

## 4.11 PUBLIC SERVICES AND RECREATION

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

### 4.11.1 Environmental Setting

#### 4.11.1.1 Fire Protection

The City of Fairfield Fire Department (FFD) provides fire protection, fire suppression, emergency medical services, and hazardous material management within the City of Fairfield, including the project site. The FFD provides fire protection services through five strategically located stations covering all major portions of the city. The FFD employs approximately 79 staff which includes 75 firefighters (63-line personnel, 4 battalion chiefs, 2 deputy chiefs, 1 fire chief, and 5 fire prevention personnel) and 4 administrative personnel.<sup>1</sup>

Fire Station 35, located at 600 Lopes Road, is currently the closest FFD Station to the project site, at 1.7 miles to the site. The station serves the Cordelia and Green Valley areas and also provides fire and rescue services for the Interstate 80 (I-80) and Interstate 680 (I-680) corridors. Fire Station 35 is staffed with 3 firefighters and is equipped with Engine 35 (Paramedic Staffed) and Brush 35 (Type III Grass Rig).<sup>2,3</sup> Fire Station 36 is currently under construction (scheduled to be operational by 2024) and will be located approximately 0.5 miles east of the project site.

As of 2020, the year for which most current data is available, the FFD maintained a minimum daily staffing of 18 firefighters and a staffing ratio of 1 on-duty firefighter for every 6,504 residents.<sup>4</sup> In 2020, the FFD responded to 13,791 calls for service, of which 9,239 were emergency service related, 1,405 were service related, 661 were fire related, and 2,486 were other emergency related.<sup>5,6,7</sup>

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

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<sup>1</sup> Email correspondence between Jonathan Atkinson, City of Fairfield Community Development Department, Senior Planner, and Chris Graham, LSA, Senior Environmental Planner, April 7, 2022.

<sup>2</sup> Ibid.

<sup>3</sup> In June 2022, there will be an additional three firefighters deployed to Station 35 until such time that Station 36 opens in late summer 2024.

<sup>4</sup> City of Fairfield Fire Department, 2020 Annual Report. Website: <https://www.fairfield.ca.gov/home/showpublisheddocument/2790/637533185257270000> (accessed February 16, 2022).

<sup>5</sup> Service calls include false alarms and public service calls.

<sup>6</sup> Other emergency includes vehicle accidents, hazardous conditions, calls cancelled in-route and other miscellaneous calls.

<sup>7</sup> City of Fairfield Fire Department, 2020 Annual Report. Website: <https://www.fairfield.ca.gov/home/showpublisheddocument/2790/637533185257270000> (accessed February 16, 2022).

*General Plan* requires that at least 80 percent of the residential dwelling units in any FFD response area are located within 5 minutes maximum travel time of a fire station.

#### 4.11.1.2 Police Protection

The City of Fairfield Police Department (FPD) provides law enforcement services to the City of Fairfield and the project site. The FPD's headquarters are located at 1000 Webster Street, approximately 7 miles from the project site, and the FPD employs, as of December 31, 2021, 118 sworn officers consisting of 90 officers, 18 sergeants, 7 lieutenants, 2 captains, and 1 chief.<sup>8</sup> As of December 31, 2021, the City of Fairfield was budgeted for 126 sworn officers for the 2021-2022 fiscal year; therefore, the FPD is currently operating at below service capability. The FPD serves the city in five geographic areas (the proposed project is in the FPD Cordelia Service Area).

The *City of Fairfield General Plan* directs the FPD to maintain an average emergency response time of less than 5 minutes and an average non-emergency response time of less than 20 minutes. In 2021, the FPD responded to 98,427 total service calls of which 3,306 were Priority 1, 55,315 were Priority 2, and 39,806 were Priority 3.<sup>9</sup> The FPD's 2021 average response time to Priority 1 calls was 4 minutes 25 seconds, Priority 2 calls was 5 minutes 37 seconds, and Priority 3 calls was 6 minutes and 50 seconds.<sup>10</sup>

#### 4.11.1.3 Schools

The project site is located in the Fairfield-Suisun Unified School District (FSUSD) boundary. The FSUSD is composed of 19 elementary schools, 3 middle schools, 3 high schools, 5 alternative schools, and 1 adult school.<sup>11</sup> The FSUSD had a 2020/2021 enrollment of 20,724 students.<sup>12</sup> Students generated by the proposed project would attend Mundy Elementary School, Green Valley Middle School, and Rodriguez High School. **Table 4.11.A: FSUSD Schools Serving the Project Site** provides data on the three schools that would serve the project site.

