity^c
K-6	0.239	88	656
7-8	0.069	25	368
9-12	0.138	51	-155
Total K-12	0.446	165	869

Note: Numbers do not always add up due to rounding.

^a Based on a projected increase of 369 housing units in the Fairfield-Suisun Unified School District.

^c Based on 2011/2012 enrollment and capacity. See Table 4.13-6.

Source: Student generation factor provided by Fairfield-Suisun School District, 2012, School Facilities Needs Analysis for Fairfield-Suisun Unified School District, page 5. Calculations conducted by The Planning Center | DC&E, 2012.

As described above in Section C.2.d.iii, Planned Improvements, FSUSD has plans to upgrade and renovate an existing high school. In addition, as shown in Figure 4.13-3, the proposed General Plan identifies a new private high school in the area east of Leisure Town Road. Although not part of the public school system, the new private high school could accommodate some future students generated by the proposed General Plan.

The location and timing of new housing units constructed under the General Plan, as mentioned previously, is not known at this time, thus it cannot be determined precisely how new students would affect existing school facilities. If none of the high school students predicted under full buildout of the General Plan attend the new private high school, depending on timing, the number of new high school students may require additions to existing school facilities and classrooms. New high school students would also generate the need for new staffing, including new teachers and support staff.

Additional funding for school improvement projects comes from developer impact fees. As of April 2012, FSUSD charges \$4.04 per square foot on residential development.³⁴ The payment of such fees is deemed to fully mitigate the impacts of new development on school facilities, per California Government Code Section 65996. Therefore, the impacts to the FSUSD would be *less than significant*.

b. Cumulative Impacts

Future regional growth would result in increased demand for additional school facilities within the region. For some Solano County school districts, population growth would further contrib-

³⁴ Fairfield-Suisun School District, 2012, *School Facilities Needs Analysis for Fairfield-Suisun Unified School District*, page 1.

ute to the need for new or expanded facilities. However, funding for school improvement projects in other part of Solano County would come from developer impact fees. As described in Section C.1, under Section 65996 of the California Government Code, the payment of impact fees is deemed to fully mitigate the impacts of new development on school facilities. Therefore, the cumulative impacts related to school facilities would be *less than significant*.

D. Libraries

This section describes the regulatory framework, existing conditions, and potential impacts of the proposed General Plan and ECAS with regard to libraries in the EIR Study Area.

1. Regulatory Framework

The 2001 Solano County Libraries Facility Master Plan (FMP) establishes service standards and identifies improvement projects for the County library system. Table 4.13-11 identifies recommended service levels for the year 2020.

In 2009, the FMP was updated to reflect achievements since 2001 and to identify continued needs.

2. Existing Conditions

The VUSD Library District, which has a boundary that is coterminous with VUSD, and the Solano County Library System govern and administer the Vacaville Public Libraries. The Library District contracts for service with the Solano County Library System to provide administration and technical support, including cataloguing and material acquisition.³⁵

Two libraries serve Vacaville residents, including the Town Square Branch Library, located at 1 Town Square Place, and the Cultural Center Branch Library, located at 1020 Ulatis Drive. Each library has a collection of books, magazines, CDs, and DVDs for all age groups. There are also library programs targeted for a variety of ages, including story time for children and a literacy program for adults. Both libraries are part of the Solano, Napa, and Partners (SNAP) library system, which serves the residents of Napa and Solano Counties by providing library patrons with access to information and publications through its 13 member libraries.

³⁵ Stevens, Jan, Library Branch Manager, Solano County Library. Personal email communication with Carey Stone, The Planning Center | DC&E. April 19, 2010.

TABLE 4.13-11 **SOLANO COUNTY LIBRARY RECOMMENDED SERVICE LEVELS**

Service	Recommended 2020 Service Level
Collection	2.5 volumes per Solano County resident
Seating	3.1 seats per 1,000 Solano County residents
Computers/Training Lab	1.3 computers per 1,000 Solano County residents
Storytelling	1 seat per 1,000 Solano County residents
Community Room	3 seats per 1,000 Solano County residents
Group Study/Tutoring	0.7 seats per 1,000 Solano County residents
Building Size	0.76 square feet per Solano County resident

Source: 2001 *Solano County Library Facilities Master Plan*, page 26.

The Town Square Branch Library, established in 2005, includes 47 computers, a self-service checkout, and two group study rooms. Construction of the 25,000-square foot Town Square Branch Library was funded in part by the City Redevelopment Agency. The Library District secured a second loan from the County to purchase the second floor of the building. The Library District currently leases the 10,000-square foot second floor to Recology Vacaville Solano, the solid waste service provider for Vacaville. For fiscal year 2006/2007, total circulation was approximately 287,500 volumes, and in fiscal year 2007/2008, total circulation was approximately 306,700 volumes.

The 24,266-square foot Cultural Center Branch Library includes 42 computer stations and a self-service checkout area. Similar to the Town Square Branch Library, circulation is on the rise at the Cultural Center Branch Library. For fiscal year 2006/2007, total circulation was approximately 481,800 volumes, and in fiscal year 2007/2008, total circulation was approximately 531,200 volumes.

Solano County collects Public Facilities Fees, including a Library Impact Fee.³⁶ The Fiscal Year 2011/2012 library impact fee in the EIR Study Area is \$1,924 for a single family housing unit and \$1,820 for a multi-family housing unit.³⁷

³⁶ Bugbee, Virginia. Permit Technician, Building and Safety, Solano County. Personal communication with Melissa McDonough, The Planning Center | DC&E, May 3, 2012.

³⁷ *Proposed FY2011/12 Solano County Public Facilities Fee Summary*, available online at <http://www.co.solano.ca.us/civicax/filebank/blobload.aspx?blo bid=5692>, accessed on June 27, 2012.

3. Standards of Significance

Implementation of the proposed General Plan and ECAS would have a significant impact with regard to schools if they would:

- ◆ Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.

4. Impact Discussion

This section discusses potential impacts of the proposed General Plan related to libraries. Because the proposed ECAS itself would not generate the demand for additional library facilities, implementation of the proposed ECAS would have no negative library impacts, and is not discussed further in this section.

a. Project Impacts

The discussion of potential project impacts is organized by and responds to each of the potential impacts identified in the Standards of Significance.

- i. Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.*

It is projected that by 2035, the horizon year of the proposed General Plan, 9,680 new dwelling units would be developed, and the population would increase by 26,500 new residents. New residents would utilize library services, which could impact library facilities.

