

4.10 PUBLIC SERVICES

This section evaluates the effects on public services related to implementation of the proposed project by identifying anticipated demands and existing and planned service availability. For purposes of this EIR, public services consist of (1) fire protection, (2) police protection, (3) schools, (4) library services, and (5) parks. The impacts related to emergency access are analyzed in Section 4.11 (Transportation/Traffic) of this EIR. Cumulative impacts associated with fire protection, police protection, schools, library services and parks are addressed at the end of each respective analysis. Concerns related to public services were expressed in the comment letters during the public review of the NOP.

Data used to prepare this section was taken from various sources, including the 2006 Annual Report of the Police Department, contacts with the Santa Ana Police and Fire Departments, Santa Ana Unified School Districts (SAUSD), Santa Ana Library Services, Santa Ana Parks and Recreation and other project data sources.

Fire Protection

4.10.1 Environmental Setting

Fire services within the Transit Zoning Code (SD 84A and SD 84B) area are provided by the Santa Ana Fire Department (SAFD). The SAFD delivers Emergency Operations and Emergency Medical Services (EMS) to a city of over 315,000 residents. The Santa Ana Fire Communications Center processes calls for medical and fire emergencies. An average of 2,500 calls for both emergency and non-emergency responses are received per month.

Fire Stations Nos. 1, 2, and 5 are responsible for responding to first alarm calls to the proposed project area. Additional SAFD stations would provide the necessary assistance, in cases where there is a need for back-up support. Fire Station No. 1, located at 1322 North Sycamore Street, is staffed by two captains, two engineers, three fire fighters, and two paramedics. A haz-mat team of one captain, one engineer, and one fire fighter are also located at this station. Fire Station No. 2 is located at 1668 East Fourth Street and is staffed by one captain, one engineer, and one firefighter. Fire Station No. 5 is located at 120 West Walnut Street, and has two captains, two engineers, three firefighters, and two paramedics. The location of the three stations can be seen in Figure 4.10-1 (Location of City Public Facilities [Fire and Police Stations and Libraries]). Initial response time to the project area ranges from five minute or less depending on the nature of the call (Ellman 2007).

Water pressure is a key component of the availability of fire protection services in the City. The SAFD Guide for the Determination of Fire Flow is used to estimate fire flow demands from new development.

The SAFD also collects a plan check fee which is a fixed percentage of the building permit fee for review of building plans associated with new commercial, industrial, and multi-family residential units. Additional plan check fees for fire sprinkler, fire alarm, automatic extinguishing systems, and other fire protection systems are based on a fee schedule, per City Resolution No. 6461.