As shown above in **Table 4.11.A**, each of the schools is currently operating at under capacity conditions and the FSUSD as a whole is operating at under capacity conditions. The FSUSD is currently operating below capacity conditions with a surplus of 6,197 seats available for students.

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<sup>8</sup> Email communication between Chris Graham, LSA and Dawn Shepherd, FPD, Police Support Manager, Records/Property & Evidence/Admin Support/Facilities, February 23, 2022.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<sup>11</sup> Fairfield-Suisun Unified School District. FSUSD School Sites. Website: <https://www.fsusd.org/schools> (accessed February 17, 2022).

<sup>12</sup> Fairfield-Suisun Unified School District. 2021/22 Demographics and Enrollment Projections, November 2021.

**Table 4.11.A: FSUSD Schools Serving the Project Site**

School	Address	Distance from Project Site (miles)	2020-2021 Enrollment (students)	2020-2021 School Capacity (seats)	Available Capacity Remaining (seats)
Nelda Mundy Elementary School	570 Vintage Valley Dr., Fairfield, CA 94534	1.2	746	808	62
Green Valley Middle School	1350 Gold Hill Rd., Fairfield, CA 94534	3.5	841	958	117
Rodriguez High School	5000 Red Top Rd., Fairfield, CA 94534	1.7	1,718	2,236	518
Fairfield-Suisun Unified School District			20,724	26,921	6,197

Source: 2021/2022 Demographics and Enrollment Projections (FSUSD, November 2021).  
 FSUSD = Fairfield-Suisun Unified School District

According to projections contained in the FSUSD Facilities Master Plan, elementary school enrollment is expected to decrease by 254 students or 2.2 percent between the 2015-2016 and 2025-26 academic school years while middle school enrollment is expected to slightly decrease by 461 students or 12.8 percent over the same time period. However, high school enrollment is expected to increase by 496 students or 2.6 percent between the 2015-16 and 2025-26 academic school years.<sup>13</sup>

#### 4.11.1.4 Parks

City-owned parks and privately owned/maintained parks are located in and serve the City of Fairfield populace. The City of Fairfield Parks and Recreation Department (FPRD) owns, operates, and maintains 30 parks in the City. The existing inventory of neighborhood and community parks in Fairfield equates to 232.4 acres which is composed of 100.8 acres of neighborhood parks and 131.6 acres of community parks. The City also owns/maintains/operates the Allan Witt Rotary Skate Park, Allan Witt Aquatics Complex, the Dunnell Nature Park and Education Center, and the Fairfield Rose Garden. The Octo Inn Soccer Complex is also owned by the City, but the Solano Surf user group maintains and operates this facility. The nearest park to the project site is the approximately 6.3-acre Vintage Green Valley Neighborhood Park, located at 600 Vintage Valley Drive, approximately 0.23 mile west of the project site. This facility has the following amenities: youth and toddler playground, picnic area, a basketball court, a large open grass area, and barbeque pit. The types of recreational facilities serving the city are further described below.

**Community Parks.** Community parks are generally 40 acres or more and are intended to serve the community within a 2-mile radius. Community parks often include specialized uses including specialized sports area for baseball, soccer, basketball, tennis, horseshoes, swimming, skating, reservable group picnic area, public restrooms, and off-street parking. The community parks in Fairfield are Allan Witt, Cordelia, and Laurel Creek parks.

<sup>13</sup> LPA, Fairfield-Suisun Unified School District Facilities Master Plan. Website: <https://www.fsusd.org/Page/16519> (accessed May 5, 2022).

