

### **3.1.5 Public Services**

Public services include basic support systems necessary for a functioning community. This subchapter of the EIR addresses schools, fire protection, law enforcement, and library services.

#### **3.1.5.1 Existing Conditions**

##### Regulatory Framework

##### Senate Bill 50/CA Government Code Section 65995

SB 50 was signed into law in 1998 imposing limitations on the power of cities and counties to require mitigation of school facilities' impacts as a condition of approving new development. It also authorizes school districts to levy statutory developer fees at a higher rate for residential development than previously allowed. SB 50 amended Government Code Section 65995(a) to provide that only those fees expressly authorized by law (Education Code Section 17620 or Government Code Sections 65970, et seq.) may be levied or imposed in connection with or made conditions of any legislative or adjudicative act by a local agency involving planning, use, or development of real property.

Other relevant sections of the Government Code include:

- Section 65995(h), which declares that the payment of the development fees authorized by Education Code Section 17620 is "full and complete mitigation of the impacts of any legislative or adjudicative act . . . on the provision of adequate school facilities."
- Section 65995(i), which prohibits an agency from denying or refusing to approve a legislative or adjudicative act involving development "on the basis of a person's refusal to provide school facilities mitigation that exceeds the amounts authorized [by SB 50]."

##### Assembly Bill 16

In 2002, AB 16 created the Critically Overcrowded School Facilities program, which supplements the new construction provisions within the School Facilities Program (SFP). SFP provides state funding assistance for two major types of facility construction projects: new construction and modernization. The Critically Overcrowded School facilities program allows school districts with critically overcrowded school facilities, as determined by the California Department of Education (CDE), to apply for new construction projects in advance of meeting all SFP new construction program requirements. Districts with SFP new construction eligibility and school sites included on a CDE list of source schools may apply.

##### California Health and Safety Code (Section 13000 et seq.)

State fire regulations are set forth in Section 13000 et seq. of the California Health and Safety Code, which include regulations concerning building standards (as also set forth 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.

#### California Code of Regulations Title 24, Part 2 and Part 9

Part 2 of Title 24 of the CCR refers to the California Building Code which contains complete regulations and general construction building standards of state adopting agencies, including administrative, fire and life safety and field inspection provisions. Part 9 refers to the California Fire Code which contains fire-safety-related building standards referenced in other parts of Title 24. This code is preassembled with the 2000 Uniform Fire Code of the Western Fire Chiefs Association. This code was revised in January 2008 with a change in the base model/consensus code from the Uniform Fire Code series to the International Fire Code.

#### Subdivision and Fire Hazards Bill AB 2447

AB 2447 requires the legislative body of a county to deny approval of a tentative map for development, or a parcel map for development, if the project is in a SRA or a very high fire hazard sensitivity zone. The exception to AB 2447 includes projects that obtain written verification from each fire protection agency having jurisdiction over the project site or provide verification that there would be sufficient structural fire protection for the structures created by the project (San Diego County 2011d). Effective October 28, 2011, the Consolidated Fire Code (San Diego County 2011d) includes County amendments to the 2010 California Fire Code and the ordinances of the 16 unincorporated County fire protection districts. Response time is defined as the elapsed time from the fire department's receipt of the first alarm to when the first fire unit arrives at the scene (San Diego County 2011d). Response time within the unincorporated County is generally accepted as five minutes.

#### San Diego General Plan- Land Use Element

The purpose of the Land Use Element is to provide a framework to accommodate future development in an efficient and sustainable manner. The Land Use Element includes specific goals and implementing policies generally relevant to the maintenance of adequate public services.

#### **GOAL LU-1**

**Sustained Integrity of the Community Development Model.** The development of a land use plan that sustains the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

#### **Policy**

**LU-1.2 Services and Facilities.** Assure that necessary services and facilities are provided for new development.

## **GOAL LU-9**

**Development of Community Cores.** Well-defined, planned, and developed community cores, such as villages and town centers that contribute to a community's identity and character.

