
3.12 - Public Services

3.12.1 - Introduction

This section describes effects on public services that would be caused by implementation of the proposed project. The following discussion addresses existing environmental conditions in the affected area, identifies and analyzes environmental impacts, and recommends measures to reduce or avoid adverse impacts anticipated from project construction and operation. In addition, existing laws and regulations relevant to public services are described. In some cases, compliance with these existing laws and regulations would serve to reduce or avoid certain impacts that might otherwise occur with the implementation of the project. Data collection was conducted through review of Yolo County resources, project information and materials, and review of public service provider information.

3.12.2 - Environmental Setting

Fire Protection and Emergency Medical Services

Grasslands Site

The Grasslands Regional Park falls under the jurisdiction of the No Mans Land Fire Protection District. Fire protection services in this district, which includes Grasslands Regional Park, are contracted out to the Davis Fire Department. The Davis Fire Department is staffed by approximately 44 personnel, one fire chief, two division chiefs, one fire prevention captain, and three administrative staff. The Davis Fire Department consists of three fire stations located in Central, West, and South Davis. In 2011, the Davis Fire Department responded to over 4,100 calls, including structure, vehicle, wildland and grass fires, medical aids, traffic accidents, hazardous materials incidents, and various public assistance calls. Station 33 is the Davis Fire Department's closest station to the project site. This station is located at 425 Mace Boulevard, approximately 8.5 miles north of the project site.

Yolo County has not adopted a specific numerical response time threshold for fire protection services. However, The County's 2030 Countywide General Plan Policy PF-5.4 is to "Encourage fire districts and other emergency medical service providers to achieve National Fire Protection Association standards of an average response time for emergency calls of nine minutes at least 90 percent of the time in the unincorporated communities and 15 minutes at least 80 percent of the time in rural areas, with the exception of remote areas (requiring a travel distance of more than 8 miles)." In this respect, the Grasslands Park project site would be considered a remote area, as it is greater than an 8-mile travel distance from the nearest fire station (Station #33). According to the General Plan, "In addition to these local districts, the California Department of Forestry (CalFire) has equipment and staff available in Yolo County during fire season, which is May through October. CalFire has one engine, a minimum of three firefighters and a battalion chief in Brooks."

Beamer/Cottonwood Site

The Woodland Fire Department currently provides fire protection and emergency response services to the Beamer/Cottonwood project site in Woodland. The Woodland Fire Department operates three

fire stations, and one headquarters office. The Woodland Fire Department is staffed by approximately 43 personnel in operations, 3 in fire prevention, 2 in administration, and 5 in reserves. In 2011, the Woodland Fire Department responded to over 4,900 incidents, including fire, EMS, hazardous conditions, good intent, false alarms, and service calls. The City is currently served by three fire stations: Station #1 located 532 Court Street, Station #2 located at 1619 West Street, and Station Three located at 1550 Springlake Court. Each station is manned by a minimum of three career firefighters, 24 hours a day, and is equipped with a front line 1,250 gallon per minute (gpm) structural pumper, and a 750-gpm mobile attack grass fire pumper. Station #1 is the Woodland Fire Department's closest station to the project site. This station is located approximately 1.5 miles southeast of the project site.

Police Protection

Grasslands Site

The Yolo County Sheriff's Department (YCSD) provides police protection services to the unincorporated areas of Yolo County, including the Grasslands project site. The YCSD operates from its headquarters office (2500 East Gibson Road) located in the City of Woodland. As of 2009, the YCSD had 96 sworn officers, which included one sheriff, one undersheriff, three captains, three lieutenants, 10 sergeants, 72 deputies, one chief deputy coroner, and four deputy coroners. Additionally, the YCSD had 181 non-sworn employees, which included management and administrative staff, correctional officers, and animal care staff (Yolo County 2009).

