

4.12 PUBLIC SERVICES, INCLUDING RECREATION

4.12.1 INTRODUCTION

This section describes the existing public services that serve the project site and its vicinity and potential impacts to these services from the construction and occupancy of the proposed Scott Ranch Project. It also presents potential impacts to public services from the construction and operation of the proposed regional park trail (related project) that would extend from the western boundary of the project site to the existing Ridge Trail on Helen Putnam Regional Park (see **Section 4.12.4.4**, below).

The public services addressed in this section include fire protection, law enforcement, schools, libraries, parks, and other recreation facilities. Regulations and policies affecting the public services in the City are also described. Information in this section is based on consultation with individual service providers and City staff.

4.12.2 ENVIRONMENTAL SETTING

4.12.2.1 Fire Protection

The primary agency responsible for serving the project site and the surrounding area with fire protection services is the Petaluma Fire Department (PFD). The PFD services the citizens of the City of Petaluma and parts of southern Sonoma County and provides fire suppression, code enforcement, fire prevention, hazardous materials enforcement and response, emergency medical service, and public education related to fire safety. The fire department's service area covers the City limits and a population of approximately 62,000 people for most services and approximately 184 square miles and a population of approximately 75,000 people for emergency medical ambulance services. Mutual aid is provided by California Department of Forestry and Fire Protection (CALFIRE), North Bay Fire and Rancho Adobe Fire District. The PFD has 57 full-time personnel (including full-time paid firefighters), 51 of which are uniformed and are divided among three platoons that work 24-hour rotating shifts. Each member of the fire department has training in emergency medical services at the minimum level of Emergency Medical Technician-1 (EMT-1) and many are EMT-Paramedics. Each has been trained in a variety of technical rescue skills including Rescue Systems, Confined Space Rescue, Trench Rescue, Swift Water Rescue, Auto Extrication, and Hazardous Materials – Operational Level (City of Petaluma 2019a). The minimum staffing for each shift is 15 personnel, which includes the staffing of two paramedic engine companies, one ladder company, two paramedic advanced life support (ALS) ambulances, and part-time staffing of a third ALS ambulance and one BLS ambulance. (City of Petaluma 2019b). The PFD has a service ratio standard of 1 firefighter per 1,000 residents (City of Petaluma 2006). The PFD operates three fire stations, a Fire Prevention Bureau, a Fire

Training Center, and has a total of 14 pieces of emergency equipment. The PFD provides services from the following four locations (City of Petaluma 2019a):

- Station 1 (Fire Administration), 198 D Street
- Station 2 (Training Facility), 1001 North McDowell Boulevard
- Station 3, 831 South McDowell Boulevard
- Fire Prevention Office (City Hall), 22 Bassett Street

Station 1, which is approximately 1 mile to the north, would likely be the first responder to a fire or other emergency on the project site (Power 2020).

The PFD maintains a fire insurance rating of ISO Class II, the second highest possible on a rating scale of 10. The PFD has adopted the national service level standard of four-minute response time to 90 percent of emergency incidents. In 2012-2013, the Department was able to meet the four-minute standard 79.5 percent of the time (Power 2020). The department's average response time in 2018 was 4 minutes and 48 seconds. Currently the Department is not able to meet the four-minute response time goal (Power 2020).

EMS/Ambulance

The PFD has been providing a transport ambulance service for the City since the mid-1930s. The PFD was one of the first fire departments in the Bay Area to hire Firefighter/Paramedics and began Advanced Life Support Ambulance Services in 1982. Petaluma Emergency Medical Services (EMS) and ambulance service covers much of southern Sonoma and northern Marin Counties, providing service to an area outside the City of approximately 160 square miles. Of the 51 suppression personnel, the PFD is allocated 21 firefighter/paramedics and the remaining 45 active duty PFD firefighters are certified as EMT (City of Petaluma 2019c).

There are two first line ALS ambulances on-duty twenty four hours per day, seven days a week. There is also a third ALS ambulance staffed roughly 50 percent of the time with the goal of full-time staffing by the beginning of next fiscal year. A part-time Basic Life Support (BLS) ambulance is staffed daily during daytime hours. Additionally, each of the first-out fire engines/truck are staffed with a paramedic 80 percent of the time. Petaluma Valley Hospital receives 80 percent of the patients transported by PFD (City of Petaluma 2019c).

Dispatch

The Petaluma Police Communications Center is the Public Safety Answering Point (PSAP) for the City of Petaluma. Fire and EMS calls for service are immediately transferred to the Redwood Empire Dispatch Communications Authority (REDCOM), a county-wide fire/EMS dispatch center JPA. The Police Communications Center and REDCOM have state-of-the-art phone and radio equipment in addition to a sophisticated computer aided dispatch system. The Police Communications Center is authorized to have 11 full time, 1 part time, and 2 per-diem dispatchers, and is staffed with a minimum of two dispatchers at all times. All dispatchers are fully trained to answer any type of call that may be received. (Thomsen, Tina 2019).

