

5. Environmental Analysis

5.13 PUBLIC SERVICES

This section of the Draft Environmental Impact Report (DEIR) evaluates the potential impacts to fire protection, emergency services and police protection services, school services, and library services in the City of Jurupa Valley from implementation of the Agua Mansa Commerce Park Specific Plan project (proposed project). The analysis in this section is based, in part, on service provider questionnaire responses, included as Appendix J of this DEIR. Park services are addressed in Section 5.14, *Recreation*. Public and private utilities and service systems, including water, wastewater, and solid waste services and systems, are addressed in Section 5.17, *Utilities and Service Systems*.

5.13.1 Fire Protection and Emergency Services

The information in this section is based partly on a written service questionnaire response by Dexter Galang, Fire Facilities Planner, Riverside County Fire Department, dated September 14, 2017. A copy of this response is included in Appendix J of this DEIR.

5.13.1.1 ENVIRONMENTAL SETTING

Regulatory Background

International Fire Code

The International Fire Code is a model code regulating minimum fire-safety requirements for new and existing buildings, facilities, storage, and processes. The code includes specialized, technical, fire- and life-safety regulations, with topics addressing fire-department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, use and storage of hazardous materials, protection of emergency responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings.

State

California Fire Code

The California Fire Code (CFC; Title 24 California Code of Regulations, Part 9) is based on the 2015 International Fire Code and includes amendments from the State of California fully integrated into the code. The California Fire Code has fire safety-related building standards that are referenced in other parts of Title 24 of the California Code of Regulations. Fire access road requirements are set forth in CFC Section 503; water supply requirements for fire flow are set forth in CFC Appendix B; and fire hydrant spacing requirements are in CFC Appendix C. The current 2016 CFC took effect in January 2017; the CFC is updated on a three-year cycle.

California Health and Safety Code Sections 13000 et seq.

Sections 13000 et seq. of the California Health and Safety Code include regulations for building standards (also in the California Building Code), fire-protection and -notification systems, fire-protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire-suppression training.

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Local

City of Jurupa Valley Municipal Code

The California Fire Code is adopted, with certain amendments, by the City of Jurupa Valley in Chapter 8.10 of the City's Municipal Code.

Riverside County Fire Protection and Emergency Medical Master Plan

The Rubidoux Community Service District is under contract with the Riverside County Fire Department (RCFD) and the California Department of Forestry and Fire Protection (CAL FIRE) to receive fire protection services.

The County of Riverside adopted the Riverside County Fire Protection and Emergency Medical Master Plan in 1987. General Plan Policy CSSF 1.28, Fire Protection Master Plan, states: "Continue to utilize the Riverside County Fire Protection Master Plan and Jurupa Emergency Response Plan as the base documents to implement the goals and objectives of the Community Safety Element."

According to the adopted Riverside County Fire Protection Master Plan (1987), the standard for the establishment of a new fire station is the development of 2,000 dwelling units or 3.5 million square feet of commercial or industrial uses (RCFD 2009). The Fire Department is currently meeting this standard (Emerald Ridge DEIR 2016). Replacement of the 1987 Master Plan is underway, and this update process is being guided by the Riverside County Fire Department Strategic Plan (RCFD 2009). According to the Riverside County Fire Department Strategic Master Plan 2009-2029 a Standards of Cover document will be adopted in the future (RCFD 2009). The Fire Protection and Emergency Medical Master Plan established fire response criteria throughout the County and divided the County into four designation areas: "Heavy Urban," "Urban," "Rural," and "Outlying." Based on the definitions for these designations provided in the Fire Protection and Emergency Medical Master Plan, the project would be considered "Urban-Category II." This classification requires a fire station to be within three roadway miles of all areas of the project, with a full first-alarm assignment team operating on the scene of a fire within 15 minutes of dispatch.

Existing Conditions

The California Department of Forestry and Fire Protection/Riverside County Fire Department (CAL FIRE/RCFD) provide fire and emergency services to the Rubidoux Community Service District. The Specific Plan area is currently outside of the Rubidoux Community Service District's service area; however, the site's surrounding uses are served by Rubidoux Community Service District. The annexation of the project site into the Rubidoux Community Service District's fire service area is currently under review with the Riverside County Local Agency Formation Commission (LAFCO).