Beamer/Cottonwood Site

The Beamer/Cottonwood project site is located within the jurisdiction of the Woodland Police Department. The Woodland Police Department operates from its headquarters office at 1000 Lincoln Ave in the City of Woodland. The Woodland Police Department is made up of three divisions: Administration, Operations, and Special Operations. The Administration division includes department oversight, planning, recruitment, financial management, internal investigations, and media relations. Operations are managed by two Patrol Lieutenants, and include Traffic, Parking Enforcement, Patrol, various Specialty Assignments, and Strategic Operations. An Investigations Lieutenant manages the Special Operations division, which includes the Gang Suppression Unit, Investigations Unit, Crime Analysis Unit, and the School Resource Officer Program.

Parks

Grasslands Site

The Grasslands project site is located within Yolo County's 323-acre Grasslands Regional Park in unincorporated Yolo County. The Yolo County Parks Division is responsible for administering Yolo County's parks system, including Grasslands Regional Park (Park). The 41-acre project site would be located in the northeastern corner of the Park, adjacent to County Road 104 and County Road 35. Currently, Grasslands Regional Park is used for model airplane soaring (the Sacramento Valley Soaring Society), archery (Yolo Bowmen Archery Range), and other recreational functions including horseshoe pitching, natural resource preservation, ecological restoration, and wildlife viewing. There

no facilities managed by the Yolo County Parks Division that are located within a 1-mile radius of the Grasslands project. The two closest facilities are nearly equidistant: Elkhorn Regional Park (approximately 11.5 miles northwest of the project site), and the Yolo County Gibson House Historical Museum (approximately 11.5 miles north of the project site).

Beamer/Cottonwood Site

Several park and recreation facilities are located within the City of Woodland. The City's Parks and Recreation Department administers over 160 acres of recreational facilities, including 18 neighborhood and community parks, one recreational swimming pool, and nine athletic fields located throughout the City. The Woodland Parks and Recreation Department has numerous facilities within a 1-mile radius of the Beamer/Cottonwood project site including the Charles Brooks Community Swim Center, Christiansen Park (volleyball facility, basketball facility, and a playground), Clark Field (baseball/softball facility, and boxing ring), Harris Park (volleyball facility, basketball facility, and playground facilities), Roddy Park (playground facilities), Schneider Park (playground facilities), and Traynham Park (play ground facility). Of the aforementioned facilities, Schneider Park, which is located at 179 Schuler Ranch Drive, is closest to the project site. Schneider Park is a neighborhood park equipped with a shaded playground, 2 acres of turf, tennis courts, a multi-use court, and picnic tables.

3.12.3 - Regulatory Framework

State

California Building Standards Code

Title 24 of the California Code of Regulations, also known as the California Building Standards Code, is a compilation of three types of building standards from three different origins:

- Building standards that have been adopted by state agencies without change from building standards contained in national model codes.
- Building standards that have been adopted and adapted from the national model code standards to meet California conditions
- Building standards, authorized by the California legislature, that constitute extensive additions not covered by the model codes that have been adopted to address particular California concerns

The California Fire Code is a component of the California Building Standards Code and contains fire safety-related building standards.

Local**County of Yolo***General Plan*

The General Plan establishes the following goals and policies associated with public services that are applicable to the proposed project:

- **Goal PF-3:** Community Parks. Provide access to community and neighborhood parks in all unincorporated communities.
- **Policy PF-3.2:** Design sustainable parks and recreational facilities that complement nearby land uses and serve all segments of the community.
- **Policy PF-3.3:** Design community parks to ensure equal opportunities for access for all residents, including the handicapped and senior populations.
- **Policy PF-3.5:** Include buffers, hedgerows, directed lighting, and other features to ensure the compatibility of recreational activities with surrounding land uses.
- **Policy PF-3.7:** Ensure that community parks and recreational facilities have stable and self-sufficient funding resources, paid by those who derive benefit.
- **Goal PF-4:** Law Enforcement. Enhance public safety to prevent crime and improve neighborhood relations.
- **Policy PF-4.1:** Ensure the provision of appropriate law enforcement service and facilities to serve existing and planned land uses.
- **Policy PF-4.2:** Strive to maintain an average response time of 12 minutes for 90 percent of priority law enforcement calls in the rural areas.
- **Policy PF-4.3:** Maintain a minimum ratio of 1.75 sworn officers per 1,000 service population, which is defined as both the number of residents and employees located solely within the unincorporated area. For the purposes of this policy, an employee is weighted at 0.26 the cost of service for a resident. Maintenance of this ratio includes the necessary facilities, equipment, and non-uniformed personnel to support that ratio. Commercial and/or industrial projects, businesses, events, and other proposals that generate higher demands for Sheriff's services shall be evaluated to determine if additional resources are needed to address potential fiscal impacts.
- **Policy PF-4.6:** Improve emergency communications technologies to provide interoperable service in rural areas.
- **Goal PF-5:** Fire and Emergency Medical Services. Support fire and emergency service providers to enhance the protection of life and property.
- **Policy PF-5.3:** Require assertive fire protection measures in all development to supplement limited rural fire district resources.
- **Policy PF-5.4:** Encourage fire districts and other emergency medical service providers to achieve National Fire Protection Association standards of an average response time for emergency calls of nine minutes at least 90 percent of the time in the unincorporated