4.12.2.2 Law Enforcement

The primary agency responsible for providing law enforcement services to the project site and surrounding area is the City of Petaluma Police Department (PPD), located at 969 Petaluma Boulevard North. The PPD's service area covers approximately 14 square miles in and around the City and serves approximately 60,000 people. The PPD employs 100 full-time employees, including 72 sworn police officers (the Chief, Deputy Chief, Lieutenants, Sergeants, and Officers). Three (3) of the sworn positions are funded through grants. Four (4) of the sworn positions are approved over hires that cover estimated retirements and staffing attrition. The non-sworn employees comprise the clerical and support staff (City of Petaluma 2019e). The PPD has a service ratio standard of 1.3 officers per 1,000 residents (City of Petaluma 2006).

The Patrol Division is responsible for providing law enforcement and crime prevention to the residents of the City. There are approximately 36 officers assigned to the Patrol Division to provide law enforcement and crime prevention coverage to the City (City of Petaluma 2019f). The project site is located within the West Command Area, within beat 2, district 4 (City of Petaluma 2014).

The Communications Center directs law enforcement calls to the PPD as described above. In 2018, the Communications Center answered 13,551 9-1-1 calls and 85,868 business calls. The unit processed 37, 559 Public initiated calls and over 22, 208 officer-initiated calls for service. The Police Department has a recommended emergency response time of three minutes (Thomsen, Tina 2019).

4.12.2.3 Schools

Public education services near the project site are provided by Petaluma City Elementary District, which provides kindergarten through sixth grade (grades K-6) education, and the Petaluma Joint Union High School District, which provides seventh through twelfth grade (grades 7-12) education. From 2018 to 2019, Petaluma City Elementary and Joint Union High School Districts (Petaluma City School Districts) served

approximately 7,821 total students, 2,463 students in grades K-6 and 5,358 students in grades 7-12 from the City of Petaluma and surrounding areas. There are six elementary schools in the Petaluma City School Districts, two junior high schools (grades 7-8), two high schools (grades 9-12), four charter schools, and five small alternative/continuation high schools) (California Department of Education 2019).

These Districts also provide an independent study program (Valley Oaks School) as an alternative available to students in grades K-12, and an adult education school (Petaluma Adult School). All schools within the Districts offer special education services, along with Gifted and Talented Education (GATE). Special assistance is provided for all English learner students (Petaluma City Schools 2019). During the 2018 to 2019 school year, the Petaluma City School Districts included 515 certified staff (California Department of Education 2019).

The schools closest to the project site are McNear Elementary School (605 Sunnyslope Avenue), Petaluma Junior High School (700 Bantam Way), and Petaluma High School (201 Fair Street). These schools would likely serve new students introduced by the proposed project. Enrollment and class size trends for these schools over years 2016 through 2019 are shown in **Table 4.12-1, School Data for Proposed Project and Vicinity**. Generally, McNear Elementary School and Petaluma Junior High have shown a decrease in enrollment of approximately 8 percent from 2016 to 2019, while Petaluma high School enrollment has remained steady. The Petaluma School District provides enrollment priority for students who reside within a particular school zone. Although the General Plan does not expect overall elementary school capacity to be exceeded, schools located in areas where growth is anticipated may experience capacity limitations. This limitation could be mitigated through redistribution of enrollment among elementary schools throughout the city.

**Table 4.12-1
School Data for Proposed Project and Vicinity**

School Year	McNear Elementary School			Petaluma Junior High			Petaluma High School		
	2016-2017	2017-2018	2018-2019	2016-2017	2017-2018	2018-2019	2016-2017	2017-2018	2018-2019
Enrollment	403	370	372	653	641	585	1,335	1,338	1,371
Certificated Staff	19	20	--	43	39	--	79	77	--

Source: California Department of Education 2019

School districts have a variety of funding mechanisms available to them to pay for the financing of school construction, including local general obligation bonds, local Mello-Roos bonds, developer fees, and state

funding. Developer fees are charged by school districts on new residential and commercial construction to offset the costs of the new school construction for which new development may create a demand.