Based on the 2020 service levels shown in Table 4.13-11, the 26,500 new residents under the proposed General Plan would generate the following levels of approximate demand for equipment and facilities:

- ◆ 66,250 volumes
- ◆ 82 seats
- ◆ 34 computers
- ◆ 27 storytelling seats
- ◆ 80 community room seats
- ◆ 19 group study/tutoring seats
- ◆ 20,140 square feet in building size

Because it is not known precisely where new housing will be constructed under the General Plan, it cannot be determined how libraries would be utilized by future residents. It is expected

that students attending local schools would have access to VUSD, TUSD, and FSUSD libraries. The availability of school library facilities would decrease the potential impact on County library facilities.

The proposed General Plan contains policies and actions that seek to ensure that adequate services and facilities are funded to meet increasing demand:

- ◆ Policy PUB-P6.1 directs the City to explore opportunities to expand library services in Vacaville to keep pace with new development and to work with the Solano County Library System and the VUSD Library District to expand existing facilities and/or build another branch library to better serve residents located in other areas of the city.
- ◆ Policy PUB-P6.2 directs the City to encourage the Solano County Library System and the VUSD Library District to maintain or increase library operations funding as budgets allow.
- ◆ Policy PUB-P6.3 directs the City to encourage the Solano County Library System and the VUSD Library District to ensure that libraries are accessible to all residents, including elderly, disabled, or other underserved populations.

In addition, the proposed General Plan requires that public buildings and facilities be designed to improve the beauty of Vacaville, complement their surroundings, and ensure unsightly areas are shielded from public view, which would help to mitigate land use and aesthetic impacts of new facilities through Policies PUB-P5.2 and PUB-P5.3.

As indicated above, as new development occurs, it is likely that expanded library facilities would be needed to support the associated population growth. It is not known at what time or location such facilities would be required or what the exact nature of these facilities would be, so it cannot be determined what project-specific environmental impacts would occur from their construction and operation. However, such impacts would be project-specific, and would require permitting and review in accordance with CEQA, which would ensure that any environmental impacts are disclosed and mitigated to the extent possible. This EIR is a programmatic document and does not evaluate the environmental impacts of any project-specific development. Therefore, the impact is *less than significant*.

b. Cumulative Impacts

Future development in the county, together with development allowed by the proposed General Plan, would bring additional residents to Solano County. As described above, new residents in the county would utilize County library services and facilities, and generate demand for library equipment and facilities. As described above, new or expanded library facilities would be required to address the potential environmental impacts under CEQA. Therefore, the proposed General Plan would have a *less-than-significant* cumulative impact related to library services.

E. Parks and Recreation

This section describes the regulatory framework, existing conditions, standards of significance, and potential impacts of the proposed General Plan and ECAS with regard to parks, open space, and recreational facilities within the EIR Study Area.

1. Regulatory Framework

This section describes the plans, policies, and regulations that pertain to parks and recreation in Vacaville.

a. State Regulations

i. Mitigation Act (California Government Code Section 66000)

The City has attempted to rely on Development Impact Fees to provide new park and recreation facilities to mitigate for new residential development projects; however, this method has proven to be less than 100% successful in satisfying the City's park and recreation standards.

ii. Quimby Act (California Government Code Section 66477)

Since the passage of the 1975 Quimby Act, cities and counties have been authorized to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The City is considering the implementation of a Quimby Ordinance to better provide dedication of new park lands to serve new residential development. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities.³⁸

iii. Lighting and Landscaping Act (California Streets and Highways Code Section 22500 et seq.)

Since 1972, the City has required special assessment districts be formed to help fund the maintenance of parks that serve new neighborhoods. These districts seek to provide 90% of the funding necessary to maintain the City's neighborhood parks, the remainder being provided through the General Fund.

iv. Local Excise Taxes

Since approval of Measure I in 1988, the City has used this funding method to provide certain specific and highly desired recreational facilities, and to provide limited maintenance funding until the Measure's expiration in January 2013. Any new assessment to replace this funding source would require approval by the local voters.

³⁸ Westrup, Laura, 2002, *Quimby Act 101: An Abbreviated Overview*, Sacramento: California Department of Parks and Recreation, available at <http://www.parks.ca.gov/pages/795/files/quimby101.pdf>.

b. Regional Agencies, Plans, and Policies

This section describes the regional agencies, plans, and policies that pertain to parks and recreation in Vacaville.

i. Solano County

The Solano County Parks Administration and Planning Department is responsible for planning and operating parks within Solano County. The Solano County General Plan Park and Recreation Element (as approved in 2003) includes plans for future parks within the county; however, no new parks are planned within Vacaville. Lake Solano, located approximately 11 miles northwest of Vacaville, is the closest County park.

ii. Solano County Resource Conservation and Open Space Plan

The County's Resource Conservation and Open Space Plan was last amended in 1999. The document includes general goals, policies, and plans for open space within the county, as well as resource management and resource conservation strategies. The Plan identifies open spaces within Vacaville, including areas under Vacaville's jurisdiction such as the Lagoon Valley Park.

iii. Solano Land Trust

The Solano Land Trust is a nonprofit organization that preserves agricultural lands, open spaces, and resources in Solano County. The organization accomplishes these goals through education, land management, and acquiring land and conservation easements. The organization was previously named the Solano County Farmlands and Open Space Foundation.³⁹ The Trust does not own any open space areas within the EIR Study Area. However, they own 11 acres south of Lagoon Valley directly adjacent to City-owned open space.

c. Local Plans

The Vacaville Comprehensive Parks, Recreation, and Open Space Master Plan, the Park and Recreation Element of the General Plan, and the Vacaville Municipal Code provide policy and regulatory guidance for parks and recreation facilities in Vacaville.

i. Comprehensive Parks, Recreation, and Open Space Master Plan

Vacaville's Comprehensive Parks, Recreation, and Open Space Master Plan was developed in 1992 to guide the development of parks, recreation, and open space facilities throughout the city. The Master Plan describes the existing conditions of parks and recreation facilities throughout the city, proposes new facilities, and includes policies to implement the Plan. The

³⁹ Nicole Byrd, Executive Director, Solano Land Trust. Personal communication with Will Fourt, DC&E. June 4, 2010.