- communities and 15 minutes at least 80 percent of the time in rural areas, with the exception of remote areas (requiring a travel distance of more than 8 miles).
- **Policy PF-5.5:** Encourage fire districts to maintain an overall fire insurance (ISO) public protection classification (PPC) rating of Rural 7 or better for fire protection service within the unincorporated communities.
 - **Policy PF-5.8:** Anticipate and adapt to potential changes in frequency and severity of wildfires resulting from predicted effects of global warming.
 - **Policy PF-5.9:** The County shall require, and applicants must provide, a will-serve letter from the appropriate fire district/department confirming the ability to provide fire protection services to the project, prior to each phase. (DEIR MM PUB-1)
 - **Goal PF-6:** Schools. Collaborate with educational groups to develop school facilities and programs that serve the evolving needs of current and future residents.
 - **Policy PF-6.4:** Identify appropriate locations for school sites within community growth boundaries, in consultation with the local school district, as early in the planning process as possible.
 - **Policy PF-6.5:** Support infrastructure and programs that encourage children to safely walk or ride a bicycle to school.
 - **Policy PF-6.6:** Encourage schools, community colleges, and universities to provide educational programs that facilitate life-long learning.

City of Woodland

General Plan

The General Plan establishes the following goals and policies associated with public that are applicable to the proposed project:

- **Goal 4.H:** To deter crime and to meet the growing demand for police services associated with increasing population and commercial/industrial development in the city.
- **Policy 4.H.2:** Within the City's overall budgetary constraints, the City shall provide police support (including patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain its service standards.
- **Policy 4.H.7:** The City shall consider public safety issues in all aspects of public facility, commercial, and residential project design, including crime prevention through environmental design.
- **Goal 4.I:** To protect residents of and visitors to Woodland from injury and loss of life and to protect property from fires.
- **Policy 4.I.3:** The City shall establish and maintain a performance standard of four (4) minutes response time for the first arriving unit capable of providing service and eight (8) minutes for arrival of the complete first alarm assignment. The benchmark for both response times in this process should be 90 percent (response time is measured from the time the unit leaves the station to the time the unit arrives at the scene).

- **Policy 4.I.4:** The City shall attempt to maintain the following fire flow standards:
 - Commercial and individual: 3,500 gallons per minute (GPM)
 - Light commercial and multifamily: 2,500 GPM
 - Single family: 1,500 GPM
- **Policy 4.I.5:** The City shall require new development to develop or fund fire protection facilities that, at a minimum, maintain the above service level standards.
- **Policy 4.I.6:** The City shall require new development, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits, to fund fire protection personnel and operations and maintenance that, at a minimum, maintain the above standards.
- **Goal 5.E:** To provide for the educational needs of all Woodland residents.
- **Policy 5.E.2:** The City shall encourage the provision of social, recreational, and educational services that complement and enrich those provided by public, private, and parochial educational facilities.
- **Policy 5.E.6:** The City shall support the expansion of needed facilities for the County Office of Education.
- **Goal 5.F:** To ensure that adequate school facilities are available and appropriately located to meet the needs of Woodland residents.
- **Policy 5.F.11:** The City shall work with the Yolo County Office of Education to develop facilities for needed programs and classes offered by the Office of Education.