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

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

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

**Regional Parks and Open Spaces.** Rockville Hills Regional Park is the largest park in Solano County with approximately 633 acres of grasslands, oak woodlands, and mixed broadleaf forest. The park is located northwest of Solano Community College and includes amenities such as ranger-led interpretive hikes and biking trails. The City also maintains 728 acres of accessible open space area, including Rolling Hills Open Space (338 acres), Serpas Ranch Open Space (365 acres), and Spyglass Open Space (25 acres). These areas provide natural areas for passive recreational opportunities as well as diverse and expansive habitat for wildlife.<sup>14</sup>

**Park Standards.** The *City of Fairfield General Plan* sets forth park inventory ratios to adequately serve the population within the City. The City has established a standard for neighborhood parks that equates to 1.5 acres per 1,000 (1.5:1,000) residents and for community parkland that equates to 2 acres per 1,000 residents (2:1,000).<sup>15</sup> Based on the current estimated 2022 population of Fairfield (119,897 residents), the existing neighborhood park ratio is approximately 0.84 acre per 1,000 residents, and the existing community parkland ratio is approximately 1.11 acres per 1,000 residents; therefore, the City of Fairfield is operating below the inventory standard ratios for neighborhood and community parks.<sup>16</sup>

#### 4.11.1.5 Libraries

The Solano County Library System provides library service to residents throughout Solano County and in the City of Fairfield. There are two Solano County Libraries that are located in the City of Fairfield: the Cordelia Branch and the Civic Center Branch. The 15,600-square-foot Cordelia Branch is

<sup>14</sup> City of Fairfield, Department of Public Works. 2018. Parks & Trails. Available online at: [https://www.fairfield.ca.gov/gov/depts/public\\_works\\_/parks/default.asp](https://www.fairfield.ca.gov/gov/depts/public_works_/parks/default.asp), accessed August 6, 2018.

<sup>15</sup> City of Fairfield, General Plan Open Space, Conservation, and Recreation Element, page OS-38, August 2013.

<sup>16</sup> California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2022 data for the City of Fairfield. Website: <https://dof.ca.gov/forecasting/demographics/estimates/estimates-e5-2010-2021/> (accessed May 6, 2022).

located at 5050 Business Center Drive, approximately 0.13 mile west of the proposed project. The 40,000-square-foot Civic Center Branch is located at 1150 Kentucky Street, approximately 5.4 miles northeast of the proposed project.

The entire Fairfield-Suisun Zone of the Solano County Library System has a total of 55,600 square feet of library space serving (as of 2020) approximately 154,000 residents. The Solano County Library Facilities Master Plan recommends 0.4 to 0.5 square feet of library space per resident within the planning area (referred to as Planning Zones).<sup>17</sup> Therefore, the Fairfield-Suisun Zone of the Solano County Library System has 0.36 square feet of library space per resident and is currently operating at a deficient level in the Fairfield-Suisun Zone. Based on an estimated population of 168,000 residents by 2040, the Fairfield-Suisun Zone of the Solano County Library System would require an additional 12,000 to 29,000 square feet of library space to adequately serve estimated population growth in the zone.

#### 4.11.2 Regulatory Setting

Regulations related to public services and recreation that are applicable to the project are described below.

##### 4.11.2.1 State Laws and Regulations

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

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

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

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<sup>17</sup> Solano County Library Facilities Master Plan, Section 5 Library System Strategies, page 22. Website: <https://solanolibrary.com/wp-content/uploads/2021/03/Solano-County-Library-Facilities-Master-Plan-2021.pdf> (accessed April 7, 2022).

#### 4.11.2.2 Local Plans and Regulations

**City of Fairfield General Plan.** The following policies from the Health and Safety Element (HS), Open Space Element (OS), and the Public Facilities and Services Element (PF) of the *City of Fairfield General Plan* pertaining to public services and recreation would be applicable to the proposed project:

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

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

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

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

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

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

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

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

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

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

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

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

It is the intent of the City to require every person who develops land to mitigate the impacts of that development on public facilities. The City will therefore require developers to construct public facilities in accordance with specific capital programs or pay fees that will be used to construct such facilities pursuant to those specific capital programs. Said fees are known as Assembly Bill (AB) 1600 fees. The fees are broken down into four categories: Traffic Impact, Urban Design Impact, Public Facilities Impact, Park and Recreational Facilities Impact. These impact fees are used towards to design and construction of various public improvements and facilities such as public streets and sidewalks, public utilities, public parks, and police and fire stations. AB 1600 fees are collected at the time of Building Permit issuance and are limited to the cost of public facilities attributable to the new development only.