### **Policy**

**LU-9.7 School Development.** Encourage new school development in town centers and villages.

## **GOAL LU-12**

**Promoting Sustainable Infrastructure.** The promotion of sustainable infrastructure, public facilities, and essential services that meet the community needs and are provided concurrent with growth and development.

### **Policy**

**LU-12.3 Infrastructure Compatibility.** Plan for compatibility and infrastructure and services compatibility.

County of San Diego General Plan-Safety Element

The purpose of the Safety Element is to include safety considerations in the planning and decision making process by establishing policies related to future development that would minimize the risk of personal injury, loss of life, property damage, and environmental damage.

**Policies S-3.1, S-3.3, S-3.4, S-3.5, S-3.6, S-3.7.** Minimize injury, loss of life, and damage resulting from wildland fire.

### **Policies**

**S-6.1, S-6.3, and S-6.4 Development Fire Protection.** Ensure development has adequate fire protection services and funding.

San Diego County Board of Supervisors Policy I-84, Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services

Board of Supervisors Policy I-84 establishes procedures for using Project Facility Availability forms, and in certain cases, Project Facility Commitment forms, for the processing of major and minor subdivisions and certain other discretionary land use permits. These standardized procedural forms have been used to: (1) obtain information from special districts and other facility providers regarding facility availability; (2) ensure that this information is reviewed by the appropriate decision-making body; and (3) provide data to the facility provider in order to determine what capital improvements are required to serve the project.

## Environmental Setting

### Schools

As discussed in subchapter 1.2.1.3, Proposition BB was approved by voters in the Fallbrook and Bonsall school districts to create a new K-12 district, BUSD. Under Proposition BB, a new Bonsall high school would be established by the district using existing facilities. Approximately 208 acres of the northern portion of the site are within the existing BUSD as a result of the successful unification election that was held in November 2012. The majority of Phase 1 (122.1 acres) and Phase 2 (67.6 acres) and a portion of Phase 3 (18.2 acres) are located within the BUSD. The BUSD is composed of four schools, all of which could potentially serve students from the project site: Vivian Banks Charter School (grades K-5); Sullivan Middle School (grades 6-8); Bonsall Elementary (grades K-5); and Bonsall West Elementary (grades K-6).

Approximately 401 acres of the project site are located within VCPUSD, including small portions of Phase 1 (0.4 acre) and Phase 2 (6.2 acres), the majority of Phase 3 (218.2 acres), and all of Phases 4 and 5. Phases 4 and 5 are the Senior Citizen Neighborhood. The VCPUSD is comprised of eight schools. Pursuant to the PFAF provided by the district, the following schools that could serve students from the project site include Valley Center Elementary; Valley Center Upper Elementary (currently closed); Valley Center Middle; and Valley Center High School.

An exhibit depicting the school district boundaries is provided as Figure 1-5.

Pursuant to Government Code Section 65995 et seq., new development is assessed fees by school districts to offset demands for service, with limits on the assessment set by state law. The assessment is divided by the school districts where their service areas overlap. The school fees are collected when building permits are issued. None of the schools anticipated to serve the project site are listed on the state's Critically Overcrowded School list.

### Fire Protection

Fire protection services for the project site would be provided by the DSFPD and/or CAL FIRE. As discussed in subchapter 2.7 (Hazards and Hazardous Materials), significant fire hazards in the County have been mapped by CAL FIRE through their Fire and Resource Assessment Program. Based on FHSZ maps, portions of the project site are located within a very high FHSZ, and the other remainder of the project site is within a moderate FHSZ (CAL FIRE 2009).

The DSFPD, under a cooperative fire protection agreement with CAL FIRE, provides fire, rescue, emergency medical, safety education, and hazard prevention services to a population of approximately 13,000 in an area covering 47 square miles.

The DSFPD operates three fire stations: Stations 11 (District Headquarters) located at 8709 Circle R Drive, Escondido, CA 92026; Station 12 located at 1321 Deer Springs Road, San Marcos, CA 92069; and Station 13 located at 10308 Meadow Glen Way East Escondido, CA 92026. CAL FIRE Station 15 (Miller Station) located at 9127 West Lilac Road, Escondido, CA 92026, is also located within the DSFPD. The firefighting services of the DSFPD are provided under contract with CAL FIRE.