Plan establishes service standards for parks, recreation, and open space facilities and includes policies to distribute these amenities evenly throughout the city.

ii. Vacaville General Plan – Park and Recreation Element

Vacaville’s General Plan includes a Park and Recreation Element which provides a description of the existing park and recreation system, and general policies to guide the provision of new facilities as the City grows in population.

iii. Vacaville Municipal Code

Vacaville currently requires a Parks and Recreation Impact fee for new development. This fee is included and described under Sections 11.01.020, Development Impact Fees, and 14.12.174.060, Park and Recreation Facilities, of the Municipal Code. The fee (and/or required dedication) intends to provide for the adequate provision of parks, recreation facilities and park improvements such as tennis courts, swimming pools, and soccer and ball fields as Vacaville’s population grows.

2. Existing Conditions

Vacaville residents have access to a variety of City-owned and -operated parks and recreational facilities. This section describes the existing City parks and recreational facilities.

a. Parks and Recreational Facilities

The City of Vacaville owns and operates three categories of parks: neighborhood, community, and regional parks. In addition, the City owns and operates accessible open space, special purpose facilities, and trails. The following sections define each park and recreation facility category. Existing parks are shown in Figure 4.13-4 and listed in Table 4.13-12.

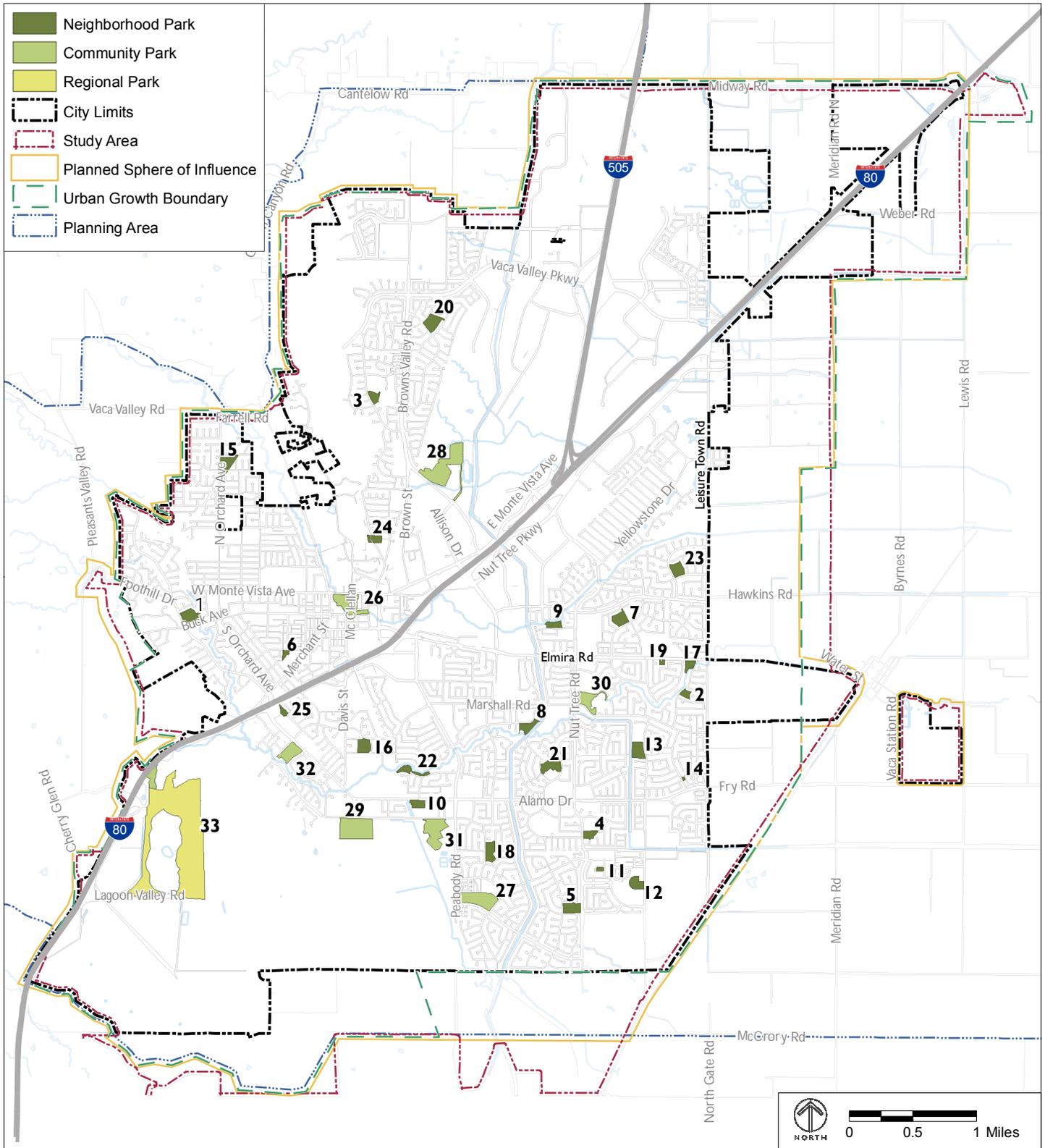
i. Neighborhood Parks

Neighborhood parks consist of smaller parks that are primarily intended to serve the recreation needs of residential areas within ½ mile (an approximate 10-minute walking distance) of the park. Park facilities are usually oriented towards the recreation needs of children and typically include a multipurpose playfield, a playground, and picnic facilities. When neighborhood parks are located adjacent to schools, they may also include a small recreation building, and be designed for joint use with the school-owned property. Existing neighborhood park sites generally range in size from 1 to 10 acres.

ii. Community Parks

Community parks include mid-sized parks designed to provide major active-use recreational facilities such as lighted sports fields, sport courts, community buildings, swimming pools, spaces

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Note: Park numbers on the map correspond to ID numbers in Table 4.13-12.

Source: City of Vacaville.