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

#### 4.11.3 Significance Criteria

The significance criteria for public service and recreation impacts used in this analysis are consistent with Appendix G of the *State CEQA Guidelines*. The proposed project may be deemed to have a significant impact related to public services and recreation if it would:

- **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**
  - Fire protection
  - Police protection
  - Schools
  - Parks
  - Other public facilities
  
- **Increase the use of existing neighborhood parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or**

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

#### 4.11.4 Methodology

Public service providers serving the project site were contacted to determine existing operational service levels and whether there are any existing service deficiencies. The estimated population expected to be added to the area by the proposed 185-unit apartment project (509 residents and 5 employees) was presented to the service provider.<sup>18</sup> Other details of the proposed project were also provided. The service provider then determined whether there would be a need to construct new or physically altered public facilities in order to maintain acceptable service ratios and serve the proposed project.

In the context of this section, it is important to note that consistent with *City of Hayward v. Trustees of California State University* (2015) 242 Cal.App.4th 833, significant impacts under CEQA consist of adverse changes in any of the physical conditions within the area of a project, and potential impacts on public safety services are not an environmental impact that CEQA requires a project applicant to mitigate: “[T]he obligation to provide adequate fire and emergency medical services is the responsibility of the city. (Cal. Const., art. XIII, § 35, subd. (a)(2) [‘The protection of the public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services.’].) The need for additional fire or police protection services is not an environmental impact that CEQA requires a project proponent to mitigate.”

#### 4.11.5 Project Impacts

The following section discusses potential public services and recreation impacts that could occur with implementation of the proposed project. As applicable, conditions of approval and mitigation measures are presented to reduce significant impacts.

##### 4.11.5.1 Fire Protection

**Impact PS-1: The proposed project would not require a new or altered fire protection facilities in order to maintain adequate response times, the construction of which could cause significant environmental impacts.**

The proposed project, consisting of 185 units in an apartment building, is estimated to generate 509 residents (and 5 employees), which would be added to the current population of the City of Fairfield and the service area of the FFD (specifically Fire Station 35 and future Fire Station 36). The proposed project would incorporate standard fire prevention design features such as sprinkler systems in each residential unit and inside areas where residents may gather (i.e., clubhouse or leasing office), fire-rated construction materials, fire extinguishers, internal roadway designs to accommodate fire apparatus, emergency access to the site, and appropriate fire flows with standpipe and hydrant locations within the project site. During Final Plan Check by the City of Fairfield, the FFD would

<sup>18</sup> 2.75 residents per multifamily unit x 185 units = 509 residents (rounded). Derived from City of Fairfield, Fairfield Guidelines for Project VMT Screening Transportation Analysis, December 22, 2020; United States Census Bureau American Community Survey 2012–2016 Five-Year Estimates.



review the site plans and design of the project to ensure that the development complies with the current Fire Code as well as FFD and City of Fairfield policies related to fire prevention in residential structures. Furthermore, the Preliminary Fire Access Plan, as shown in **Figure 4.14.1: Preliminary Fire Access Plan**, in **Section 4.14: Wildfire**, prepared for the proposed project has been reviewed and approved by the City of Fairfield Fire Department.

The project site is approximately 5 minutes from Fire Station 35 and therefore complies with the *City of Fairfield General Plan's* travel time requirements. The new Fire Station 36, which will be operational by 2024, will be located along Business Center Drive, 0.5 mile from the project site and therefore would also provide additional service to the project site. As such, implementation of the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire facilities, the construction of which would cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives of the FFD. The project's impact on fire services would be less than significant.

**Level of Significance Prior to Mitigation:** Less than Significant

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

**Level of Significance after Mitigation:** Not Applicable

#### 4.11.5.2 Police Protection

**Impact PS-2: The proposed project would not require new or physically altered police facilities, in order to maintain adequate response times, the construction of which could cause significant environmental impacts.**