Stations, Staffing and Equipment

As shown on Figure 5.13-1, *Fire and Police Services*, CAL FIRE/RCFD has four local fire stations in Jurupa Valley, with the closest being the Rubidoux Fire Station 38 approximately two miles southwest of the project site (see Table 5.13-1). The Rubidoux Station 38 would be the first station to respond to any calls for service at the project site.

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Table 5.13-1 CAL FIRE/RCFD Fire Stations in Jurupa Valley

Fire Station	Equipment	Staffing	Distance to Project Site
Pedley Station 16 9270 Limonite Avenue Jurupa Valley, CA 92509	Type 1 Engine	<ul style="list-style-type: none"> • 3-person crew providing Paramedic Service 	6.5 miles west
Glen Avon Station 17 10400 San Sevaine Way Jurupa Valley, CA 91752	Type 1 Engine Urban Search Rescue Water Rescue Aerial Truck	<ul style="list-style-type: none"> • 3-person crew providing Paramedic Service on Engine • 2-person crew providing Paramedic Service on Urban Search Rescue • 4-person crew providing Paramedic Service on Aerial Truck 	7.1 miles west
West Riverside Station 18 7545 Mission Boulevard Jurupa Valley, CA 92509	Type 1 Engine Type 3 Engine Medic Squad	<ul style="list-style-type: none"> • 3-person crew providing Paramedic Service on Engines • 2-person crew providing Paramedic Service on Medic Squad 	3.5 miles west
Rubidoux Station 38 5721 Mission Boulevard Jurupa Valley, CA 92509	Type 1 Engine	<ul style="list-style-type: none"> • 3-person crew providing Paramedic Service 	2 miles southwest

Source: Galang 2017.

Call Statistics and Response Times

According to the RCFD 2016 Annual Report, there were a total of 10,342 calls for service, averaging 28.3 responses per day in Jurupa Valley. Table 5.13-2 shows the 2016 emergency responses based on call types; the majority of the emergency responses (72.5 percent) were for medical aid.

Table 5.13-2 City of Jurupa Valley Call Statistics (2016)

Call Types	Number of Calls	Percentage of Total
Commercial Fire	11	0.1%
False Alarms	735	7.1%
Hazardous Materials	35	0.3%
Medical	7,502	72.5%
Multifamily Dwelling Fire	3	0.0%
Other Fire/Miscellaneous	166	1.6%
Public Service Assistance	365	3.5%
Residential Fire	23	0.2%
Rescue	3	0.0%
Standby	210	2.0%
Traffic Collision	1,149	11.1%
Vehicle Fire	71	0.7%
Wildland Fire	52	0.5%
TOTAL	10,342	100.0%

Source: Riverside County Fire Department/ CAL FIRE 2016 Annual Report.

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More specifically, Rubidoux Station 38 had 2,923 calls for service in 2016 and averaged 8.0 responses per day (see Table 5.13-3). Similar to citywide statistics, the majority of responses (73.0 percent) were for medical aid.

Table 5.13-3 Rubidoux Station 38 Call Statistics (2016)

Call Types	Number of Calls	Percentage of Total
Commercial Fire	4	0.1%
False Alarms	192	6.6%
Hazardous Materials	7	0.2%
Medical	2,133	73.0%
Multifamily Dwelling Fire	1	0.0%
Other Fire/Miscellaneous	69	2.4%
Public Service Assistance	101	3.5%
Residential Fire	14	0.5%
Rescue	0	0.0%
Standby	59	2.0%
Traffic Collision	303	10.4%
Vehicle Fire	22	0.8%
Wildland Fire	18	0.6%
TOTAL	2,923	100.0%

Source: Riverside County Fire Department/CAL FIRE 2016 Annual Report.

Currently, RCFD does not have any level of service deficiencies in the project area, and there are no plans for new fire stations or expansions to existing facilities in the project area (Galang 2017).

5.13.1.2 NOTICE OF PREPARATION (NOP)/SCOPING COMMENTS

A Notice of Preparation (NOP) for the proposed project was circulated for public review on July 17, 2017. None of the comments received during the NOP comment period pertain to the topic of public services.