**FIGURE 4.13-4
PARK LOCATION MAP**

TABLE 4.13-12 **PARK INVENTORY**

ID	Name	Location	Developed Acres
Neighborhood Parks			
1	Alamo Creek Park	Alamo Dr. at Buck Ave.	9.5
2	Arbor Oaks Park	Arbor Oaks Dr. at Leeward Ct.	2.5
3	Browns Valley Park	Wrentham Dr.	4.4
4	Cambridge Park	Nut Tree Rd. at Cambridge Dr.	3.4
5	Cannon Station Park	Nut Tree Rd. at Opal Way	6.6
6	City Hall Park	Walnut Ave. at City Hall	1.6
7	Cooper School Park	Christine Dr. at Notre Dame Dr.	6.6
8	Fairmont-Beelard Park	Beelard Dr. at Matthews Ct.	5.2
9	Hawkins Park	Summerfield Dr. at Newport Cir.	3.1
10	Larsen Park (Irene)	Alamo Dr. at Rosewood Dr.	4.3
11	Little Oak Park	Turnbridge St. at Salisbury Cir.	1.1
12	Magnolia Park	Central oval of Southtown Subdivision	5.9
13	Meadowlands Park	Vanden Rd. at Bluebird Dr.	8.1
14	Normandy Meadows Park	Meadowlark Dr. at Chateau Cir.	0.3
15	North Orchard Park	Orchard Ave. at Crestview Dr.	7.9
16	Padan Park	Padan School Rd. and Marshall Rd.	6.5
17	Patwin Park	Elmira Rd. west of Leisure Town Rd.	4.7
18	Pheasant Country Park	Madison Ave. at Nancy Cir.	7.0
19	Pocket Park	Elmira Rd. east of Ralph Ave.	0.9
20	Ridgeview Park	Tipperary Dr. at Bluewater Dr.	7.3
21	Sierra Vista Park	Greenwich Cir., west of Bel Air Dr.	4.2
22	Southwood Park	Southwood Dr. at Sherwood Ct.	3.8
23	Stonegate Park	Stonegate Dr. at Stonewood Dr.	6.0

Note: ID refers to the park's label in Figure 4.13-4.

TABLE 4.13-12 **PARK INVENTORY**

ID	Name	Location	Developed Acres
24	Trower Park	Markham Ave. at Holly Ln.	4.0
25	Willows Park	Ogden Way, south of Catalina Ct.	2.0
Total Neighborhood Park Developed Acres			116.9
Community Parks			
26	Andrews Park	Monte Vista Ave. at School Rd.	17.9
27	Arlington Park (John)	505 Foxboro Pkwy. (at Peabody Rd.)	17.8
28	Centennial Park	501 Browns Valley Rd.	35.7
29	Keating Park (William)	California Dr. at Alamo Dr.	24.6
30	Nelson Park (Eleanor)	1800 Marshall Rd. (at Nut Tree Rd)	13.0
31	Patch Park (Al)	1750 California Dr. at Peabody Rd.	19.0
32	Three Oaks Park	1100 Alamo Dr. at Marshall Rd.	11.9
Total Community Park Developed Acres			139.9
Regional Park			
33	Lagoon Valley Regional Park	4627 Peña Adobe Rd.	314.0

Note: ID refers to the park's label in Figure 4.13-4.

Source: City of Vacaville Community Services Department, 2012.

for community festivals, civic events, organized sports, and athletic competitions. Community parks are intended to also include areas for passive recreation including walking paths with benches, shaded picnic areas, and preserved or created natural areas such as creeks, habitat areas, and unique landforms. Community parks often include appropriate support facilities such as parking areas, restroom buildings, and concession stands. Community parks generally range in size from 12 to 60 acres and are generally intended to serve the population living within a 1½-mile radius. A community park can also function as a neighborhood park for nearby residential areas.

iii. Regional Park

Vacaville's only regional park is a large, nature-themed park focused on balancing the natural environment with related recreational activities. Lagoon Valley Park is designed to serve the city's entire population and the greater Vacaville region. It includes a wide variety of passive rec-

recreation opportunities and amenities, centered around a 106-acre lake and open fields that are used for many large and regional events. The park is defined by its natural environment of hills, creeks, the lagoon, and the valley. It is intended to provide the public with access and use of these areas while sensitively preserving the habitat and natural environment for which the park is recognized. The historic Pena Adobe and its surrounding grounds are considered a sub-area of the park that provides additional space for group picnics and other events. The park provides trailheads and access to many acres of open space with miles of hiking, biking, and equestrian trails.

iv. Accessible Open Space

Accessible open space includes land owned by the City of Vacaville (or other non-profit or public agency) that is publically accessible for limited recreational use and is maintained in a natural or non-intensive developed state. Publically accessible open space includes lands of geologic, agricultural, ecologic, and scenic significance, and includes certain lands that are used jointly as creek ways, drainage, detention basins and other specific dual purposes. Accessible open space areas are made available to the public for self-guided and low-impact activities that typically include hiking, biking, horse-back riding, bird watching, sky gazing, and nature appreciation. Accessible open space often includes developed nature trails that provide the public with defined access and utility of the open space while minimizing negative impacts to the environment. Figure 4.13-5 illustrates the locations of the publicly-accessible open space areas in Vacaville and Table 4.13-13 lists their acreages.