As discussed above, once fully occupied, the proposed project would generate 509 residents (and 5 employees) that would be added to the City of Fairfield and Cordelia Service Area of the FPD. Implementation of the proposed project would result in an increase in calls for service from the FPD; however, such calls for service would be like those that already occur elsewhere within the City at similar residential type developments. The proposed project would be designed to minimize on-site crimes thereby reducing calls for service from the FPD. Such design techniques would include, but not be limited to, the following: adequate lighting of the site (including adequate illumination in the parking structure), landscaping that reduces the potential for concealment, building access and visibility, street circulation, building design to reduce concealment, defensible space, entrance gating, and perimeter fencing/walls. Furthermore, the proposed project would implement the FPD's *Fairfield Department Crime Free Multi-Housing Program*, which is a solution-oriented program aimed at helping tenants, owners, and managers of rental property to keep drugs and other illegal activities off a property. This program commenced in 2011 and has been effective in reducing crimes at residential properties in the City of Fairfield and thus reducing calls for service from the FPD. Finally, in accordance with Chapter 25, Article XI of the *City of Fairfield Municipal Code*, the project applicant would be required to pay the Public Facilities Impact Fee, a portion of which would be used for staffing, equipment, and facility updates for the FPD.

Although the proposed project would minimize the increase in calls for service by including the design elements and implementing the Crime Free Multi-Housing Program, some increase in calls for service from the FPD would still result. However, it is unlikely that an increase in calls for service due to the project would require the hiring of a substantial number of additional staff such that an expansion of existing police facilities would be required. Therefore, implementation of the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, the construction of which would cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives of the FPD. The project’s impact on police services would be less than significant.

**Level of Significance Prior to Mitigation:** Less than Significant

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

**Level of Significance after Mitigation:** Not Applicable

#### 4.11.5.3 Schools

**Impact PS-3: The proposed project would not require new or physically altered school facilities, in order to maintain acceptable service ratios, the construction of which could cause significant environmental impacts.**

Implementation of the proposed project would add 185 multifamily units in the City of Fairfield. FSUSD has developed student generation rates by grade level and the type of housing unit and uses these rates to estimate increases in student population. **Table 4.11.B: FSUSD Student Generation Rates** shows the student generation rates for multifamily housing for grade groups K through 6th, 7th through 8th, and 9th through 12th as well as the estimated number of students that would be generated based on the number of apartments included in the proposed project.

**Table 4.11.B: FSUSD Student Generation Rates**

Grade Group	Multi-Family Residential Student Generation Rate	Students Generated by proposed project (Units X Generation Rate = Number of Students) <sup>1</sup>
K–6	0.241	45
7–8	0.044	9
9–12	0.075	14
<b>Total Students</b>		<b>68</b>

Source: *School Facility Needs Analysis and Justification Study*, Table 1-1, page 6 (FSUSD July 2021). Website: <https://drive.google.com/file/d/1NIRgpTvtFKsk-WunTz6NN8N43qjRptYl/view> (accessed February 17, 2022).

<sup>1</sup> Number of students are rounded up to the nearest whole number.

FSUSD = Fairfield-Suisun Unified School District

Based on the FSUSD student generation rates shown above in **Table 4.11.B**, the proposed project would generate a total of 68 students, 45 students of which would be within the K through 6 grade group, 9 students of which would be in the 7th to 8th grade group, and 14 students of which would be in the 9th through 12th grade group. Based on the capacity status of the schools serving the

project identified in **Table 4.11.A**, FSUSD can adequately serve the students that would be generated by the proposed project and new facilities would not be required.

To offset the costs of FSUSD maintenance and new facility development, the FSUSD implements developer fees that new development within the City and jurisdictional boundary of FSUSD is required to pay. Currently (as of February 2022) the developer fee for residential projects is \$5.00 per square foot of building space constructed.<sup>19</sup> The proposed project would be required to pay developer fees based on the proposed size of the project. Furthermore, FSUSD would receive a portion of property tax money collected annually after the project is built and operational. In accordance with SB 50, under CEQA, the payment of developer impact fees for school services constitutes full mitigation.

The proposed project would not require the construction of new school facilities, the construction of which could result in physical environmental impacts. The project's impact on schools would be less than significant.