4.12.2.4 Libraries

The Sonoma County Library (Library) is a Joint Powers Agreement (JPA) composed of the County of Sonoma and cities of Santa Rosa, Healdsburg, Petaluma, and Sonoma (Sonoma County Library 2019). Established in 1975, the JPA includes two provisions regarding library services: the Library shall maintain the 1975 level of service as a minimum and increase services as efficiency and budget permit, and an equal level of service shall be provided to all residents of the County (Sonoma County Library 2016). The Sonoma County Library includes 14 branch libraries, serving the cities, towns and communities of Santa Rosa, Cloverdale, Forestville, Guerneville, Healdsburg, Occidental, Petaluma, Rohnert Park, Cotati, Sebastopol, Sonoma, and Windsor, in addition to unincorporated areas of the County (Sonoma County Library 2019). Sonoma County residents borrow over 3.5 million items a year from the Library. Reference librarians answer nearly half a million reference questions annually for individuals, businesses and government agencies, and offer instruction in the use of library resources in such fields as genealogy, grant seeking, and use of the Internet. The Library operates an adult literacy program, training volunteers to tutor individuals who lack basic reading ability. Furthermore, during a typical school year, hundreds of classes either visit a Sonoma County Library or are visited by a children's librarian (Sonoma County Library 2016).

The Petaluma Regional Library, located at 100 Fairgrounds Drive, serves the City of Petaluma, the north Petaluma and Penngrove area, and the surrounding rural areas south to the Marin County border. The Petaluma Regional Library is open five days per week (closed Sunday and Monday). In 2018, the Petaluma Regional Library served a service population of approximately 79,000 people, about 19,000 of which come from Penngrove and outlying county areas (Cochrane 2019). The 26,400-square-foot library houses approximately 300,000 volumes (Chochrane 2019a). The Petaluma Library has 11 full time equivalent (FTE) employees, 29 public computers, and 23,026 average monthly visits at a rate of 7.8 patrons per borrower (which is an average rate relative to the city's population) (Sonoma County Library 2017).

4.12.2.5 City Parks and Recreation Facilities

The City of Petaluma Parks and Recreation (City Parks) provides recreation and park facilities within the city of Petaluma. City Parks offers a wide range of activities for residents of all ages within the community, including, but not limited to, classes, sports, visual and performing arts, and programs for active and senior adults. In A total of 42 parks and recreational facilities are available for use by Petaluma residents (City of Petaluma 2019g).

As shown in **Table 4.12-2, Existing and Proposed Park and Open Space Acreage in Petaluma**, the City contains an identified 2,009 acres of land dedicated for parks and other open space (City of Petaluma 2008).

**Table 4.12-2
Existing and Proposed Park and Open Space Acreage in Petaluma**

Type	Existing (2005) ¹	Proposed ²	Total
City-Owned Parks	205	103	308
<i>Community</i>	125	79	204
<i>Neighborhood</i>	78	24	102
<i>Other</i>	2	0	2
Regional	256	269 ³	525
Joint-Use ⁴	62	0	62
Public-Private Partnerships	161	0	161
Open Space	699	254	953
<i>Urban Separator</i>	157	97	254
<i>Other Open Space</i>	542	157	699
Total	1,383	626	2,009

Source: City of Petaluma. 2006. *City of Petaluma General Plan 2025 EIR*.

Notes:

- 1 Existing parks include all parks under City ownership that are built, under construction, or in design.
- 2 Proposed parks include parks that will be constructed under the General Plan 2025. Proposed acreage represents minimum requirements; acreage may be increased depending on the outcome of negotiations between the City and property owners during the entitlement process.
- 3 Lafferty Ranch, located beyond the Urban Growth Boundary, acreage does not include Tolay Lake Ranch outside the Planning Referral Area.
- 4 Joint-use agreements, between the City and some school districts, permit the shared use of recreation facilities on or near several school sites

As established in Section 20.34 of the Petaluma Municipal Code (dated 2004), the City uses a combined community and neighborhood parkland standard of 5.0 acres per 1,000 resident. As of October 2005, the City was providing 5.1 acres of parkland per 1,000 residents (City of Petaluma 2008). This ratio is calculated using community, neighborhood, and pocket parks as well as urban separators. Section 20.34.090 of the Municipal Code requires park and recreation area dedications to be determined by the number of dwelling units as 0.0099 acres per single-family dwelling unit and 0.0067 acres per multi-family dwelling. Using these factors, the City determined that 5.1 acres of parkland per 1,000 residents would be maintained. The nearest existing park to the project site is McNear Park located 0.5 mile to the northeast. This 7.66-acre park includes the Cavanagh Recreation Center, a pool, a community garden, a baseball field, tennis courts, and varies other park features.