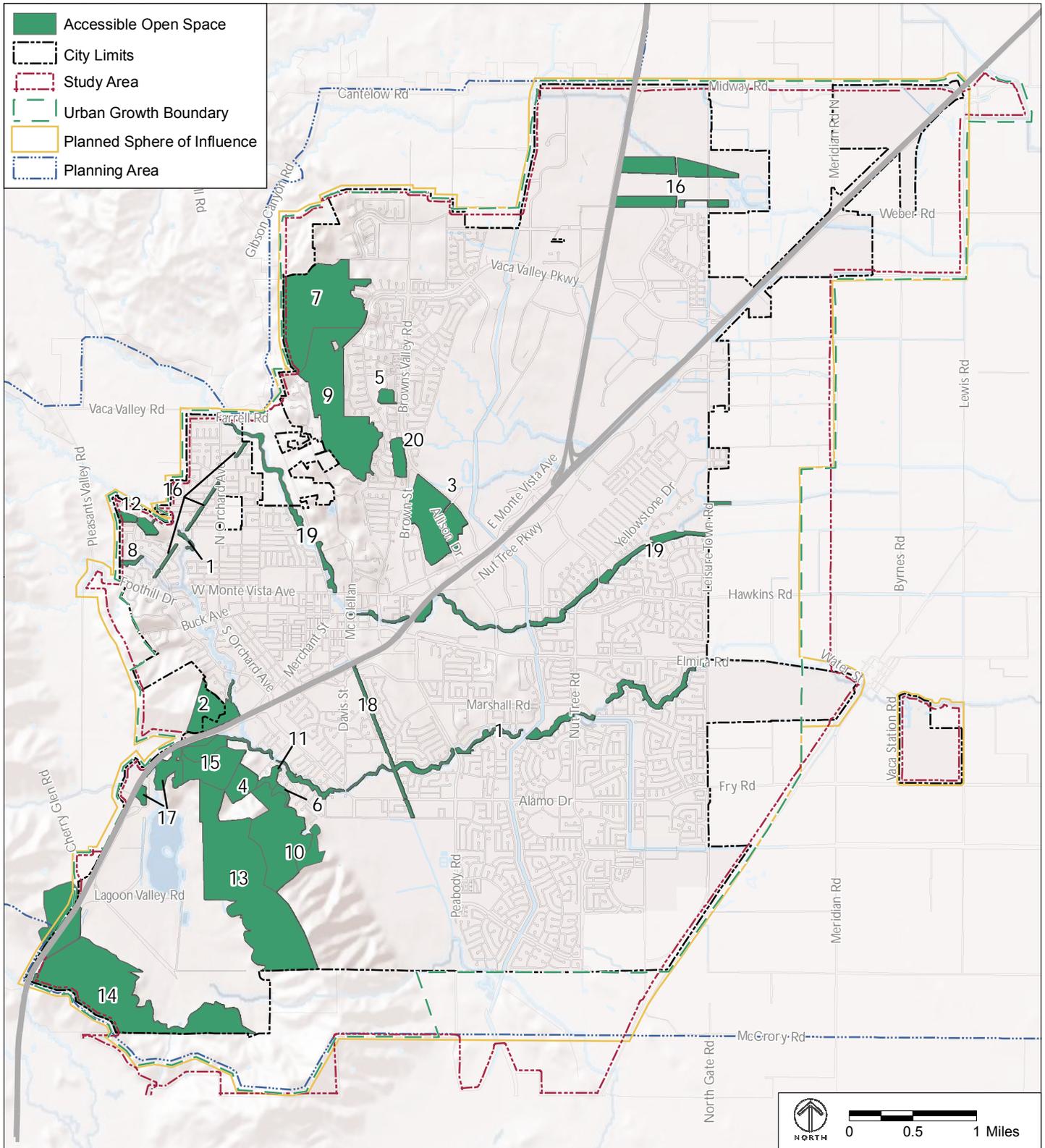
v. Special Purpose Facilities

Special purpose facilities include buildings that house recreational programs and/or facilities targeted to meet the needs of a certain sector of the population or neighborhood. Most of these facilities are located within the boundaries of a park; however, others may be located on properties that may or may not be owned by the City, but operated by the Community Services Department and/or under contract to the Department for its programs.

Vacaville owns and/or operates the following special purpose facilities:

- ◆ **Three Oaks Community Center.** Includes a large assembly hall with a stage and dressing rooms, an activity room, a multi-purpose room, an arts and crafts room, a computer training room, and ample off-street parking.
- ◆ **Walter V. Graham Aquatics Center.** Includes a full size pool with two 35-foot waterslides, a competition pool with 3 and 5 meter diving boards and diving blocks, a children's play pool and an adjoining covered picnic area with barbeques and play area.

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Note: Open space numbers on the map correspond to ID numbers in Table 4.13-13

Source: City of Vacaville, 2010.

**FIGURE 4.13-5
 ACCESSIBLE OPEN SPACE LOCATION MAP**

TABLE 4.13-13 **ACCESSIBLE OPEN SPACE INVENTORY**

ID	Name	Approximate Acreage
1	Alamo Creek Open Space & Bike Trail	73
2	Alamo Terrace Open Space	47
3	Allison Open Space	74
4	Alpine Open Space	30
5	Browns Valley Open Space	25
6	California Drive Open Space	4
7	Caliguiri Park & Preserve Open Space	225
8	Foothill Open Space	60
9	Glen Eagle Open Space	264
10	Gonzales Open Space	172
11	Hidden Oaks Open Space	9
12	Hidden Valley Open Space	14
13	Lagoon Valley Eastern Hills Open Space	422
14	Lagoon Valley Southern Hills Open Space	310
15	Laguna Hills Open Space	100
16	PG&E Open Space	102
17	Pena Adobe Open Space	50
18	Southside Bike Trail Open Space	15
19	Ulatis Creek Open Space	83
20	Woodcrest Open Space	7

Note: ID refers to the open space label in Figure 4.13-5.
 Source: City of Vacaville Community Services Department, 2012.

- ◆ **Georgie Duke Sports Facility.** Offers a gymnasium for basketball and badminton activities and a fully-equipped boxing room. Drop-in activities provided through the week include: 35+ basketball, adult/youth basketball, badminton, and adult boxing.

- ◆ **John A. McBride Center.** Provides flexible function spaces with a commercial kitchen and excellent accessibility. Programs for all ages are offered, including programs for individual 50 years of age and older. It offers on-going classes, bingo, and “drop-in” activities such as cards, billiards, and exercise classes.
- ◆ **Ulatis Community Center and Wedding Gardens.** A multi-purpose facility with dividable spaces, banquet seating capacity for 400 people, a commercial kitchen, patio areas, and a garden designed for weddings and other special occasions.
- ◆ **Vacaville Performing Arts Theater.** A state-of-the-art performing theater equipped with professional sound and lighting systems, a full orchestra pit with capacity for 32 musicians, a professional-height fly system capable of moving full-sized scenery, and two large dressing rooms.
- ◆ **Vacaville Recreation Center.** Equipped for gymnastics training and includes additional indoor space suitable for either a volleyball or basketball court. The facility is also available for rent and is used on occasion for community events such as the annual “Festival of Trees.” The building is leased from the adjacent privately-owned Vacaville Ice-Sports Facility.
- ◆ **Mariposa and Trower Neighborhood Centers.** The Vacaville Neighborhood Boys and Girls Club operates these city-owned facilities providing afterschool programming for kindergarten through twelfth grades, and drop-in recreation. Note that the City does not operate these programs.
- ◆ **“TGIF” and “Prime Time” Recreation Centers.** These facilities, all of which are pre-manufactured buildings, are sometimes referred to as “neighborhood centers” and are used by the Community Services Department for after-school programs. The Thank Goodness It’s Fun (TGIF) facilities are located adjacent to seven different elementary schools. The Prime-Time facilities are located at the two middle schools; however, regular daily programs at these locations have been suspended due to low enrollment. Most of these buildings are located on city-owned park land, but a few are located on land owned by the adjacent school.

vi. Trails

The City provides the following types of trails in the EIR Study Area:

- ◆ **Bikeways.** Most of the City’s paved, off-street, bikeways are officially designated as off-street bike paths; however they also function as multi-use trails and are appropriately shared with walkers, runners, skaters, and other non-motorized forms of transportation. For both recreation and transportation purposes, it is important that bikeways provide logical connections to various destination points, and also make connections to regional bikeways

that are outside of city limits. In some cases, a paved bikeway may be incorporated within a park (or accessible open space) as part of that individual facility's circulation plan.