**Level of Significance Prior to Mitigation:** Less than Significant

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

**Level of Significance after Mitigation:** Not Applicable

#### 4.11.5.4 Parks

**Impact PS-4: The proposed project would not require new or physically altered parks and recreation facilities, the construction of which could cause significant environmental impacts nor substantially increase the use of existing neighborhood parks or other recreational facilities, such that substantial physical deterioration of such facilities would occur.**

**Impacts on Off-Site Recreational Facilities.** The proposed project would generate 509 residents and 5 employees that would be added to the City of Fairfield population. The proposed project design includes a number of amenities that would provide on-site recreational opportunities to residents. Such amenities include a swimming pool and spa, a club house, cornhole courts, table tennis, outdoor yoga areas, a dog run, and an outdoor lounge area with a fireplace. The proposed project would also conserve open space along its western boundary adjacent to Green Valley Creek. Due to the amenities included in the proposed project, the project's demand for use of city parks and the increase in the use of the nearby parks and recreation areas would not be substantial, and the project is not expected to result in substantial physical deterioration of the existing facilities or require the construction of new or expanded parks.

As noted in **Section 4.11.1.4** above, the City has established a standard for neighborhood parks that equates to 1.5 acres per 1,000 (1.5:1,000) residents and for community parkland that equates to 2 acres per 1,000 residents (2:1,000). Based on the current estimated 2022 City population of 119,897

<sup>19</sup> Fairfield-Suisun Unified School District. Current Development Impact Fee Rates as of August 13, 2021. Website: <https://www.fsusd.org/Page/16533> (accessed February 17, 2022).

residents, the City of Fairfield is operating below standards for neighborhood and community parks. With the 509 residents (and 5 employees) added to the City's population due to the project, the current park ratios would be slightly lowered to 0.83 acres of neighborhood parkland per 1,000 residents and 1.10 acres of community parkland per 1,000 residents. The proposed project would be subject to the current Park and Recreational Facilities Impact Fee as codified by the *City of Fairfield Municipal Code* Chapter 25, Article XI and City of Fairfield Ordinance Number 2013-11 Section 2. Fees collected would be used for maintenance of existing City parks thereby minimizing the physical deterioration of city parks and to offset improvement costs or costs of developing new parks in the City of Fairfield.

In accordance with the Quimby Act, payment of Park and Recreational Facilities Impact Fees by a developer or dedication of parkland, constitutes full mitigation under CEQA. Therefore, implementation of the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, the construction of which would cause significant environmental impacts, to maintain acceptable service ratios of the Fairfield Parks and Recreation District. The project's impact on off-site parks would be less than significant.

**Impacts of On-Site Recreational Facilities.** As noted above, the proposed project includes the development of recreational amenities on-site including a swimming pool and spa, a club house, cornhole courts, table tennis, outdoor yoga areas, a dog run, and an outdoor lounge area with a fireplace that would promote recreational and leisure activities. These amenities that would be constructed as part of the proposed project and their construction and use have been fully analyzed in this EIR in accordance with CEQA. The environmental impacts associated with these amenities are analyzed in the appropriate topical sections of this EIR. Impacts from on-site excavation and construction of the swimming pool and clubhouse on biological resources, cultural and tribal cultural resources, air quality, and noise have all been considered in the respective topical sections (i.e., **Section 4.3: Biological Resources**, **Section 4.4: Cultural and Tribal Cultural Resources**, **Section 4.2: Air Quality**, and **Section 4.10: Noise**) and have been determined to be less than significant.

Based on the analysis above, the project's impacts related to recreation would be less than significant.

**Level of Significance Prior to Mitigation:** Less than Significant

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

**Level of Significance after Mitigation:** Not Applicable

#### 4.11.5.5 Other Public Facilities

**Impact PS-5: The proposed project would not require new or physically altered library facilities, the construction of which could cause significant environmental impacts.**

Implementation of the proposed project would generate 509 residents and 5 employees that would be added to the City of Fairfield and service area of the Cordelia Branch of the Solano County Library System within the Fairfield-Suisun Zone of the Solano County Library System. The population

increase associated with the proposed project would nominally add to the existing operational deficit of the library space within the Fairfield-Suisun Zone of the Solano County Library System, and would not, in itself, require an expansion of library facilities. In accordance with *City of Fairfield General Plan* Policy PF 17.1, the City will continue to collect fees from new development to fund its share of County-provided facilities and services (e.g., library, health, welfare, and justice system). In compliance with Policy PF 17.1 and *City of Fairfield Municipal Code* Chapter 25, Article XI, the project applicant would pay Public Facilities Impact Fees, a portion of which would be distributed by the City to Solano County Public Library System to update and maintain library branches serving the City of Fairfield.