4.12.2.6 Helen Putnam Regional Park

Helen Putnam Regional Park is located to the west of the project site and is owned by Sonoma County and operated by Sonoma County Regional Parks. The 216-acre regional park is a compact wilderness park with 6 miles of trails. Ridge-top trails provide panoramic views of the city and the southern Sonoma County countryside. Trails are open to hikers, cyclists and horseback riders. There is a large fishing pond, a gazebo, picnic area and playground located near the parking lot at the southwest corner of the park. The park's main entrance is from the south via Chileno Valley Road. Another trail head entrance to the regional park is located on Oxford Court to the northwest of the project site. This entrance at Oxford Court is currently impacted by park visitors. Visitors utilize the Oxford Court entrance as opposed to the main entrance at Chileno Valley Road since there are no fees at this entrance, it is a shorter drive, and starts trail users at a higher elevation. There is no designated parking area for visitors, thus visitors instead park in nearby residential neighborhoods along public streets (Piercy 2019). The Sonoma County Regional Parks District is currently undergoing construction of the Helen Putnam Expansion Project component. The Helen Putnam Expansion Project component will provide a new access route to Helen Putnam Regional Park and would include a new parking lot just southeast of the intersection of Windsor and West Haven Way (approximately 0.8-mile northwest of the Scott Ranch project site). This new park access provides dedicated parking close to the community and would alleviate access from existing entrances.

From 2016 through 2017, there were approximately 72,234 visitors to Helen Putnam Regional Park or an average of approximately 200 visitors per day. However, average daily park visitors would fluctuate with an increased number of visitors entering the regional park on the weekends and during holidays and less visitors on the weekdays.

4.12.3 REGULATORY CONSIDERATIONS

4.12.3.1 Federal and State

California Building Code

The California Building Standards Code (CBC) (Title 24 CCR) applies to all occupied buildings throughout the State of California. Development of new buildings located within an area designated by the enforcing agency to be at significant risk from wildfires, for which an application for a building permit and/or plan approval for construction is submitted, shall meet the intent of CBC Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure. Regulations require that building products and construction methods comply with applicable codes and ordinances of the local authority having jurisdiction. Compliance must be submitted to the building official having jurisdiction for final approval. A city or county may establish more restrictive building standards reasonably necessary because of local

climatic, geological, or topographic conditions, and local fire jurisdictions may identify additional fire hazard areas, especially in communities adjacent to wildlands.

Senate Bill 50

The Leroy F. Greene School Facilities Act of 1998, or Senate Bill 50 (SB 50), restricts the ability of a local agency to deny project approvals on the basis that public school facilities (classrooms, auditoriums, etc.) are inadequate. To ensure that school facilities are adequately funded 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, reducing potential impacts on schools to a less-than-significant impact. Payment of school fees is required by SB 50 for all new residential development projects and is considered full and complete mitigation of school impacts.

Quimby Act

The Quimby Act (Section 66477 of the California Government Code) authorizes cities and counties to require the dedication of parks and recreation land or the payment of in-lieu fees as a condition of tentative subdivision map approval. The Quimby Act can only be invoked when the city or county “has adopted a general plan containing policies and standards for parks and recreation facilities.” These exactions are limited to the impacts caused by new residential development, and they must bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the area. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities.

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. Refer to **Section 4.15, Wildfire**, of this RDEIR for more detailed information on the California Fire Code.

4.12.3.2 Local Plans and Policies

City of Petaluma General Plan 2025

Under the General Plan 2025, the following policies would apply to the proposed project with respect to fire protection services:

Chapter 1: Land Use, Growth Management, and the Built Environment

1.4 Growth Management

- Policy 1-P-48:** Ensure all new development provides necessary public facilities to support the development.
- A. Collect proportionate fair share of long-term infrastructure improvement costs as entitlements are granted.

Chapter 7: Community Facilities, Services, and Education

7.3 Emergency Management

- Policy 7-P-17:** Achieve and maintain a minimum ratio of one fire suppression personnel per 1,000 population served or a similar level of response service to meet increased call volumes.
- a. Fund additional staff to ensure minimum ratio is maintained as population increases occur.
- Policy 7-P-18:** Ensure facilities, equipment and personnel are adequate to maintain quality of service demands of the community, including but not limited to: fire suppression, Advanced Life Support (ALS), rescue, fire prevention, education, CUPA, and disaster preparedness and management.
- c. Maintain and modernize emergency response facilities, including fire stations, as needed to accommodate population growth.
- Policy 7-P-19:** Maintain a four-minute travel time for a total of 6-minute response time for emergencies within the City.
- a. Require that properties outside of the four-minute (travel) response radii utilize fire-resistant materials and maintain fire breaks surrounding residences.
 - b. Ensure that transportation improvements are provided for additional development so as not to adversely impact emergency response times.
- Policy 7-P-31:** Maintain a minimum standard of 1.3 police officers per 1,000 population or a similar level of coverage to meet increased service calls.