- ◆ **Multi-Use Trails.** In addition to the paved bike paths, there are a number of unpaved trails that do not qualify as formal bike paths, but they are used by bicyclists, pedestrians, and in some cases, equestrians. Some of these trails are not much more than informal dirt or gravel maintenance roads, but due to significant use by the public, they may be considered important recreational elements within a park or accessible open space.
- ◆ **Nature Trails.** Nature trails are also used by bicycle riders, hikers, and in many cases equestrians, but these unpaved trails tend to primarily serve recreational users who are interested in traversing more challenging terrain.

b. Recreational Programs

Recreational facilities in Vacaville include both community and neighborhood centers, as well as baseball/softball fields, volleyball courts, basketball courts, football/soccer, swimming pool, gymnasium, and tennis courts. Community centers are designed for specific sectors of the community, such as seniors or youth. In addition to recreational programming, community centers are intended to house a wide range of public events, from seminars to craft fairs. Neighborhood centers house the after-school recreational programming and are also used for drop-in recreation. The number of the different types of facilities in Vacaville is provided in Table 4.13-14.

c. Parkland Provision Standard

The park service standards for the provision of parkland in the proposed General Plan are based on a total ratio of 4.5 acres of developed parkland per 1,000 Vacaville residents. This total ratio is further broken down into three types of park; specifically, 1.8 acres of neighborhood park, 1.7 acres of community park, and 1 acre of regional parkland per each 1,000 Vacaville residents. The City is currently deficient in meeting these park service standards in the neighborhood and community parkland categories, but exceeds the standards for the regional and total parkland categories. With the existing population of 85,500 residents,⁴⁰ the current ratios are:

- ◆ 1.3 acres of neighborhood parkland per 1,000 residents
- ◆ 1.6 acres of community parkland per 1,000 residents
- ◆ 3.7 acres of regional parkland per 1,000 residents
- ◆ 6.6 acres of total parkland per 1,000 residents⁴¹

⁴⁰ Excludes prison population. State of California, Department of Finance, May 2011, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, with 2010 Benchmark*; State of California, Department of Corrections and Rehabilitation, Data Analysis Unit, January 10, 2011, *Weekly Report of Population as of midnight January 5, 2011*.

⁴¹ Parkland acreages are provided in Table 4.13-15. Neighborhood parkland totals 111 developed acres; community parkland totals 140 developed acres, regional parkland totals 314 developed acres, and total parkland totals 565 developed acres.

TABLE 4.13-14 RECREATIONAL FACILITIES LEVEL OF SERVICE STANDARDS

	2011 Number of Facilities	2011 LOS Ratio ^a	Recommended LOS Ratio ^b
Baseball/Softball Fields	44	1/1,943	1/2,750
Basketball Courts	15.5	1/5,516	1/5,000
Community Centers	2	1/42,750	1/32,000
Football/Soccer Fields	12	1/7,125	1/4,000
Gymnasium	1.3	1/65,769	1/32,000
Neighborhood Centers	9	1/9,500	1/13,000
Senior Centers	1	1/85,500	1/64,000
Swimming Pool	3	1/28,500	1/32,000
Tennis Courts	17	1/5,029	1/5,000
Volleyball Courts	2	1/42,750	1/10,000

Note: **Bold** = Level of service does not meet service standard

^{a,b} Level of service (Los) is described as a ratio of one facility per number of residents. Only public facilities were included. The 2011 Level of Service was calculated by dividing the 2011 DOF population for Vacaville, excluding the prison population (85,500) by the 2011 Number of Facilities.

Sources: City of Vacaville, 1990, *Comprehensive Parks, Recreation and Open Space Master Plan*, page 101; The Planning Center | DC&E, 2010, *Parks and Recreation in Vacaville Technical Memorandum*; Hesterman, Hewett, Park Planner, City of Vacaville, personal email communication with Melissa McDonough, The Planning Center | DC&E, January 18, 2012.

In practice, an applicant for a large residential project might propose to meet these standards through setting aside land for one or more new parks, developing that park land, paying impact fees, or a combination of these. Small residential projects that do not cross the threshold of requiring a new park would typically only pay impact fees. As noted earlier, the City is considering the adoption of a Quimby Ordinance as a means to help provide sufficient land for new parks.

d. Facility Service Standards

As part of the 1992 *Comprehensive Parks, Recreation and Open Space Master Plan* the City of Vacaville identified current level of service ratios and developed recommend level of service ratios for recreation facilities. These ratios are described in Table 4.13-14. Currently, the City meets three of its standard of service ratios for facilities: baseball/softball fields, neighborhood centers, and swimming pool.

3. Standards of Significance

Implementation of the proposed General Plan and ECAS would have a significant environmental impact with regard to park and recreation facilities if it would:

- ◆ Result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, create a need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.
- ◆ Increase the use of existing neighborhood, community, and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.
- ◆ Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4. Impact Discussion

This section discusses potential impacts of the proposed General Plan related to parks and recreation. Because the proposed ECAS itself would not generate the demand for additional park or recreation facilities or increase the use of existing park and recreational facilities, implementation of the proposed ECAS would not create negative parks or recreation impacts, and therefore is not discussed further in this section.

a. Project Impacts

The discussion of potential project impacts is organized by and responds to each of the potential impacts as are identified in the Standards of Significance.

- i. Result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.*

Under the park standards outlined in the proposed General Plan, the City aims to provide 1.8 acres of neighborhood parkland, 1.7 acres of community parkland, and 1 acre of regional parkland per 1,000 Vacaville residents, for a total of 4.5 acres of developed parkland per 1,000 Vacaville residents. As indicated in Section E.2.c, Park Provisions Standard, the City is currently deficient in meeting the service standard for neighborhood parks and community parks, but exceeds the standard for the regional and total parkland categories.