It should also be noted that the Solano County Library Facilities Master Plan indicates that an expansion of 25,000 square feet of library space in the Fairfield-Suisun Zone is required to adequately serve the estimated future population in 2040. This expansion includes the development of a third 20,000-square-foot library in the Fairfield-Suisun Zone, a 5,000-square-foot expansion of the Suisun City Library, and increased Alternative Service Delivery (ASD). Although the proposed project would increase the use of the Cordelia Branch Library in the Solano County Library System, payment of the Public Facilities Impact Fees would constitute full mitigation toward impacts associated with the library's increased use by residents generated by the proposed project.

Therefore, implementation of the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, the construction of which would cause significant environmental impacts, to maintain acceptable service ratios, objectives of the Solano County Library System. The project's impact on libraries would be less than significant.

**Level of Significance Prior to Mitigation:** Less than Significant

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

**Level of Significance after Mitigation:** Not Applicable

#### 4.11.5.6 Cumulative Impacts

**Cumulative Impact C-PS-1: The construction and operation of the proposed project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would not result in significant cumulative impacts on public services and recreational facilities.**

The following analysis evaluates the significance of potential cumulative public service and recreation impacts of the proposed project in conjunction with past, present, and reasonably foreseeable future development in the City of Fairfield, including the projects listed in **Chapter 4.0: Environmental Setting, Impacts, and Mitigation Measures** in **Table 4.A: Cumulative Projects in the Vicinity of the Project Site**.

**Fire Service.** As discussed above, Fire Station 35 would meet the established response times when servicing the project site; however, the project could increase the number of fire service calls in the area which could delay response to other sites. Further, the area covered by Station 35 is developing

and the numbers of calls for service in the area are expected to increase as future development occurs in this area, including reasonably foreseeable cumulative projects (Green Valley II Apartments, Residence Inn Hotel, and two PDC warehouses on Business Center Drive). In addition, the area covered by Station 35 is split by I-80, which presents unique challenges in responding to calls for service as Station 35 is located on the south side of I-80 and there are a limited number of crossings over the freeway to the north side of I-80 where the project site is located. As a result, it is likely that as more development occurs in the Green Valley and Cordelia areas, the project site will fall outside the 5-minute travel range of Station 35. In order to ensure that adequate coverage is provided to portions of the service area that fall outside the 5-minute response time range of Station 35, the City has approved the construction of a new fire station (Station 36) north of I-80, on Business Center Drive on the site of Green Valley II Apartments, about 0.5 mile east of the project site. The new fire station would comprise three bays and has been designed to serve the area north of I-80. Construction of the new fire station is anticipated to begin in 2024 and is expected to be completed before the proposed Green Valley 3 Apartments are completed and occupied. As a result, the cumulative development in the project area would be adequately served by the new fire station and the construction of expanded fire station facilities, beyond the one that is approved, would not be required. The cumulative impact related to fire services would be less than significant.

**Police Protection.** As discussed above, project implementation would not result in the need for new or physically altered police services and/or facilities. As such, the proposed project would not contribute to adverse physical impacts associated with the development of new or altered facilities. However, it is anticipated that demands for police protection services in the project area would increase above current levels upon buildout of the reasonably foreseeable cumulative projects as listed in **Table 4.A**. Based on the number and type of related projects, including residential, commercial, and industrial uses, a significant impact on the current level of police protection services throughout the service area could occur unless the staff and equipment are increased proportionately.

In order to provide adequate levels of service to the project site as well as to future planned growth in the City, additional officers and equipment would likely be needed, potentially resulting in the need to remodel and/or expand the existing station at 1000 Webster Street.<sup>20</sup> In addition, although there are no plans at this time, a police substation may need to be constructed in the Green Valley area to provide adequate levels of service in the future. It is expected that the construction of any police station or substation would comply with City requirements for development and environmental review under CEQA would be required, and necessary mitigation would be incorporated into the project resulting in less-than-significant impacts to the environment due to the construction of a new police station or substation.