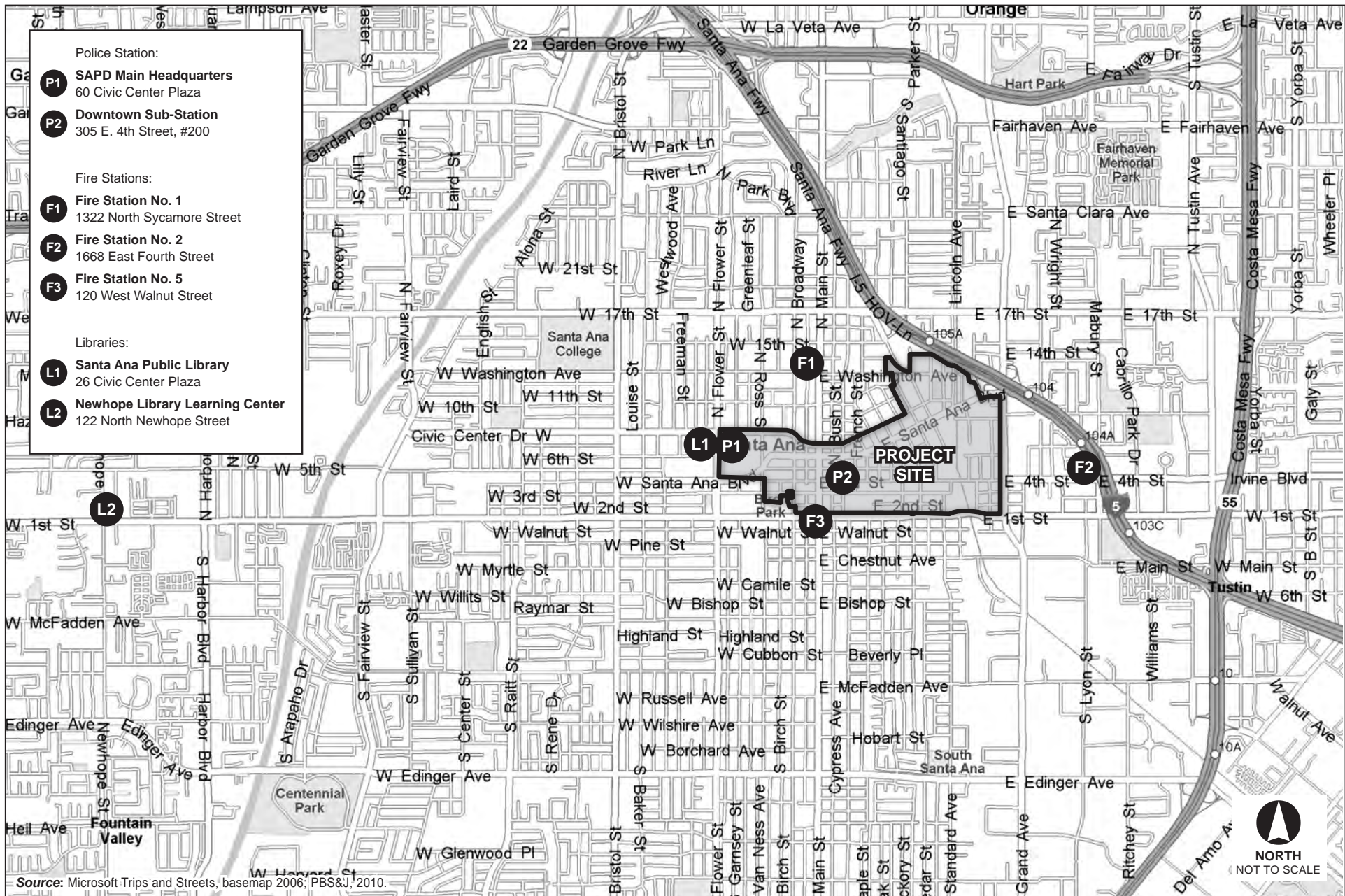


FIGURE 4.10-1
Locations of City Public Facilities (Fire and Police Stations and Libraries)



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City of Santa Ana Transit Zoning Code (SD 84A and SD 84B) EIR

In addition, the SAFD collects an annual inspection fee for fire inspections. The SAFD also collects an annual fee in the form of an “occupancy permit” for certain types of business, such as restaurants with large assemblage areas. All of the fees collected by the City are deposited into the City’s General Fund and dispersed to the appropriate departments during the annual budgetary process.

City of Santa Ana General Plan- Public Safety Element

The Public Safety Element of the General Plan is designed to provide a safe and secure environment for the City and to minimize the loss of life and property from natural and/or man made catastrophes. The following policies are related to fire services for the Transit Zoning Code (SD 84A and SD 84B) area.

- Objective 1.1** Reduce crimes against persons and property.
- Objective 1.2** Effectively manage risks associated with earthquakes, floods, fires, and hazardous materials.
- Objective 2.1** Maintain an effective emergency preparedness plan and program.

Consistency Analysis

The Transit Zoning Code (SD 84A and SD 84B) is designed to be consistent with the policies contained in the General Plan, including those related to fire safety. The proposed project is required to follow all applicable State and local laws with respect to fire safety. Compliance with the regulations of the California Fire Code pertaining to fire protection systems and equipment, general safety precautions, and many other general and specialized fire-safety requirements for new and existing buildings and premises, would ensure consistency with the General Plan goals and policies related new construction and site design. Currently, the SAFD response time is within 5 minutes or less and can appropriately service the proposed project area. Additionally, the City would provide design review on a project-level basis, and through mitigation measure MM4.10-1 will continue to enforce safety provisions of building and zoning codes to prevent fire related emergencies within the Transit Zoning Code (SD 84A and SD 84B) area. Because the overall project is designed to support the public safety services of the Transit Zoning Code (SD 84A and SD 84B) area, implementation of the proposed project would not conflict with the identified policies.