In addition, a scoping meeting was held on July 27, 2017, at the Jurupa Valley City Hall, 8930 Limonite Avenue, Jurupa Valley, CA 92509, to elicit comments on the scope of the DEIR. A list of attendees is provided in Appendix A; no verbal or written comments were received during the scoping meeting.

5.13.1.3 THRESHOLDS OF SIGNIFICANCE

The City of Jurupa Valley has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. Criteria for determining the significance of impacts related to public services are based on criteria in Appendix G of the CEQA Guidelines. According to Appendix G, a project would normally have a significant effect on the environment if the project would:

- FP-1 Result in a substantial adverse physical impact associated with the provisions 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

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acceptable service ratios, response times or other performance objectives for fire protection services.

5.13.1.4 APPLICABLE POLICIES AND DESIGN FEATURES

Plans, Policies, or Programs

These include existing regulatory requirements, such as plans, policies, or programs, applied to the project based on federal, state, or local law currently in place and which effectively reduce impacts related to fire and emergency services. These requirements are included in the project's Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP FP-1 The project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.
- PPP FP-2 The project shall comply with the City's Municipal Code Chapter 3.75, which requires payment of a development impact fee to the City to assist in providing revenue that the City can use to improve public facilities and/or to offset the incremental increase in the demand for public services that would be created by the project. Prior to the issuance of a certificate of occupancy or final inspection, whichever comes first, the project applicant shall pay fees in accordance with Municipal Code Chapter 3.75.
- PPP FP-3 The proposed project will be designed and constructed in accordance with the California Fire Code as adopted, with certain amendments, by the City of Jurupa Valley in Chapter 8.10 of the City's Municipal Code.

Project Design Features

There are no project design features that apply to fire protection and emergency services.

5.13.1.5 ENVIRONMENTAL IMPACTS

The following impact analysis addresses thresholds of significance that are considered potentially significant impacts.

Impact FP-1	Threshold: Would the project result in a substantial adverse physical impact associated with the provisions 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 fire protection services.
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Buildout of the Agua Mansa Commerce Park Specific Plan would allow two development options:

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- **Alternative 1:** 4,216,000 SF of Industrial Park, 200,000 SF of Business Park, up to 64,000 Research and Development, and 70.9-acre Open Space District.
- **Alternative 2:** 4,216,000 SF of Industrial Park, 150,000 SF of Business Park, 25,000 SF retail, up to 64,000 SF of Research and Development, and 70.0-acre Open Space District.

The introduction of approximately 4.5 million square feet of industrial and business park use would increase demand for fire and emergency services in the project area. The project site would be served by RCFD fire stations in the City, with Rubidoux Station 38 providing first response to the project site. According to RCFD, there are currently no deficiencies in level of service in the project area (Galang 2017). However, new fire stations may be required if projected call volumes and response times increase to unacceptable levels. The Riverside County Fire Master Plan also requires a new fire station be constructed for all new commercial and/or industrial projects over three million square feet, which would be the case for the proposed project under either Alternative 1 or Alternative 2 development. In place of a new fire station, developers may pay development impact fees to mitigate the effects on fire services in the project area.

Individual development projects in the Specific Plan area would be reviewed by the City of Jurupa Valley and RCFD and would be required to comply with the requirements in effect at the time building permits are issued. The additional personnel, building, and materials costs for fire services and facilities in the City due to new developments in accordance with the proposed project would be offset through the payment of the RCFD's required development impact fees. Furthermore, the City's general fund would gradually grow in rough proportion to development from property and sales tax generated by retail, industrial, and business park uses anticipated from Specific Plan buildout. Therefore, the proposed project would generate additional revenue for the City that would be available for necessary service improvements to provide adequate fire facilities, equipment, and personnel for the proposed project.

In addition, during the development review and permitting process, the RCFD would review and approve development plans to ensure that adequate access, traffic circulation, water, and hydrant systems are provided during development of the Specific Plan to serve the needs of the RCFD. Furthermore, all development projects in the City of Jurupa Valley are required to comply with the most current adopted fire codes, building codes, and nationally recognized fire and life safety standards of the City of Jurupa Valley, Riverside County, and the State of California.

Level of Significance before Mitigation: With implementation of PPP FP-1, PPP FP-2, and PPP FP-3, Impact FP-1 would be less than significant.