Policy 7-P-35: Incorporate, into new development to the extent deemed appropriate and feasible, the Development Code Urban Design Standards for crime prevention.

Policy 7-P-36: Ensure adequate police staff to provide rapid and timely response to all emergencies and maintain the capability to have minimum average response times. Actions that could be taken to ensure rapid and timely response to all emergencies include:

- a. Analyze and monitor factors affecting response time (population growth, police staffing, and community policing programs) and average response times as guidelines based on past experience.

4.12.4 IMPACTS AND MITIGATION MEASURES

4.12.4.1 Significance Criteria

The impact of the proposed project on public services and recreation would be considered significant if it would exceed the following standards of significance, in accordance with Appendix G of the *California Environmental Quality Act (CEQA) Guidelines*:

- 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 and regional 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.

4.12.4.2 Methodology

Public service providers serving the project site were contacted to determine existing operational service levels. The estimated population expected to be added to the City by the proposed development was

presented to the service provider. Other details of the proposed project were also provided. The service provider then determined whether there would be a need to construct new or physically altered public facilities in order to maintain acceptable service ratios and serve the proposed project.

4.12.4.3 Project Impacts and Mitigation Measures

Impact PUB-1: The proposed project would not require the construction of new or physically altered fire facilities. (*Less than Significant*)

Implementation of the proposed project would increase the service area residential population by approximately 77 residents¹ and there would be a corresponding increase in the demand for fire suppression services. As discussed previously, Fire Station 1 is the nearest to the project site and would likely be the first responders. The PFD currently has a service ratio of 0.77 firefighter for every 1,000 residents which is slightly below the service standard of 1 firefighter per 1,000 residents.² With the increase in population, the service ratio would decrease negligibly, remaining at approximately 0.77 firefighter for every 1,000 residents. Based on the minor decrease in the service ratio associated with the Davidon (28-lot) Residential Project component, it would not require the construction of new or physically altered PFD facilities. **Section 4.15, Wildfire**, analyzes the project impact associated with wildfire and emergency conditions.

The Putnam Park Extension Project component would be developed on 44-acres south of the Davidon (28-lot) Residential Project component, north and south of Kelly Creek. While the Helen Putnam Expansion Project component would not induce permanent population growth in the area, it would attract additional visitors, requiring increased fire protection services. Additionally, the Putnam Park Extension Project component would include restoration of the barn complex and construction of various structures, furthering the potential need for fire protection services. However, the PFD has indicated that any increase in demand resulting from both project components would be within the demand analyzed in the General Plan 2025 EIR. In addition, development impact fees would pay for any necessary expansions (Power 2020). Therefore, the impact of the proposed project on fire facilities in the City of Petaluma would be less than significant.

Mitigation Measures: No mitigation measures are required.

1 Calculated using the average household size of 2.73 persons for the City of Petaluma, and the proposed development of 28 single-family homes.

2 Based on current population of 62,247 residents in the City of Petaluma (DOF 2019).

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

The single-family homes and associated increase in population as a result of the proposed project would increase demand for police services serving the project site. The PPD currently has a service ratio of 1.16 officers per 1,000 residents which is slightly below their service standard of 1.3 police officers per 1,000 residents.³ With the increase in population, the service ratio would decrease to 1.15 officers per 1,000 residents. The PPD has indicated that the additional residents associated with the proposed project would not in and of itself result in the need for expansion of police facilities. However, due to the recession at the beginning of the decade, due to increased housing units within Petaluma (953 units built, 897 units approved, and 900 units proposed), increased cost of living, competitive salaries from neighboring jurisdictions, and limited funding, the police department is significantly understaffed. There are no plans for future expansions of the police department. As additional funding becomes available, the PPD would hire new officers, purchase new equipment, and repair or replace police facilities (Savano, Ken 2019). In addition, the Putnam Park Extension Project component would include multi-use trails for users, a barn complex, and picnic areas, furthering the potential need for police services. However, the need for police services for these types of facilities would be minimal and the decrease in the service ratio would be nominal. Based on the minor decrease in the service ratio associated with development of the proposed project, implementation of the proposed project would not require the construction of new or physically altered police facilities. Therefore, the impact of the proposed project on police facilities in the City of Petaluma would be less than significant.

Mitigation Measures: No mitigation measures are required.

Impact PUB-3: The proposed project would not require the construction of new or physically altered school facilities. (*Less than Significant*)

The construction of 28 single family homes would increase the residential population in this portion of Petaluma. **Table 4.12-3, Project Student Generation**, provides the number of students that the proposed project would generate based on generation rates for single-family homes provided by the School Fee Study prepared by Jack Schreder & Associates (JSA 2018). As indicated in **Table 4.12-3**, the proposed project would generate approximately 12 new elementary school students and 9 new junior high and high school students.