4.10.2 Project Impacts and Mitigation

■ Analytic Method

Significant impacts on fire protection services would result from an increase in population or building area that results in lengthened response times, inadequate fire flows, and/or the need for new or altered facilities. For any 911 call received by the City’s dispatch system, both fire personnel and paramedics, who provide medical or emergency response services, respond. Therefore, the following discussion of fire protection services also includes emergency medical services. With respect to response times, this analysis evaluates whether the proposed project could be served by the SAFD within the emergency service goal of five minutes, and whether adequate fire flows would be provided.

■ Thresholds of Significance

The following threshold of significance is based on Appendix G of the CEQA Guidelines. For purposes of this EIR, were all properties within the study area identified as having new development potential to be developed at the maximum intensities allowed under the Transit Zoning Code (SD 84A and SD 84B) there may be a significant adverse impact on fire protection services if it would do the following:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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

■ Effects Not Found to Be Significant

All potential fire protection impacts are discussed in detail in the following section of this EIR.

■ Impacts and Mitigation

Threshold	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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?
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Impact 4.10-1 Construction of new projects pursuant to the Transit Zoning Code (SD 84A and SD 84B) would increase the demand for fire protection services, but it would not require the construction of new or physically altered facilities to accommodate the increased demand or maintain acceptable response times. With the implementation of mitigation measure MM4.10-1, the impact is considered a *less-than-significant* level.

The project site is served by Fire Station No. 1 (1322 N Sycamore St), Fire Station No. 2 (1668 East Fourth Street), and Fire Station No. 5 (120 West Walnut Street). Response times to properties located within the project area are estimated at approximately 5 minutes or less, which meets the emergency service goal of the SAFD (Ellman 2007). With respect to staffing, Station No. 1 is staffed by two captains, two engineers, three fire fighters and two paramedics and a haz-mat team staffed by one captain, one engineer, and one fire fighter. Station No. 2 is staffed by one captain, one engineer, and two fire fighters. The Station No. 5 is staffed by two captains, two engineers, four firefighters, and two paramedics. The personnel to population ratio is 0.55 fire fighters per 1,000 residents. This is considered acceptable at this time according to SAFD and sufficient to service the proposed project area (Ellman 2007).

SAFD determines required fire flow per an ISO formulation.¹⁸ According to the City's Water Department adequate water flow is available with ample water pressure for firefighting services (Vakili 2007). Although the water pressure is sufficient and could provide ample water pressure for firefighting purposes, the water pressure to support standard fire protection design such as fire sprinkler system is a noted concern. Structures that require fire flow over 2,500 gallons per minute are either redesigned to lower the fire flow or to include a fire sprinkler system to reduce fire flow demand. Some projects in the Transit Zoning Code (SD 84A and SD 84B) area might have to lower water pressure level to meet the standard fire protection design requirement of the City. The implementation of mitigation measure MM4.10-1 would ensure that appropriate steps overtaken during project design such that all necessary fire safety features would be in place and available to the SAFD during a call for service.

MM4.10-1 Prior to an issuance of a building permit, individual projects in the Transit Zoning Code (SD 84A and SD 84B) area shall perform a water supply, fire flow test and fire protection system design analysis to ensure that proposed projects are in accordance to meet standard fire protection design requirements.

The Fire Facility fees would be assessed during review of development plans. The fees would modernize and enhance firefighting and medical aid equipment facilities in the City. The obligation of the proposed development to meet all access, water and fire protection systems required under the California Building Code and Fire Code, as well as the City Municipal Codes will reduce the impact of the project. The proposed project will have *less-than-significant* impact on the City fire services.

4.10.3 Cumulative Impact

There may be an overall increase in the demand for fire protection services with the increase of developments within the City. SAFD might need more personnel, equipment, and/or facilities for fire protection services to be responsive to the changes within the City. The proposed project's contribution to this cumulative impact is less than significant because the implementation of the proposed project can be accommodated within existing and future SAFD staffing capabilities, including additional personnel that would be hired in response to the proposed project. The SAFD's established acceptable response time for fire protection services would be met. Adequate emergency access would be provided, as well as adequate fire flows and fire hydrants for firefighting purposes. The existing city programs, practices, and procedures, as well as project requirements, would continue to ensure the adequate provision of fire protection services. Therefore, the contribution of the proposed project to cumulative impacts on fire protection services would not be cumulatively considerable. This is considered to be a *less-than-significant* impact.