5.13.1.6 CUMULATIVE IMPACTS

The area considered for cumulative impacts is the City of Jurupa Valley, in the service areas of RCFD fire stations 16, 17, 18, and 38. Between 2012 and 2040 the population of Jurupa Valley is forecast to increase by about 17,500 or 18 percent, and employment by about 8,100 or 33 percent, as shown in Table 5.13-4. All four Jurupa Valley stations are in RCFD Battalion 14, which also includes two other stations—Station 19 in the Community of Highgrove in unincorporated Riverside County, and Station 27 in the City of Eastvale.

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Currently, RCFD does not have any level of service deficiencies in the project area, and there are no plans for new fire stations or expansions to existing facilities in the project area (Galang 2017).

Table 5.13-4 Population and Employment Forecasts, City of Jurupa Valley

	2012	2040	Net Increase, 2012–2040	Percentage Increase, 2012–2040
Population	97,000	114,500	17,500	18.0%
Employment	24,500	32,600	8,100	33.1%

Source: SCAG 2016.

Cumulative growth anticipated in the region would generate increased tax revenues to cities in Riverside County and within the City of Jurupa Valley, and some of those revenues would be available to fund the construction of new or expanded fire stations, purchase additional equipment, or hire more staff to meet the needs of new developments. The additional revenue generated by the new growth and development in the region and locally within the City will help to offset some of the adverse effects of development, such as a strain on public services. Therefore, cumulative impacts associated with public service resources would be less than significant.

5.13.1.7 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of PPP FP-1, PPP FP-2, and PPP FP-3, Impact FP-1 would be less than significant.

5.13.1.8 MITIGATION MEASURES

No mitigation measures are required.

5.13.1.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

5.13.2 Police Protection

The information in this Section is based partly on a written service questionnaire response by Captain Daniel Hedge, Riverside County Sheriff's Department, dated March 14, 2018. A copy of this response is included in Appendix J of this DEIR.

5.13.2.1 ENVIRONMENTAL SETTING

Regulatory Background

City of Jurupa Valley Municipal Code

City of Jurupa Valley Municipal Code Section 8.01.020, General Regulations, states that no building permit shall be issued by the Chief Building Official for any structure if the construction thereof will violate the provisions of any state law or city ordinance, including Chapter 5.65, 8.10, 8.15, and 8.45, and Titles 9 and 16.

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Existing Conditions

Riverside County Sheriff's Department

The City of Jurupa Valley contracts for police services with the Riverside County Sheriff's Department (RCSD), which serves unincorporated areas of Riverside County; 17 cities; and one Native American tribal community. RCSD is organized into three divisions: Field Operations; Corrections; and Administration, Coroner, and Courts. Total staff in 2017 was 3,729 full-time positions (Riverside County 2017). Patrol and traffic officers and detectives are all in the Field Operations Division. The Field Operations Division staff in 2015 included 1,139 deputies and corporals (KPMG 2016). RCSD responded to 864,959 calls for service in 2015, the latest year for which data are available. Service calls in 2015 are categorized by urgency:

- P1 (immediate threat to life/property): 9,227
- P2 (urgent, not life threatening): 266,996
- P3, P4, and P5 (past, nonemergency circumstances): 588,736 (KPMG 2016).

Jurupa Valley Station

RCSD has 49 sworn officers and 2 nonsworn personnel staffed to serve the City of Jurupa Valley; they operate out of the Jurupa Valley Station at 7477 Mission Boulevard, approximately 3.4 miles southwest of the project site (see Figure 5.13-1, *Fire and Police Services*). This station serves the cities of Jurupa Valley, Norco, Eastvale, and unincorporated Riverside County areas of Coronita, El Cerrito, Highgrove, Home Gardens and Lake Hills. There are two other police agencies in the Jurupa Valley Station's service area: the police departments of the cities of Riverside and Corona.