3 Based on current population of 62,247 residents in the City of Petaluma (DOF 2019).

**Table 4.12-3
Project Student Generation**

Grade Level	Generation Rate ¹	New Students ²
Elementary	0.4	12
Junior High/High School	0.3	9
Total		21

Source: JSA, 2018.

Note: All numbers rounded up.

¹ Rates for single-family homes.

² Based on 28 single family homes.

As discussed above, McNear Elementary School, Petaluma Junior High School, and Petaluma High School are the closest schools to the project site and would probably serve the proposed development. The new students generated by the proposed project would represent less than 1 percent of the approximately 7,821 students enrolled in the Petaluma School District. Therefore, the increase would not be substantial.

The project applicant would be required to pay developer fees to offset any impacts the project would have on the school districts serving the site. Under California Government Code Section 65996, these fees are “the exclusive methods of considering and mitigating impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property or any change of governmental organization or reorganization”. Therefore, payment of the required developer fees would ensure that the proposed project’s impacts on school services, if any, would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

The proposed project would generate approximately 77 residents. As such, the demand for library services generated by the proposed project site would increase. However, implementation of the proposed project would not increase demand for library services to the extent that Sonoma County Library would have to construct new facilities or expand existing facilities to accommodate increased demand for library services. The Sonoma County Library has plans to expand the size, services, and collection at the Petaluma Regional Library to accommodate current and future needs through 2025 (Cochrane 2019b). The project Applicants

would be required to pay development impact fees, which would offset the project's demand for library services. Therefore, impacts associated with library services would be less than significant.

Mitigation Measures: No mitigation measures are required.

Impact PUB-5: **Development of the proposed project would increase the use of existing neighborhood parks or other recreational facilities but not result in substantial physical deterioration of the facilities. In addition, the demand created by the proposed project would not require the construction of new or physically altered parks and recreation facilities. (*Less than Significant*)**

As noted above, the City's Parks and Recreation Department strives to provide 5.0 acres of parkland per 1,000 residents. This ratio has been developed by the City in order to add parkland as the City's population grows so that overcrowding and excessive use of the City's park facilities do not occur. At the time that the General Plan was being prepared, the City was just above this standard with regard to community and neighborhood parks.⁴

Implementation of the proposed project would contribute to an increase in demand for parkland because the proposed project would potentially add an additional 77 residents to the City. Based on the requirement of Section 20.34.090 of the City's Municipal Code, the construction of 28 single-family homes would result in a required parkland dedication of 0.28 acre.⁵ Additionally, the City's General Plan Policy 2-P-68, which is specifically focused on the project site, requires the project provide a minimum 3-acre park site.

The project would include 3 acres of common open space within the Davidon (28-lot) Residential Project component and the Helen Putnam Expansion Project component would develop a public trail north and south of Kelly Creek. The Helen Putnam Expansion Project component would include the restoration of the red barn complex and development of a barn center, a trail network, playground, picnic areas, parking, and restrooms. Additionally, the Helen Putnam Expansion Project component would include pasture improvements, new livestock fencing, enhancement to the stock pond, gully stabilization, riparian corridor enhancement for Kelly Creek and the D Street Tributary, and an infiltration basin.

⁴ The ratio was determined using the 2019 population of 62,247 residents and 300 acres of community, neighborhood, pocket parks, and urban separators, conservatively assuming no additional parks have been dedicated since completion of the General Plan 2025 EIR (DOF 2019, City of Petaluma 2006). Therefore, there is currently a ratio of 3.33 acres of parkland per 1,000 residents.

⁵ Calculated using 0.0099 acres per single-family dwelling unit as required by Section 20.34.090.

The project would construct a multi-use trail network of approximately one mile. This would include a multi-use loop trail of approximately 0.7 mile that would run along the north side and south side of Kelly Creek. A 0.35-mile trail section of the loop trail along the north side of Kelly Creek (north trail) would connect Helen Putnam Regional Park on the west end of the project site to the barn center on the east end of the project site. The loop trail section along the south side of Kelly Creek (south trail) would also be approximately 0.35-mile long and would connect to the north trail through a pedestrian bridge at the west end of the project site and extend east to the proposed group picnic area and barn center where it connects again with the north trail. Both the north and south trail sections would be ADA-compliant. The project also includes a Class I trail that runs north/south parallel to D Street, connecting the main parking lot to the barn center complex.