The DSFPD currently provides staffing for the following resources within the district:

- Five Type 1 Front Line Engines (two at Station 11, two at Station 13, and 1 at Station 12)
- One Type-3 Wildland Brush Engines (located at Station 12)
- One Paramedic ALS (Advanced Life Support) ambulance is staffed and housed at DSFPD Station 11 under contract with Mercy Ambulance Service, Inc.
- Firefighters
- One Chief

Table 3.1-~~1240~~ is the record of responses and call volumes for all fire stations (including CAL FIRE’s Miller Station) within the DSFPD for 2005–2011:

**TABLE 3.1-~~1240~~  
2005-2011 RESPONSE DATA FOR DSFPD**

Response	District Totals for Seven-Year Period	Calls Per 24-Hour Shift for District by Response Type
Medical Aid (MU)	3571	1.4
Traffic Collision (TC)	1075	0.4
Vehicle Fire (VF)	400	0.2
Vegetation Fire (VEG)	203	0.1
Structure Fire (STR)	80	0.03
Hazardous Material Response	23	0.01
False Alarm (FA)	676	0.3
Illegal Burn (IB)	88	0.03
Smoke Check (SC)	229	0.12
PSA	465	0.2
Mutual Aid/Assist Out of District (MUT)	658	0.26
Assist to other DSFPD Units	1612	0.6
Total Responses	8087	3.2
Cancel	1653	0.65
District Total, including Cancels	9740	3.8
Calls per 24-Hr Shift for District	3.8	--

NOTE: Data provided by DSFPD.

The response data above indicates that DSFPD averages 3.8 calls per 24-hour shift for all stations (including the CAL FIRE Miller Station). The data is for seven years and thereby shows the variation of responses over a period of time. The data also indicates that a very large volume of responses for DSFPD is for medical aid (37 percent), traffic collisions (11 percent), and cancelled calls (17 percent).

#### Law Enforcement

The San Diego County Sheriff’s Department (SDSD) is the chief law enforcement agency in the County. The department is comprised of approximately 4,000 employees, both sworn officers and professional support staff providing general law enforcement,

detention, and court services. SDSA staffing goals and facility plans are based upon population. Generally, SDSA has a goal of providing one patrol position per 10,000 residents. Therefore, the project, which would generate approximately 5,135 residents at build-out, would necessitate less than one full-time patrol position.

The project site is located within the Valley Center command area. The Valley Center Substation provides law enforcement services to approximately 21,869 residents and an area encompassing 330 square miles. The facility is approximately 5,490 square feet in size, with a total of 23 sworn personnel serving the area. The closest substation in proximity to the project site is located at 28205 North Lake Wohlford Road, Valley Center, approximately 12 miles from the project site.

With 23 officers for 21,869 residents, the Valley Center Substation currently maintains a staffing ratio of one sworn officer per 950 residents, which far exceeds the SDSA goal of one officer per 10,000 population. The project would add 5,135 residents to the area. With the addition of project residents, the service ratio would be one sworn officer per 1,174 population. Pursuant to the comments received from SDSA, with the addition of three new officers, provided through the payment of property taxes, adequate personnel would be available to serve the project.

Response time to a call for service is just one measure of how police services are keeping pace with growth. A call for service is registered when a citizen or law enforcement personnel requests assistance for public safety services. Calls are assigned a priority based on the nature of the incident and the level of urgency. Priority 1 is considered the highest priority and includes officer assistance and/or vehicular pursuit calls. Priority 2 calls include injured persons, robbery in progress, bomb threats, carjacking, rape, and stolen vehicles. Priority 3 calls include assaults, prowlers, disturbances, tampering with vehicles, and burglary alarms. Finally, Priority 4 calls are the lowest priority calls and include security checks, animal noise disturbances, traffic stops, harassing phone calls, illegal dumping, and abandoned vehicles. Response times are used as guidelines to measure adequate levels of service. SDSA does not have adopted response time standards; however, pursuant to SDSA 2009 data, average response time at the Valley Center Substation was 17 minutes for priority calls and 33 minutes for non-priority calls.