3.12.4 - Methodology

Michael Brandman Associates evaluated potential impacts on public services through review of information regarding the affected services, the Yolo County General Plan, and the City of Woodland General Plan.

3.12.5 - Thresholds of Significance

According to Appendix G, Environmental Checklist, of the CEQA Guidelines, public services and utilities impacts resulting from the implementation of the proposed project would be considered significant if the project would:

Would the project 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:

- a) Fire Protection?
- b) Police Protection?
- c) Schools? (Refer to Section 7, Effects Found Not To Be Significant.)

- d) Parks?
- e) Other public facilities? (Refer to Section 7, Effects Found Not To Be Significant.)

3.12.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the proposed project and provides mitigation measures where appropriate.

Fire Protection

Impact PS-1: **The proposed project would not result in a need for new or expanded fire protection facilities that would have physical impacts on the environment.**

Impact Analysis

Grasslands Site

The Grasslands project site is located within the northwest corner of the Grasslands Regional Park in unincorporated Yolo County within the No Mans Land Fire District. Fire protection services in this district are contracted to the Davis Fire Department. The Davis Fire Department's closest station to the project site is Station 33, approximately 8.5 miles north of the site. As indicated by the Yolo County General Plan, areas within the valley floor, such as the Grasslands site, generally lack topography and complex fuel loads that lead to severe fire behavior. Figure HS-6 of the Yolo County General Plan indicates that the Grasslands site is not located in a Fire Hazard Severity Zone as identified by the California Department of Forestry and Fire Protection. In addition, the project site has no history or record of wildland or structure fires on or surrounding the project site (Vernon, pers. comm.). However, prescribed burns for the purpose of noxious grassland weed abatement in undeveloped areas of the park have occurred in May 2004 and September 2008 in coordination with the Davis Fire Department.

The proposed project would not include residential homes or structures that would necessitate the expansion of fire protection facilities to service and protect the project site. Development of the project would generate less than significant impacts to fire protection services given the amount of service calls currently experienced, and would not result in the need for new or expanded fire protection facilities that would have physical impacts on the environment.

Beamer/Cottonwood Site

The Beamer/Cottonwood project site is located within the Woodland Fire Department's Station #1 5-minute response time area, indicating that the project site is more likely to receive response calls within 5 minutes. Given the developed nature surrounding the project site and the proposed land use, the project would actually reduce future need to for expanding fire protection services in the community by developing the project site with a land use that does not require a service response time for protection of residential structures. In addition, the proposed project would not include permanent residential uses. Development of the proposed project would not require the construction of new or

the expansion of existing Woodland Fire Department's facilities. Therefore, development of the proposed project would generate less than significant impacts to fire protection services.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

Grasslands Site

No mitigation is necessary.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

Police Protection

Impact PS-2:	The proposed project would not contribute to a need for new or expanded police protection facilities that would have physical impacts on the environment.
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Impact Analysis

Grasslands Site

The Grasslands project site is located within the jurisdiction of the YCSD. The Grasslands site would only be accessed by the Yolo County Office of Education for K-12 field trips and, occasionally, by workers maintaining the photovoltaic (PV) facility. Although the solar array will operate 24 hours a day, 365 days a year, the majority of operations and maintenance work can be completed remotely and, as such, would not substantially add to the demand for police protection services. For example, panel washing will only occur two times a year in order to clean the surface of the solar PV panels, and maintenance will only be conducted through the County on an as-needed basis. This restricted level of onsite use would not be expected to demand police services. Ranch-style fencing, 8 feet in height, would be installed around the perimeter of the project site. Fencing will be designed to meet specific performance criteria, including National Electrical Safety Code (NESC). Remotely accessed and controlled security cameras would be installed to monitor the project site. Furthermore, the project site is visible from adjacent County Road 35 and County Road 104, although it would be screened by evergreen landscaping. In addition, the project site includes adequate emergency access points and an internal loop road allowing further security access should it be needed. These project features would deter criminal activity at the project site, thereby reducing the potential need for police services.