In 2035, the horizon year of the proposed General Plan, it is projected that the proposed General Plan would generate an additional 26,500 residents, resulting in a total population of 112,000 residents. These new residents would exacerbate the existing deficiencies in neighborhood and

community parkland. Specifically, the parkland ratios in 2035 based on existing park acreages would be:

- ◆ 1 acre neighborhood parkland per 1,000 residents
- ◆ 1.3 acres community parkland per 1,000 residents
- ◆ 2.8 acres of regional parkland per 1,000 residents
- ◆ 5.1 acres of total parkland per 1,000 residents

To meet the City's parkland standards, an additional 91 acres of neighborhood parkland and 50 acres of community parkland would be needed by 2035.

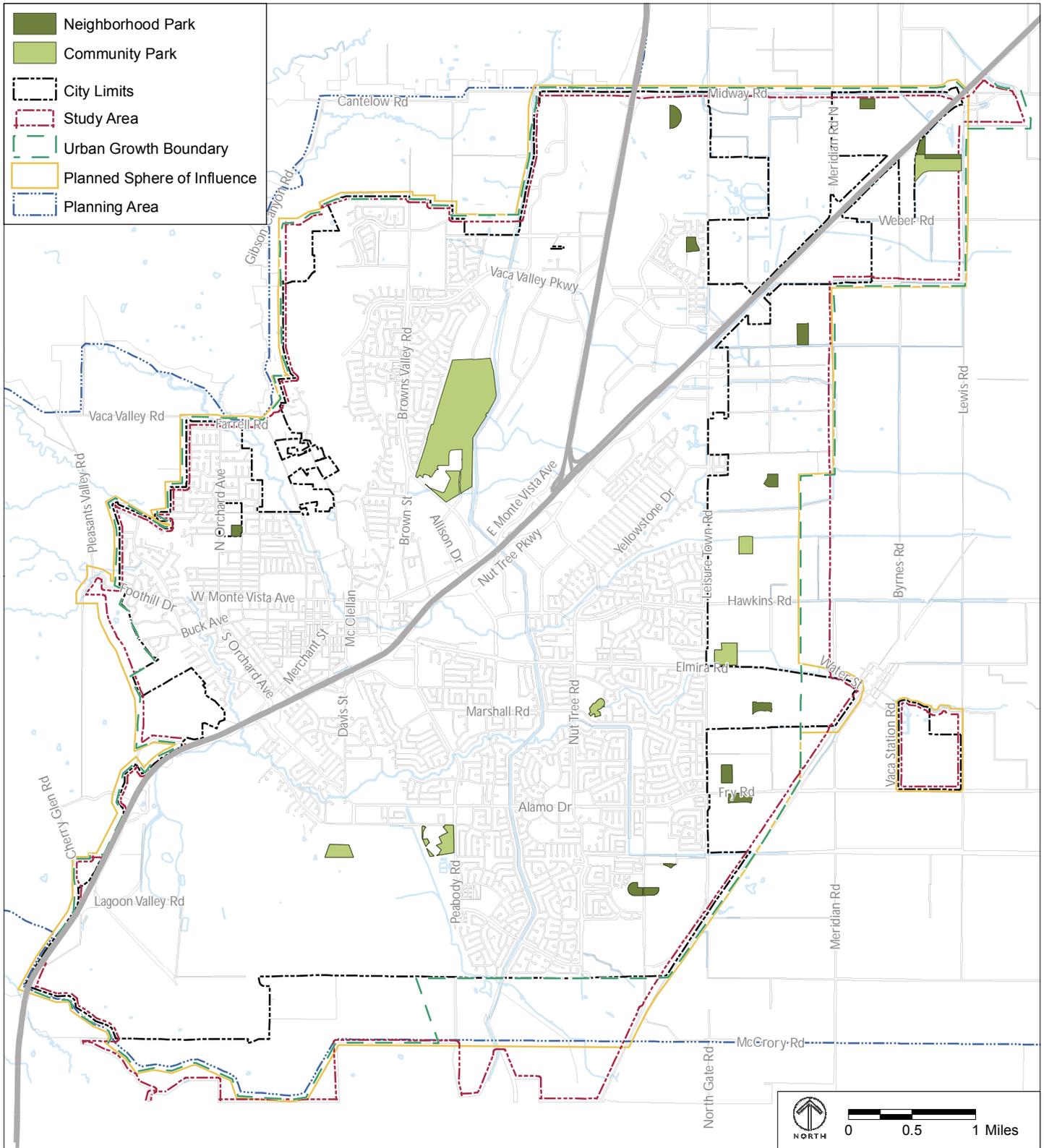
As shown in Figure 4.13-6, the proposed General Plan identifies additional parkland that is planned for the future in areas that are underserved and areas where future development is anticipated, such as in the growth areas. These additional parkland facilities would increase the City's parkland by approximately 72 acres of neighborhood parkland and 368 acres of community parkland, although exact acreages cannot be known until the parks have been planned in greater detail. With these additional park acreages, the City would meet the community parkland standard by providing 4.5 acres per 1,000 residents, but it would still fall short of the neighborhood parkland standard by providing 1.6 acres per 1,000 residents.

As explained above, new residents from development allowed by the proposed General Plan would increase the demand for parks and recreational facilities, and park service standards would require the construction of new or expanded park facilities. Although the proposed General Plan identifies potential locations of future park facilities, the ultimate locations will be determined in the future as part of the proposed development.

The proposed General Plan includes policies that would help ensure that parkland goals are met:

- ◆ Policy PR-P1.1 directs the City to provide new parks according to the standards established in the proposed General Plan to ensure adequate distribution, size, and access.
- ◆ Policy PR-P2.3 requires proponents of large projects subject to Specific Plans and/or Development Agreements to work with City staff early in the planning process to ensure that the project includes an adequate amount of developed parkland to satisfy the City's standards.
- ◆ Policy PR-P2.4 requires all residential developers, to provide sufficient parks and other recreational facilities to meet the standards established by the Comprehensive Parks, Recreation, and Open Space Facilities Master Plan by dedicating land and/or paying in-lieu fees for land acquisition, and by paying Park Development Impact Fees for the construction of new facilities.

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Source: City of Vacaville, 2010.

**FIGURE 4.13-6
 PLANNED PARKS**

- ◆ Policy PR-P2.6 directs the City to work with residential developers to ensure that parks and recreational facilities planned to serve new development will be available concurrently with need.