#### Public Library Service

The San Diego County Library (SDCL) system serves over one million residents in the County's unincorporated communities. In 1996, the Board of Supervisors adopted recommended Standards of Library Service. Library branches are assigned to a particular category based on a combination of factors including the size of branch location, the population served, and the volume of materials checked out. The minimum space service goal for the SDCL system is 0.5 square feet per capita.

The Valley Center branch library is located at 29200 Cole Grade Road. As disclosed in the GPU FEIR, the facility requirement for Valley Center is 6,856 square feet based on a population of 13,759 residents. The existing facility is 14,068 square feet, representing a surplus of 7,212 square feet in library facility services.

### **3.1.5.2 Analysis of Project Impacts and Determination of Significance**

The project would result in a significant adverse environmental effect to public services if it would:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered 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 following public services: schools, fire, law enforcement, public libraries.

#### **Issue 1: Schools**

##### Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines, the project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for schools.

##### Analysis

Implementation of the project would increase the demand on school services. Table 3.1-13244 provides a breakdown of new student generation based on student placement under the approved Proposition BB. As discussed above, Proposition BB created the BUSD, uniting Bonsall elementary and middle school students with a portion of Fallbrook Union High School District students. The project site is among those areas affected by the unification.

The project includes a 12-acre site for the construction of an elementary/middle school. Prior to construction of the on-site school, students living within each district would attend local facilities. Once constructed, the on-site school would accommodate all elementary and middle schools students living within the project site. High school students would attend Valley Center High School.

Under the Specific Plan, the school site is zoned RU with an S designation. The 12-acre K-8 school site within Phase 3 is proposed for public or private school to serve the educational needs of the residents of the project and surrounding areas. The two local school districts would have an opportunity to acquire the site based on their independent assessment of their facility needs. It is also possible that a private school would acquire the site, or the site would be developed as a charter school. The site would be held for acquisition for two years, as required by the Map Act Section 66480, after grading and utility installation before it could be used for something else. If neither a public or private entity obtains the site, it may be considered for an alternative use. If this site is not needed for a school use, the site could be used for RU uses including residential development by transferring unallocated units to the school site as provided for in the Specific Plan. Any proposal to add residential units above the 1,746 authorized by the plan would require a General Plan Amendment.

This school may not open until after a portion or all of the proposed residences are constructed. As stated below, until that time the district’s existing schools have adequate capacity to accommodate students residing with the project site. The site will be set aside for as long as required pursuant to state law.

Implementation of the project would result in the development of ~~1,086~~1,067 single-family and ~~492~~211 ~~multi-family~~mixed-use residential dwelling units. As shown in Table 3.1-~~1314~~, the project would generate approximately 519 elementary and middle school students and 519 high school students.

**TABLE 3.1-~~1314~~  
STUDENT GENERATION RATES FOR SCHOOL DISTRICTS  
SERVING THE PROJECT**

School District	Grades	Student Generation Rate (student/DU)	Proposed Residential Units Within District	Project Student Generation
VCPUSD	K-8	0.4	SF = 463	Total = 185
	9-12	0.4	SF = 463	Total = 185
BUSD	K-8	SF = 0.416 MF = 0.393	SF = 623 MF = 192	SF = 259 MF = 75 Total = 334
BUSD	9-12	SF = 0.416 MF = 0.393	SF = 623 MF = 192	SF = 259 MF = 75 Total = 334

DU = dwelling unit  
SF = single-family; MF = multi-family

Overall, the project would increase attendance at VCPUSD grades K-8 schools by 185 students and grades 9-12 (Valley Center High School) by 185 students. Additionally, the project would increase attendance at the BUSD K-8 (Bonsall Elementary School and Sullivan Middle School) by 334 students, and the newly established BUSD high school by 334 students.