Two public parking lots would be constructed as part of the proposed project, one main lot along D Street and one smaller lot, accessible from Windsor Drive. The main parking lot would be approximately 11,000 square feet, contain 27 spaces, with spots provided for ADA and e-vehicle parking and charging, as well as bicycle parking, and would connect to the Class I trail leading to the picnic area, playground and barn complex. The upper parking lot would be approximately 6,500 square feet and would provide ten parking spaces (including one ADA spot and e-vehicle parking and charging) surfaced with concrete or other ADA compliant material. The upper lot would be located south and east of the Davidon (28-lot) Residential Project component and would connect to an ADA-compliant trailhead, leading to the north trail.

The proposed project would add residents to the City of Petaluma and some of the new residents would use existing parks near the project site, including parks that provide facilities for active recreation which would not be available on the project site. The Helen Putnam Expansion Project component would meet the requirements of both Section 20.34.090 and General Plan Policy 2-P-68. Furthermore, the demand for parkland from the development of the single-family homes and associated increase in population in the City of Petaluma would be compensated by common open space within the Davidon (28-lot) Residential Project component and the dedication of the proposed Helen Putnam Expansion Project component. However, the City has determined that due to the small number of residents added by the project and the dedication of public parkland, as well as the construction of the on-site multi-use trail, the proposed project would not result in the deterioration of existing recreational facilities in the City nor require the construction of parkland or recreational facilities to accommodate the increase in demand. The impact on City parks and recreational facilities would be less than significant.

Construction of the multi-use trail, trailhead parking, and other facilities would have the potential to increase the use of Helen Putnam Regional Park by residents of the City of Petaluma. In addition, by constructing 28 homes on the project site and providing a trail connection, the project could increase the

use of the regional park by the project site residents. As noted above, approximately 72,234 visitors used Helen Putnam Regional Park over the 2016-2017 calendar year. Although the proposed multi-use trail, trailhead parking facilities, and new single-family residents could increase the use of the regional park, the increment in use due to the Scott Ranch Project would be small when compared to existing annual visitation. Furthermore, the 27 spaces generated by the two new parking lots along D Street and Windsor Avenue would redistribute entrance use and alleviate impacts from the Oxford Court entrance. Therefore, impacts to Helen Putnam Regional Park would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.12.4.4 Regional Park Trail Impacts and Mitigation Measures

Environmental Setting

Helen Putnam Regional Park is a 216-acre park operated and maintained by the Sonoma County Regional Parks District (City of Petaluma 2008). The 0.5-mile-long trail segment proposed as a related project as part of the Scott Ranch development would provide connectivity between the Scott Ranch project site and existing trails at Helen Putnam Regional Park. Currently, there is no trail along this 0.5-mile segment.

Impacts and Mitigation Measures

RPT Impact PUB-1: The implementation of the proposed regional park trail would not cause a substantial adverse impact related to fire protection, police protection, schools, parks, or other governmental services. (*Less than Significant*)

Fire Protection

Fire protection services at the Helen Putnam Regional Park are provided by the Petaluma Fire Department (PFD). Implementation of the regional park trail would not increase population growth in the area. However, the proposed regional park trail could require a slight increase in PFD services or response time due to new users on the trail. However, this increase would be minimal and the implementation of the proposed regional park trail would have a less than significant impact on fire protection services.

Police Protection

Implementation of the proposed regional park trail would not indirectly or directly increase population. Police services in and around the regional park are provided by the City of Petaluma Police Department

(PPD). The proposed regional park trail would increase the need for police services or response time but due to the nature of the project, the increase would be negligible. Thus, the impact to existing police services or response times would be less than significant.

Schools

As mentioned above, the proposed regional park trail would not directly or indirectly increase population and no students would be added to the local schools. No impact would occur.

Parks

The proposed regional park trail could increase the use of existing trails at Helen Putnam Regional Park since it would provide a continuous connection to the park, but it would not result in substantial physical deterioration of the existing trails as it would redistribute trail users across the park. Additionally, the trail would benefit the Helen Putnam Regional Park by redistributing the vehicular traffic from the impacted Oxford Court entrance over to the proposed trail head entrances of the proposed Scott Ranch Project. Due to the nature of the proposed project, regional park trail implementation would not increase the need for park facilities and no impacts would occur.

Other Governmental Services

The proposed regional park trail would not increase the need for other facilities such as public libraries.

Mitigation Measures: No mitigation measures are required.

4.12.4.5 Cumulative Impacts and Mitigation Measures

The geographic area for the evaluation of cumulative public service impacts is the City of Petaluma. The City generally corresponds to the service area of most of the public service providers such as police, fire, parks, and library services. The geographic area for impacts on schools is limited to the school districts that serve the project site.