In addition, the proposed General Plan includes policies that would minimize the environmental impacts of new or expanded park facilities:

- ◆ Policy PR-P3.2 prohibits new neighborhood parks adjacent to arterial streets.
- ◆ Policy PR-P3.3 requires that new parks and recreation facilities be sited to promote pedestrian and bicycle access and prevent the need to cross major roadways wherever possible.
- ◆ Policy PR-P4.4 directs the City to preserve and enhance the natural areas and biotic resources within parks, such as riparian corridors, wildlife habitat, and oak woodlands.

As indicated above, new residents from development allowed by the proposed General Plan would increase the demand for recreational opportunities and facilities, and park service standards would require the construction of new or expanded park facilities. It is not known at what time or location such facilities would be required or what the exact nature of these facilities would be, so it cannot be determined what project-specific environmental impacts would occur from their construction and operation. However, such impacts would be project-specific, and would require permitting and review in accordance with CEQA, which would ensure that any environmental impacts are disclosed and mitigated to the extent possible. This EIR is a programmatic document and does not evaluate the environmental impacts of any project-specific development. Therefore, the impact is *less than significant*.

ii. 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.

As described above, future development allowed by the proposed General Plan would result in increased population in Vacaville, which would increase demands for parks and recreational facilities, and could cause physical deterioration of park facilities. However, as described in Section E.4.a.i, Project Impacts, the proposed General Plan contains policies that would help ensure that parkland goals are met, thus ensuring that individual park and recreation facilities are not overburdened by use. In addition, proposed General Plan includes the following policies that protect the public's investment in park and recreation facilities:

- ◆ Policy PR-P4.1 directs the City to provide the public with clear signage regarding appropriate usage of parks, open space, trails, and other recreational facilities, and to ensure that park regulations and local laws are appropriate and enforceable.

- ◆ Policy PR-P4.3 directs the City to develop and follow operations policies to prevent the degradation or despoilment of the City's parklands through inappropriate uses.

With proper implementation of the proposed General Plan policies described above, new residential development under the proposed General Plan would also include parks and recreational facilities, and impacts to parks and recreational services would be *less than significant*.

iii. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The City's recreational facility standards are shown in Table 4.13-14. As indicated in Section E.2.d, Facility Service Standards, the City currently meets two of its standard of service ratios for facilities (baseball/softball fields and swimming pool), but is deficient in the facility ratios for the other eight types of facilities (basketball courts, community center, football/soccer, gymnasium, senior centers, neighborhood centers, tennis courts, and volleyball courts).

In 2035, it is projected that the proposed General Plan would generate an additional 26,500 residents, resulting in a total population of 112,000 residents. As shown in Table 4.13-15, these new residents would exacerbate the existing deficiencies and create a new deficiency in the swimmy pool category, assuming no new facilities are constructed.

The additional facilities that would be needed to meet the level of service ratios in 2035 are also shown in Table 4.13-15.

As explained in Section E.4.a.i, Project Impacts, the proposed General Plan includes policies that would help ensure that recreational facility goals are met, including Policy PR-P2.4 and PR-P2.6. In addition, the proposed General Plan includes policies that would minimize the environmental impacts of new or expanded recreational facilities, including Policy PR-P3.3.

As indicated above, new residents from development allowed by the proposed General Plan would increase the demand for recreational facilities, and recreational facility standards would require the construction of new or expanded recreation facilities. It is not known at what time or location such facilities would be required or what the exact nature of these facilities would be, so it cannot be determined what project-specific environmental impacts would occur from their construction and operation. However, such impacts would be project-specific, and would require permitting and review in accordance with CEQA, which would ensure that any environmental impacts are disclosed and mitigated to the extent possible. This EIR is a programmatic document and does not evaluate the environmental impacts of any project-specific development. Therefore, the impact is *less than significant*.

TABLE 4.13-15 RECREATIONAL FACILITIES LEVEL OF SERVICE STANDARDS IN 2035

	2011 Number of Facilities	2035 Level of Service Ratio ^a	Recommended Level of Service Ratio ^b	Additional Facilities Needed by 2035
Baseball/Softball Fields	44	1/2,545	1/2,750	0
Basketball Courts	15.5	1/7,226	1/5,000	7
Community Centers	2	1/56,000	1/32,000	2
Football/Soccer Fields	12	1/9,333	1/4,000	16
Gymnasium	1.3	1/86,154	1/32,000	2
Neighborhood Centers	9	1/12,444	1/13,000	0
Senior Centers	1	1/112,000	1/64,000	1
Swimming Pool	3	1/37,333	1/32,000	1
Tennis Courts	17	1/6,588	1/5,000	5
Volleyball Courts	2	1/56,000	1/10,000	9

Bold = Level of service does not meet service standard

^{a,b} Level of service is described as a ratio of one facility per number of residents. Only public facilities were included. The 2035 Level of Service was calculated by dividing the projected 2035 population (112,000) by the 2011 Number of Facilities.

Sources: City of Vacaville, 1990, *Comprehensive Parks, Recreation and Open Space Master Plan*, page 101; The Planning Center | DC&E, 2010, *Parks and Recreation in Vacaville Technical Memorandum*; Hesterman, Hewett, Park Planner, City of Vacaville, personal email communication with Melissa McDonough, The Planning Center | DC&E, January 18, 2012.

b. Cumulative Impacts

Future regional growth would result in increased demand for park and recreational facilities throughout the region. As a result, the County and other jurisdictions would potentially need to expand and construct additional parks and other recreational facilities to meet the increased demand. State law allows, but does not require, jurisdictions to require additional development to fund park improvements; however, proper implementation of the policies contained herein would help ensure the provision of adequate parklands along with new development. The final location and size of additional facilities would be determined as part of future development activity. As specific parkland expansion or improvement projects are identified, additional project-specific, environmental analysis would be completed. As a result, the cumulative impact associated with parks and recreational facilities would be *less than significant*.

F. Full Buildout

The full buildout anticipated under the proposed General Plan would include significantly more development than the 2035 horizon-year development projection analyzed in the impact discussion sections in terms of both the amount and the extent of development. Therefore, the potential for impacts related to public services would increase. However, as discussed in Chapter 3, Project Description, it is extremely unlikely that full buildout would ever occur under the proposed General Plan. Therefore, an analysis of full buildout is not required by CEQA.

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