¹⁸ ISO is the acronym commonly used for Information Services, Inc., which provides evaluations of the fire protection for numerous municipalities.

Police Protection

4.10.4 Environmental Setting

Police services within the Transit Zoning Code (SD 84A and SD 84B) area are provided by the Santa Ana Police Department (SAPD). SAPD currently has 704 employees fulfilling a variety of roles including police officers, dispatchers, detention officers, and police service officers (SAPD 2006). The Transit Zoning Code (SD 84A and SD 84B) area falls within the Northeast Community Policing District. SAPD strives to formulate long-term solutions to problems using the collaborative effort and wisdom of community members, personnel from other City departments, and members of outside governmental agencies.

The SAPD has a current staffing level of one chief of police, three deputy chiefs, 16 commanders, 54 sergeants, 320 sworn and 310 non-sworn personnel. The City's officer-to-population ratio is currently 0.79 officers per 1,000 people which is considered acceptable by SAPD (McCoy 2007). The average response time throughout the City of Santa Ana is approximately 1 to 6.1 minutes depending on priority of calls for service (McCoy 2007). First response services to the proposed project area are provided by the SAPD Main headquarters, located at 60 Civic Center Plaza, and the Downtown sub-station located at 305 E. Fourth Street #200. The location is shown in Figure 4.10-1.

In addition to the Office of the Chief of Police, the SAPD is organized into five bureaus: the Administration Bureau, the Field Operations Bureau, the Investigations Bureau, the Jail Bureau, and the Technology & Support Bureau. The Police Chaplain Program is comprised of professional clergy members who volunteer their services to department employees, their families, and members of the community during times of crisis, sorrow, or conflict.

4.10.5 Regulatory Framework

■ Federal

There are no federal police services regulations applicable to the proposed project.

■ State

There are no state police services regulations applicable to the proposed project.

■ Local

City of Santa Ana Fees

Annual fees, collected in proportion to the revenue generated by a project, are collected for ongoing police protection services. All of the fees collected by the City are deposited into the City's General Fund and dispersed to the appropriate departments during the annual budgetary process.

City of Santa Ana General Plan- Public Safety Element

The Public Safety Element of the General Plan is designed to preserve the safety and security of the City and to minimize the loss of life and property from natural and/or man made catastrophes. The following policies are related to police services for the Specific Plan area.

Objective 1.1 Reduce crimes against persons and property.

Objective 2.1 Maintain an effective emergency preparedness plan and program.

Consistency Analysis

The Transit Zoning Code (SD 84A and SD 84B) is designed to be consistent with the policies contained in the General Plan, including those related to police services. Existing police protection services that are currently provided to the project area would continue to be used, and the level of service would not diminish as a result of project implementation. Currently, the SAPD response time is within 1 to 6.1 minutes and can appropriately service the proposed project area. Mitigation measures MM4.10-2 and MM4.10-3 will promote and enhance police services within the Transit Zoning Code (SD 84A and SD 84B) area. Because the overall project is designed to support the public safety services of the Transit Zoning Code (SD 84A and SD 84B) area, implementation of the proposed project would not conflict with the identified policies.

4.10.6 Project Impacts and Mitigation

■ Analytic Method

Impacts on police protection services are considered significant if an increase in population or building area would result in inadequate staffing levels (as measured by the ability of the SAPD to respond to call loads) and/or increased demand for services that would require the construction or expansion of new or altered facilities that might have an adverse physical effect on the environment. The SAPD considers a staffing level of 0.79 per 1,000 to be adequate. Based on these criteria, the level of adequacy of the police service can be determined.

■ Thresholds of Significance

The following threshold of significance is based on Appendix G of the CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on police protection if it would do the following:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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

■ Effects Not Found to Be Significant

All potential impacts are discussed in detail in the following section of this EIR.