Cumulative Impact PUB-1: **The proposed Scott Ranch project and the regional park trail project, in conjunction with other closely related past, present and reasonably foreseeable future development, would not result in a significant cumulative impact on public services. (*Less than Significant*)**

The following analysis evaluates the significance of potential cumulative public service impacts of the proposed Scott Ranch Project and the regional park trail project in conjunction with the projects included in **Table 4.0-1**, which lists reasonably foreseeable projects in the City.

Fire Service

As discussed above under **Impact PUB-1**, implementation of the proposed Scott Ranch Project would contribute to an increase in demand for fire protection services. However, this increase in demand would not result in the need for new or physically altered fire facilities, the construction of which could cause significant environmental impacts. The other approved and reasonably foreseeable development projects in the City, as listed in **Table 4.0-1**, would result in an incremental demand for fire services. 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. Furthermore, according to the City’s General Plan 2025 EIR, existing fire facilities would have the capacity to absorb additional fire personnel required to accommodate growth in the City without the need for expansion. Therefore, there would be no construction activities associated with the provision of new or physically altered fire facilities (City of Petaluma 2006). The cumulative impact on fire services and facilities would be less than significant.

Because the proposed regional park trail project would not result in any impact on fire services and facilities, it would not contribute to a cumulative impact on fire services and facilities.

Police

As discussed above under **Impact PUB-2**, implementation of the proposed project would contribute to an increase in demand for police services. However, this increase in demand would not result in the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts. Other approved and reasonably foreseeable development projects in the City listed in **Table 4.0-1** would result in an incremental demand for police services. 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. According to the City’s General Plan 2025 EIR, additional police officers would need to be hired to accommodate the increase in City population (City of Petaluma 2006). Additionally, the General Plan contains policies that require the City to maintain and modernize

police and fire stations as needed to accommodate growth. Any potential expansion of the police station as a result of additional police officers would likely be developed on an infill site and would not result in environmental impacts (City of Petaluma 2006). Therefore, the cumulative impact related to the provision of new or physically altered police facilities would be less than significant.

Because the proposed regional park trail would result in negligible impact on police services and facilities, it would not contribute to a cumulative impact on police services and facilities.

Schools

As discussed above under **Impact PUB-3**, the proposed project would generate new students that would attend the area schools, and the Applicants of the proposed project would be required to pay developer fees to the affected school districts. Similarly, other approved and reasonably foreseeable development projects within Petaluma would also be required to pay developer fees to the school districts. Any impacts associated with providing educational services or materials to new students generated by the proposed project or other cumulative development would be fully mitigated by payment of the required developer fees, per SB 50. Therefore, the cumulative impact to school facilities and services would be less than significant.

Because the proposed regional park trail project would not result in any impact on school facilities and services, it would not contribute to a cumulative impact on schools.

Library Services

The proposed project, in conjunction with other approved and reasonably foreseeable projects in the City, would generate an increased demand for library services. As discussed above under **Impact PUB-4**, implementation of the proposed project would contribute to an increase in demand for library services. However, this increase in demand would not result in the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts. 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. Furthermore, there are plans to expand services and the size of the Petaluma Regional Library. The expansion would occur within or adjacent to the existing library. Therefore, potential impacts associated with the construction of new library facilities 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 library facilities would be less than significant.

Because the proposed regional park trail project would not result in any impact on libraries, it would not contribute to a cumulative impact on libraries.

Parks

The proposed project, in conjunction with other approved and reasonably foreseeable projects in the City, would generate an increased need for additional parkland and would also increase the use of existing parks and recreational facilities. As discussed above under **Impact PUB-5**, implementation of the proposed project would contribute to an increase in demand for parkland and the utilization of existing facilities. However, with the dedication of parkland on the project site and development of the Putnam Park Extension Project component, parkland in the area would increase under the proposed project. Each cumulative project has been or will be subject to environmental review. Any impacts associated with the development of additional parkland to serve the reasonably foreseeable growth in the City and the use of existing facilities by new residents would be mitigated with inclusion of recreational facilities on development sites and/or by payment of park in-lieu fees. Furthermore, according to the City's General Plan 2025 EIR, proposed policies and existing regulations and programs would ensure that the development of parkland within the City would not have an adverse physical effect on the existing environment. In addition, the increased demand associated with an increase in population would not significantly accelerate the deterioration of existing facilities as additional parks would be added to accommodate the increased demand (City of Petaluma 2006). Therefore, the cumulative impacts on parks and recreation facilities would be less than significant.

Because the proposed regional park trail project would not increase population and result in an increased demand for parks, it would not contribute to a cumulative impact on parks and recreational facilities.

Mitigation Measures: No mitigation measures are required.

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