Based on the increased student body associated with the project, there would not be adequate capacity in the local schools to serve the project’s student generation. Pursuant to its PFAF, VCPUSD indicated that Valley Center Elementary Upper School, which is currently closed, could re-open to accommodate students. Additionally, BUSD has indicated its ability to place temporary portable classrooms on existing school sites as an interim solution to the new students.

The students within the project would continue to attend schools in their associated districts which have indicated their capacity to accommodate such students. However, the proposed school site would be offered to the local districts, or potentially as a private school, and reserved for possible acquisition for two years pursuant to the Map Act Section 66480. Construction of the school facility on the site would ultimately be the responsibility of the school district. In addition, the applicant will be required to pay school impact fees pursuant to California Government Code Section 65996(b).

The project is consistent with relevant General Plan goals and policies, including Goals LU-1, LU-9 and LU-12, and relevant implementing policies. For example, Policy LU-1.2

assures that public services are available to meet the needs of new development. Policies LU-9.7 and 12.3 encourage the development of new schools and promoting compatibility between planning and infrastructure and services compatibility. Goal LU-12 promotes the provision of public facilities, and essential services concurrent with growth and development. The project was planned with roads and other infrastructure sized to accommodate a new school on the indicated site. Provision of the school site in a central location within the project ensures that additional school facilities would be available should the appropriate district determine that such facilities were necessary. These General Plan goals and associated policies would assure that public facilities and services are available to support growth and development.

Regulatory compliance assures that there would be sufficient facilities to serve the project's additional students. Ultimately, the provision of schools is the responsibility of the school districts. SB 50 provides that the statutory fees found in the Government and Education Codes are the exclusive means of considering, as well as mitigating for school impacts. It does not just limit the mitigation that may be required, but also limits the scope of review and the findings to be adopted for school impacts. Imposition of the statutory fees constitutes full and complete mitigation (Government Code §65995(b)).

Implementation of the project would not result in physical impacts associated with the provision of new or physically altered facilities outside of the project site. Traffic impacts associated with the school use have been analyzed in the Traffic Impact Study prepared for the EIR (see Appendix E) and would be less than significant. Should either school district determine that a new school site is required, potential impacts associated with the new school facilities would be evaluated by the district when the location and project details are available.

At this time, impacts associated with the temporary accommodation of increased student capacity or the expansion of existing or construction of new off-site facilities would be **less than significant**.

### ***Issue 2: Fire Protection***

#### Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines, the project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of 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.

#### Analysis

An indicator to determine adequate regional fire protection and emergency medical demand is the capacity to respond to every emergency within acceptable time parameters. Travel time is defined as the estimated time it would take for responding emergency personnel to reach the furthest structure in a proposed development project. Travel time is determined by measuring the most direct reliable route with consideration given to safe operating speeds for heavy fire apparatus. The County's General Plan sets policy for fire protection services for development. It requires that new development demonstrate that fire services can be provided that meets minimum travel times. The

acceptable response time associated with the proposed project is five minutes. A discussion of the project's exposure to a significant risk of loss, injury, or death resulting from fire is detailed in subchapter 2.7.2.4, Wildland Fires. Subchapter 2.7.2.4 provides a detailed analysis of the availability and adequacy of fire protection services, including the project's inclusion of ~~three~~ four possible options for fire facilities. The selection of any one of the four options would reduce time response impacts to less than significant and the project would be adequately served by either DSFPD and/or CAL FIRE. This subchapter examines whether significant impacts would occur as a result of the selection of the fire protection option requiring construction or expansion of fire facilities.

Temporary fire services include options to construct a fire station on-site within Phase 1, or expand or construct a station at the off-site Miller Station site as described in subchapter 2.7. No additional impacts would occur as a result of the on-site temporary station because it would be located on-site within a commercial use zone. Fire sirens are an exception to noise restrictions and would therefore be compatible with residential neighbors within the mixed-use residential areas. Because the location of the temporary fire station would be within the development footprint of the Specific Plan, construction impacts would be less than significant for air emissions from building construction, noise, cultural resources, biological resources, hydrology, and water quality with implementation of the mitigation measures and incorporation of the design measures proposed in the EIR.