The proposed project would not include residential uses and no people would reside on the project site. The lack of permanent residents and employees would reduce the number of emergency law enforcement calls originating from the project site. Development of the proposed project would not

require the construction of new or the expansion of existing YCSD facilities. Therefore, potential impacts associated with police protection services would be less than significant.

Beamer/Cottonwood Site

The Beamer/Cottonwood project site is located within the jurisdiction of the Woodland Police Department. A single access point to the site would be provided from an existing internal drive isle off Cottonwood Street. Internal access driveways would be provided for ingress and egress, as well as for movement between the solar array rows to facilitate installation, maintenance, and cleaning of the solar PV panels. As shown on the project site plan, Exhibit 2-7, the proposed project is visible from two adjacent roads, although screened by evergreen landscaping. Remotely accessed and controlled security cameras would be installed to monitor the project site. These project features would deter criminal activity at the project site, thereby reducing the potential need for police services. Development of the project would not affect the overall operations of the Woodland Police Department or expand their district's boundaries. Although the solar array will operate 24 hours a day, 365 days a year, the majority of operations and maintenance work can be completed remotely and, as such, would not substantially add to the demand for police protection services. For example, panel washing will only occur two times a year in order to clean the surface of the solar PV panels, and maintenance will only be conducted through the County on an as-needed basis. As necessary for public safety and project site security, the County would install fencing around the perimeter of the project site. Fencing will be designed to meet specific performance criteria, including National Electrical Safety Code (NESC) specifications that require a minimum height of 7 feet. Fencing at the Beamer/Cottonwood site would consist of diamond mesh fencing and may include vinyl privacy slats. In addition, the proposed project would not include residential uses and no people would reside on the project site. The lack of permanent residents and employees would substantially limit the quantity of emergency law enforcement calls originating from the project site. Development of the proposed project would not require the construction of new or the expansion of existing Woodland Police Department facilities. Therefore, potential impacts associated with police protection services would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

Grasslands Site

No mitigation is necessary.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

Parks

Impact PS-3: The proposed project would not result in a need for new or physically altered park facilities that would have a physical impact on the environment.

Impact Analysis

Grasslands Site

The Grasslands site is located within the Grasslands Regional Park, and will include an environmental education center that would host field trips from Yolo County elementary (K-12) schools and would be operated by the Yolo County Office of Education. Currently, the Grasslands Regional Park provides facilities for an archery club and a remote control gliders club, an off-leash dog area, and horseshoe pits. The proposed environmental education center and solar array facilities would not impede the existing park uses but would provide additional park facilities at the Grasslands Regional Park. Field trips utilizing the environmental education center may also utilize existing facilities at the Grasslands Regional Park. The environmental education center would not necessarily increase the demand for park use; rather, it would increase the capacity for use and use by the existing student population.

Construction of the proposed project would require approximately five to 15 construction workers over the full construction period. Operation of the proposed project will require approximately two employees. Construction and operation workers may utilize the existing park facilities; however, this minimal amount of increased park usage would not be expected to result in the need for additional facilities. Furthermore, a considerable workforce is available within the project region and local residents are expected to serve the labor requirements of the proposed project, negating the need for a significant percentage of outside labor. As a result, the proposed project is not anticipated to induce substantial population growth in the area either directly or indirectly, and the existing number of park facilities would continue to adequately serve the regional population. The project would not result in a substantial increase in population during or after construction and would not increase the demand for parks. Therefore, potential impacts associated with park facilities would be a less than significant.

Beamer/Cottonwood Site

Several park and recreation facilities are located within the City of Woodland. Schneider Park is the closest facility to the project site, at an approximate distance of 0.4 mile. Schneider Park is a neighborhood park equipped with a youth playground, picnic tables, and a horseshoe pit. The construction and operations of the project would not have any substantial effects on this facility. As discussed in the impact analysis for the Grasslands Site (above), the proposed project is expected to utilize approximately five to 15 construction workers over the full construction period, and two or fewer employees during the operations phase. Because of the considerable workforce available within the project region, the project would not result in a substantial increase in population during or after construction; therefore, the proposed project would have a less than significant impact on park facilities.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

Grasslands Site

No mitigation is necessary.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