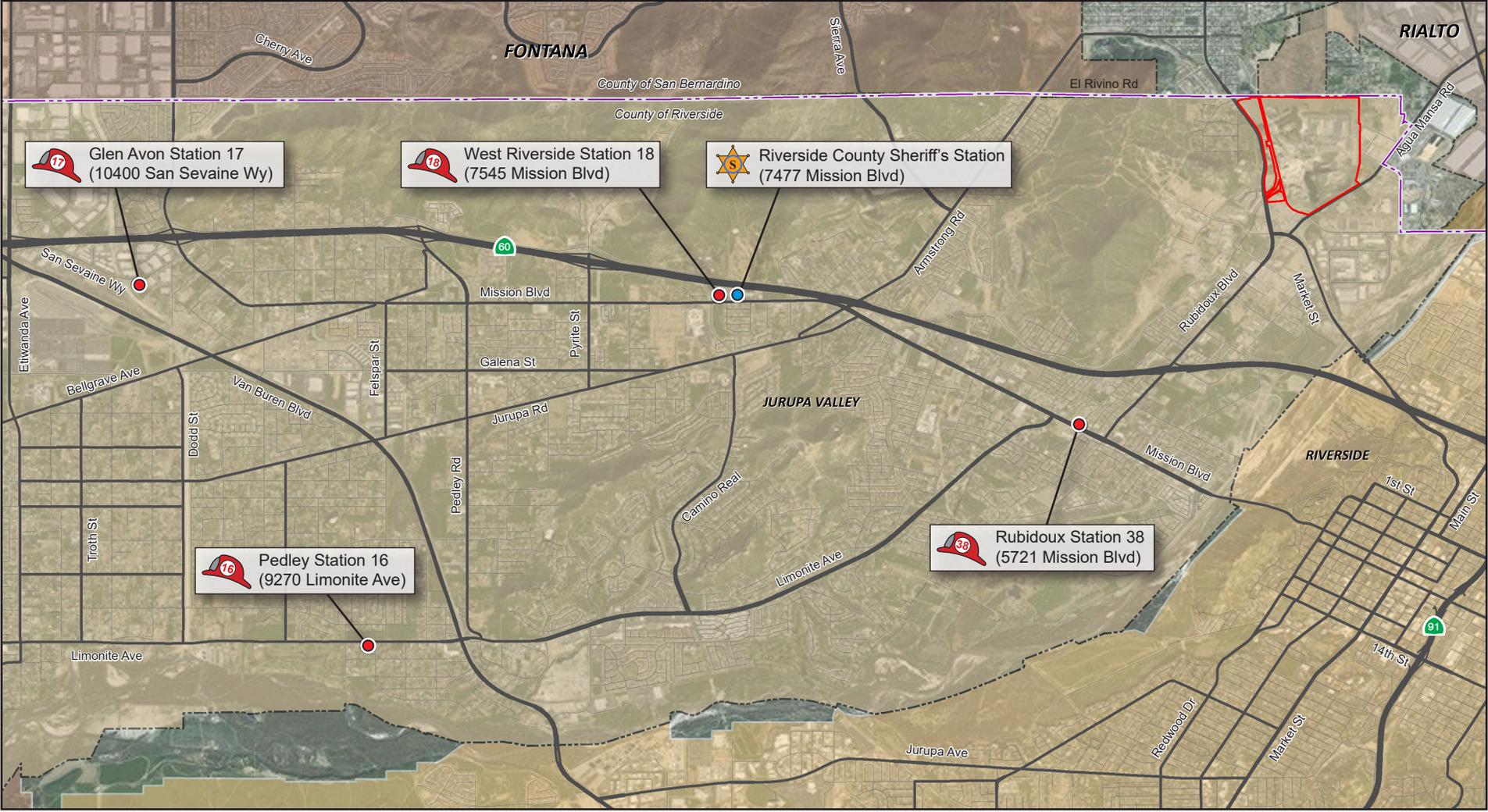
Response Times

RCSD's response time goal for emergency service calls is a safe and timely response; and the goal for nonemergency calls is a safe and reasonable response. Average response times for emergency calls in the Jurupa Valley Station service area in January 2018 were 5.87 minutes, and average times for nonemergency calls were 28.53 minutes.

Funding

RCSD operations are funded by the County's General Fund, which is funded mostly through state and federal funds and property and sales taxes; charges for services (largely charges to contract cities); and other intergovernmental (state and federal) revenues (Riverside County 2017).

Figure 5.13-1 - Fire and Police Services
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— Agua Mansa Commerce Park Specific Plan Area Boundary

- - - City Boundary

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Scale (Miles)



Source: ESRI, 2017

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5.13.2.2 NOTICE OF PREPARATION (NOP)/SCOPING COMMENTS

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5.13.2.3 THRESHOLDS OF SIGNIFICANCE

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- PP-1 Result in a substantial adverse physical impact associated with the provisions 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 police protection services.