Likewise, the construction of a new fire station in either of the options or expansion of Miller Station would not result in adverse physical impacts. As discussed throughout Chapter 2.0, the off-site (Miller Station) improvements associated with the construction of a fire protection facility would be **less than significant**.

### ***Issue 3: Law Enforcement***

#### Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines, the project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of 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 law enforcement services.

#### Analysis

The SDSD does not have adopted response times because response times depend on such factors as type of call, call priority, previous calls pending, time of day, location of squad car and amount of traffic. Therefore, the performance measurement for adequate service standards is service ratio.

The SDSD reviewed the project to determine whether any new or expanded facilities would be needed as a result of an increase in residential population by approximately 5,135 people. The SDSD indicates the project would result in the need for three additional sworn personnel to achieve a service level of three patrol shifts per day per 10,000 residents. The project would not require the expansion of existing police protection facilities or the construction of new facilities. As such, the project would not result in impacts associated with the provision of new or physically altered facilities.

General Plan policies also assure that adequate police protection services are available. Specifically, Policy LU-12.2 requires development to mitigate significant impacts to existing service levels. Residents of the project would support the SDSD through property tax payments as is done by all County residents

While the projected population of the project would result in the requirement for increased police sworn personnel, there would be no need for new or expanded facilities. Existing policies and regulations assure that police protection would be available to support the project's needs and are provided concurrent with growth and development. Potential impacts associated with the construction of new or expanded law enforcement facilities would be **less than significant**.

#### ***Issue 4: Public Library Facilities***

##### Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines, the project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of 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 other public facilities, including libraries.

##### Analysis

The residential component of the project would increase population by a total of 5,135 new residents. Applying the minimum space service goal for the SDCL system of 0.5 square feet per capita, an additional 2,567.5 square feet of library facility services would be needed. As stated above, there is a surplus of 7,212 square feet which would accommodate this requirement. Therefore, the project would not result in a need for expanded or newly constructed facilities.

The SDCL system has created a Strategic Plan that identifies goals and objectives of the Library System from 2007-2012. Within this plan, goals are identified that involve financial management and fundraising strategies so that library facilities can be enhanced in the upcoming years. The Strategic Plan also identifies the need to develop and implement a facilities plan, which would guide the construction of library facilities in the future. This would continue to assure that adequate services are available consistent with anticipated growth. Additionally, General Plan policies assure that adequate public library services are available. Policy LU- 12.2 specifically requires development to mitigate significant impacts to existing service levels.

The projected increase in population growth associated with the project would result in an increase in the number of persons that must be provided with public library services. The Valley Center branch library is able to maintain the SDCL library service ratio. Therefore, no additional construction or expansion of library facilities would not be required as a result of the project. Additionally, existing County policies and regulations assure the ongoing provision of library facilities. As no new or expanded public library facilities would be required, public library facility impacts would be **less than significant**.

### **3.1.5.3 Cumulative Impact Analysis**

The project, in conjunction with other projects in the area, would place an added demand on public services. A list of cumulative projects considered in developing the cumulative impacts is discussed in subchapter 1.7 of this EIR. The cumulative study area for fire protection, law enforcement and public library facilities consists of the localized area and associated cumulative projects in Table 1-5. Due to the school district boundaries extending beyond the localized cumulative study area, the larger cumulative school study area and associated cumulative projects in Table 1-6 are appropriate for the school analysis. The school, fire protection, law enforcement and public library facilities cumulative analysis is presented below.

#### Schools

Cumulative projects that involve residential development would increase the public school population in the cumulative project area. While population growth was accounted for in the GPU, new applications for General Plan Amendments or Rezones could result in a further increase in residential densities within the cumulative project area. An increase in student population could require the construction or expansion of school facilities in the future, which would result in adverse environmental impacts. However, like the project, cumulative projects would undergo individual environmental review, and would be required to demonstrate compliance with state and local regulations, and General Plan policies, as well as CEQA prior to project approval. Therefore, the project, in combination with the identified cumulative projects would have a **less than significant** cumulative impact associated with the construction of schools.