Increased revenues from property tax from the cumulative projects and the proposed project are expected to be used to fund increases in staffing and equipment. Further, all development projects are required to submit to the FPD project site designs during the planning and building plan-check process. In conformance with the City procedures, these plans shall be reviewed by the FPD with

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<sup>20</sup> Fairfield Police Department has relocated its Investigations Unit from 1100 Texas Street to a space in the Fairfield Cordelia Library on Business Center Drive. However, there are no plans at this time to use the space in the library for a substation.

respect to lighting, landscaping, building access and visibility, street circulation, building design, and defensible space. Incorporation of such reviews would avoid any significant cumulative impacts to police protection services and/or facilities. Therefore, there would be no significant impacts on FPD's staffing or equipment.

Based on the above information, implementation of the proposed project and other cumulative projects would not result in a significant cumulative impact associated with the provision of new or physically altered police facilities, the construction of which could cause significant environmental impacts.

**Schools.** The proposed project, in conjunction with other approved and reasonably foreseeable projects in western Fairfield, would generate an increased demand for schools. As discussed above under **Impact PS-3**, implementation of the proposed project would not require the expansion or construction of new school facilities as capacity exists in the schools to serve the students generated by the proposed project. However, the other approved and reasonably foreseeable development projects in western Fairfield would also result in an incremental demand for schools that could combine with the project's demand to result in the need for more classrooms and other facilities at the project area schools. As discussed above in **Impact PS-3**, the potential impacts associated with the expansion or construction of new school facilities are expected to be less than significant with payment of developer fees pursuant to SB 50. Similar to the project, other cumulative developments will be required to pay SB 50 developer fees for school facilities as well. For this reason, the cumulative impact on schools would be less than significant.

**Library Services.** As discussed above under **Impact PS-4**, project implementation would not result in the need for new or physically altered library facilities. As such, the proposed project's contribution is not cumulatively considerable in regard to adverse physical impacts. However, the proposed project, in conjunction with other approved and reasonably foreseeable projects in the County, would generate an increased demand for library services.

Solano County Libraries are funded through a mix of fees for services, property taxes and sales taxes. In accordance with *City of Fairfield General Plan Policy PF 17.1*, the City will continue to collect fees from new development to fund its share of County-provided facilities and services (e.g., library, health, welfare, and justice system). In compliance with Policy PF 17.1 and *City of Fairfield Municipal Code Chapter 25, Article XI*, all developers will pay Public Facilities Impact Fees, a portion of which would be distributed by the City to Solano County Public Library System to update and maintain library branches serving the City of Fairfield. Further, it is expected that construction of any new library would comply with County/City requirements for development and environmental review under CEQA would be required, and necessary mitigation would be incorporated into the project resulting in less-than-significant impacts to the environment due to the construction of a new library.

Based on the above information, implementation of the proposed project and other related projects would not result in significant cumulative impacts associated with the provision of new or physically altered Solano County Library facilities, the construction of which could cause significant environmental impacts.

**Parks.** As discussed above under **Impact PS-5**, project implementation would not result in a substantial demand for park and recreation services and/or facilities, nor would it significantly degrade recreational facilities or require the construction of such facilities. As such, the proposed project would not make a cumulatively considerable contribution to a cumulative impact on parks. However, the proposed project, in conjunction with other approved and reasonably foreseeable projects in the County, would increase the use of existing parks and recreational facilities. **Table 4.A** lists all approved and reasonably foreseeable projects in the western portion of Fairfield. Similar to the proposed project, each cumulative project would be subject to the City's Quimby Ordinance. The ordinance requires that, prior to the approval of a Tentative Map, the City may require the subdivider to dedicate land and/or pay a fee in lieu thereof for park and recreational purposes. The general standard for dedication is 3.5 acres per 1,000 residents. Further, each cumulative project has been or will be subject to environmental review and, if significant impacts are identified, mitigation measures would be implemented to avoid or reduce the impacts. Potential impacts associated with the construction of new parks and recreational facilities would also be subject to environmental review, are expected to be less than significant or if potentially significant, capable of being mitigated to a less-than-significant level with mitigation. Therefore, the cumulative impact from the construction or expansion of parks and recreation facilities would be less than significant.

**Level of Significance Prior to Mitigation:** Less than Significant

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

**Level of Significance after Mitigation:** Not Applicable