5.13.2.4 APPLICABLE POLICIES AND DESIGN FEATURES

Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs, applied to the project based on federal, state, or local law currently in place and which effectively reduce impacts related to police services. These requirements are included in the project's Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP PP-1 The project shall pay the City's Development Impact Fee, which provides revenue that the City can use to improve public facilities and/or offset the incremental increase in the demand for public services that would be created by the project. Prior to the issuance of a Certificate of Occupancy or final inspection, whichever comes first, the project applicant shall pay fees in accordance with Municipal Code Chapter 3.75.

Project Design Features

There are no project design features that apply to police protection.

5.13.2.5 ENVIRONMENTAL IMPACTS

The following impact analysis addresses thresholds of significance that are considered potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

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Impact PP-1 **Threshold: Would the project result in a substantial adverse physical impact associated with the provisions 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 police protection services.**

Specific Plan buildout would introduce up to 988 workers and about 4.5 million square feet of industrial and commercial uses to the project site, thus increasing demands for police services. The RCSD stated that it could provide police services to the proposed project and did not identify any additional resources (staff, new or expanded stations, or patrol cars) that would be needed to serve the project. The RCSD identified that project development could cause traffic congestion on roadways near the project site, which could lengthen RCSD response times, and called for widened roadways and additional streetlights in the area. Project traffic impacts and mitigation measures are addressed in Section 5.15, *Transportation and Traffic*, of this DEIR.

Operation of the proposed project would generate sales taxes and property taxes, some of which would be allocated for the RCSD. Project applicants would also pay development impact fees to the City, some of which would be allocated for police services.

Level of Significance before Mitigation: With implementation of PPP PP-1, Impact PP-1 would be less than significant.

5.13.2.6 CUMULATIVE IMPACTS

The area considered for cumulative impacts is the RCSD's Jurupa Valley Station service area, consisting of the cities of Jurupa Valley, Norco, Eastvale, and unincorporated Riverside County areas of Coronita, El Cerrito, Highgrove, Home Gardens, and Lake Hills. The population of the City of Jurupa Valley, for instance, is forecast to increase by 18 percent (17,500 persons) between 2012 and 2040, and employment in the City is forecast to increase by 33 percent (8,100 jobs) (SCAG 2016). Other projects in the service area would add residents, workers, visitors, and structures to RCSD's service area, increasing demands for police services and thus requiring additional RCSD staff, stations, and equipment. Other projects would pay sales taxes, property taxes, and development impact fees; parts of each would be allocated for police operations and police facilities. Cumulative impacts would be less than significant after payments of such taxes and fees, and project impacts would not be cumulatively considerable.

5.13.2.7 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of PPP PP-1, Impact PP-1 would be less than significant.

5.13.2.8 MITIGATION MEASURES

No mitigation measures would be required.

5.13.2.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

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5.13.3 Schools Services

The proposed project would consist of an industrial park, business park with retail overlay, and open space. There are no proposed residences onsite; thus, the project would not introduce any new permanent residents that may attend schools serving the project area.

Furthermore, school districts levy a fee against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities necessitated by the development. (Ed. Code, § 17620(a)(1).) On January 24, 2018, the State Allocation Board adjusted the maximum level-one industrial fee to be \$0.61 per square foot. Development fees authorized by SB 50 are deemed by Section 65996 of the California Government Code to be “full and complete school facilities mitigation.”

The impact of the project on school services would therefore be less than significant and would not be cumulatively considerable.

5.13.4 Library Services

Library services in the City of Jurupa Valley are provided by the Riverside County Library System, which includes two branch libraries in Jurupa Valley—Louis Rubidoux Library and Glen Avon Library. However, the project would not introduce any new permanent residents that may become patrons of the aforementioned libraries. Thus, no direct or cumulative impact would occur to library services.

5.13.5 References

Galang, Dexter (Fire Facilities Planner). 2017, September 14. Service Provider Questionnaire Response. Riverside County Fire Department Strategic Planning Division.

Hedge, Daniel (Captain). 2018, March 14. Questionnaire Response. Riverside County Sheriff’s Department.

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