#### Fire Protection

As required by the General Plan, each cumulative project within the study area would be required to assure adequate fire service. Additionally, any of the fire service options discussed above would provide more robust fire service capabilities for properties in proximity to the project site. The construction or expansion of a new fire station would not result in adverse physical impacts as discussed throughout Chapter 2.0. The impact associated with construction of a fire protection facility would be less than significant.

#### Law Enforcement

Projects in the cumulative project area would require increased law enforcement services to serve new development. Based on growth studies relied upon for the preparation of the GPU FEIR, the Valley Center command area is one of the SDSD beat areas that would experience the greatest percentage growth in housing and population under the GPU, an estimated 127 percent increase in housing and population. To address this anticipated increase in law enforcement services, the SDSD completed a two-year planning effort in 2005 that culminated in a Law Enforcement Facilities Master Plan (LEFMP). This plan was prepared to guide facility decisions and development over the next 15 years.

While population growth was accounted for in the GPU, new applications for General Plan Amendments or Rezones could result in a further increase in needs above that anticipated in the LEFMP. The increase in demand for law enforcement services from implementation of cumulative projects could have the potential to result in the need to

construct or expand existing police facilities, which would have the potential to create an adverse impact on the environment. However, like the project, individual cumulative projects would undergo environmental review, and would be required to demonstrate compliance with General Plan policies and prior to project approval to assure the adequacy of services. General Plan policies assure that services would be provided with the needs of development. The construction of a new or expanded facility is unknown at this time and would be required to undergo subsequent environmental review. Therefore, the project, in combination with the identified cumulative projects would have a **less than significant** cumulative impact associated with the construction of police facilities.

#### Public Library Facilities

Cumulative projects that involve residential development could increase the population of library users. While population growth was accounted for in the GPU, new applications for General Plan Amendments or Rezones could result in a further increase in needs above that anticipated in the SDCL Strategic Plan. The increase in demand for library services from implementation of cumulative projects could result in the need to construct additional or expand existing library facilities, which would create an adverse impact on the environment. However, at this point, the SDCL has no plans to expand an existing library or to locate and construct a new library to serve this area. Any such construction would be subject to review under CEQA, and significant impacts would be mitigated to the extent feasible. Therefore, the project, in combination with the identified cumulative projects would have a **less than significant** cumulative impact associated with the construction of library facilities.

#### **3.1.5.4 Conclusion**

Impacts to public services from the project would be less than significant. Regulatory compliance and application of General Plan policies would ensure the availability of adequate public services for the project.

#### Schools

The project includes 11.2 acres designated as a school site to serve the projected increase in the on-site elementary/middle school student population. All impacts associated with school construction and operation have been identified in other applicable issue subchapters of this EIR including, but not limited to, air quality, noise, transportation/traffic, biological resources, and cultural resources. While no other new facilities or facility expansions would be required to service the project, the project would include the payment of SB 50 fees that fund needed school services and facility improvements. Pursuant to Government Code Section 65996(b), payment of school fees in accordance with SB 50 makes potential impacts to schools less than significant, as a matter of law. Therefore, impacts associated with the construction of new schools, beyond what is planned as part of the project, would be less than significant.

#### Fire Protection

The project includes options that would improve overall fire services. The selection of any of the four options would result in the need for a new or expanded facility. The on-site location would be within the development footprint of the Specific Plan and

discussed in applicable subchapters of the EIR, and as discussed throughout Chapter 2.0, impacts associated with any off-site improvements associated with the expansion or construction of a fire protection facility at the Miller Station location would be less than significant.

#### Law Enforcement

The project has received notification from the SDCSD indicating that while the project would result in the need for three additional sworn personnel, it would not require new or expanded facilities. Therefore, project impacts related to the provision of adequate law enforcement facilities would be less than significant.

#### Public Library Services

The Valley Center branch library is able to maintain the SDCL library service ratios to support the anticipated population growth associated with the project. Therefore, the additional construction or expansion of library facilities would not be required and impacts would be less than significant.