■ Impacts and Mitigation Measures

Threshold	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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?
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Impact 4.10-2 **Operation of the proposed project would increase the demand for police services, thereby requiring additional staffing, although it would not require the construction of new or physically altered facilities or personnel to accommodate the increased demand. This impact is considered *potentially significant* but with the implementation mitigation measures MM4.10-2 and MM4.10-3 the impact would be at a *less-than-significant* level.**

As stated previously, SAPD’s Main headquarters, located at 60 Civic Center Plaza, and the Downtown substation located at 305 E. Fourth Street would provide first response service to the Transit Zoning Code (SD 84A and SD 84B) area. The current officer-to-citizen ration of 0.85:1,000 is considered acceptable by the SAPD (McCoy 2007). The buildout of the proposed project would result in the addition of more residents to the proposed project area with a corresponding decrease in existing officer-to-citizen ration.

In the context of the entire City with a population of approximately 350,000 residents, the number of calls from the proposed project area would not substantially affect the level of police protection and service provided by the SAPD (McCoy 2007). However, given the magnitude of the population increase at buildout, the addition of the proposed project could affect how the SAPD’s resources are allocated.

Annual fees, collected in proportion to the revenue generated by a project, are collected for ongoing police protection services. All of the fees collected by the City are deposited into the City’s General Fund and dispersed to the appropriate departments during the annual budgetary process. Although not necessary to maintain sufficient levels of police service, additional personnel and possibly equipment would ensure no change to the ration of officers to population.

The police department has indicated that the project must comply with the City’s Building Security Ordinance, CPTED (Crime Prevention Through Environmental Design) principles, and the National Infrastructure Protection Plan guidelines, as they relate to identified critical infrastructure. Additionally mitigation measures MM4.10-2 and MM4.10-3 would ensure that impacts to police services would remain *less than significant*.

MM4.10-2 *Any development that would exceed two stories in height shall submit site-specific security plans to the SAPD for review prior to issuance of a building permit.*

MM4.10-3 *No developer within the Transit Zoning Code (SD 84A and SD 84B) boundaries shall utilize a frequency of 800 MHz, which is reserved for emergency services.*

4.10.7 Cumulative Impacts

As additional development occurs in the City, there may be an overall increase in the demand for police services, including personnel, equipment, and/or facilities. The provision of adequate police services is of critical importance to the City, and funds are allocated to these services during the annual monitoring and budgeting process to ensure that police services are responsive to changes in the City. Funds collected in the form of plan check fees and inspection fees (for new development) are deposited into the General Fund and allocated to City services, as needed. In addition, staffing levels are evaluated by the SAPD during the annual budgetary process, and personnel are hired, as needed, to ensure that adequate police protection services are provided. The cumulative impact, therefore, on police services in the City would be *less than significant*.

The proposed project's contribution to this cumulative impact is also less than significant because (1) the project area is anticipated to be served within the established response times and distances for the SAPD; (2) implementation of the proposed project can be accommodated within existing and future SAPD staffing capabilities, which includes the additional personnel that will be hired in response to the proposed project; (3) no new or physically altered facilities would be constructed to accommodate the proposed project, the construction of which could result in significant environmental impacts; (4) adequate emergency access will be provided; and (5) existing city programs, practices, and procedures, as well as project requirements, would continue to ensure the adequate provision of police protection services. Therefore, the contribution of the proposed project to cumulative impacts on police protection services would not be cumulatively considerable. This is considered to be a *less-than-significant* impact.

Schools

4.10.8 Environmental Setting

The project area is served by Santa Ana Unified School District (SAUSD), which serves approximately 54,310 students as of the 2008/09 school year. SAUSD currently operates thirty-six elementary schools, nine intermediate schools, seven high schools, five alternative high schools, and eight special schools/programs (SAUSD "The State of the District – 2009 Brochure). The schools that serve the Transit Zoning Code (SD 84A and SD 84B) area are Garfield Elementary, Remington Elementary, Davis Elementary, Sierra Middle School, and Century High School. The location of these schools can be seen on Figure 4.10-2 (Location of the Schools Serving the Area). The capacity and the enrollment numbers for the schools serving the Transit Zoning Code (SD 84A and SD 84B) area are given in Table 4.10-1 (Capacity and Enrollment of Schools).

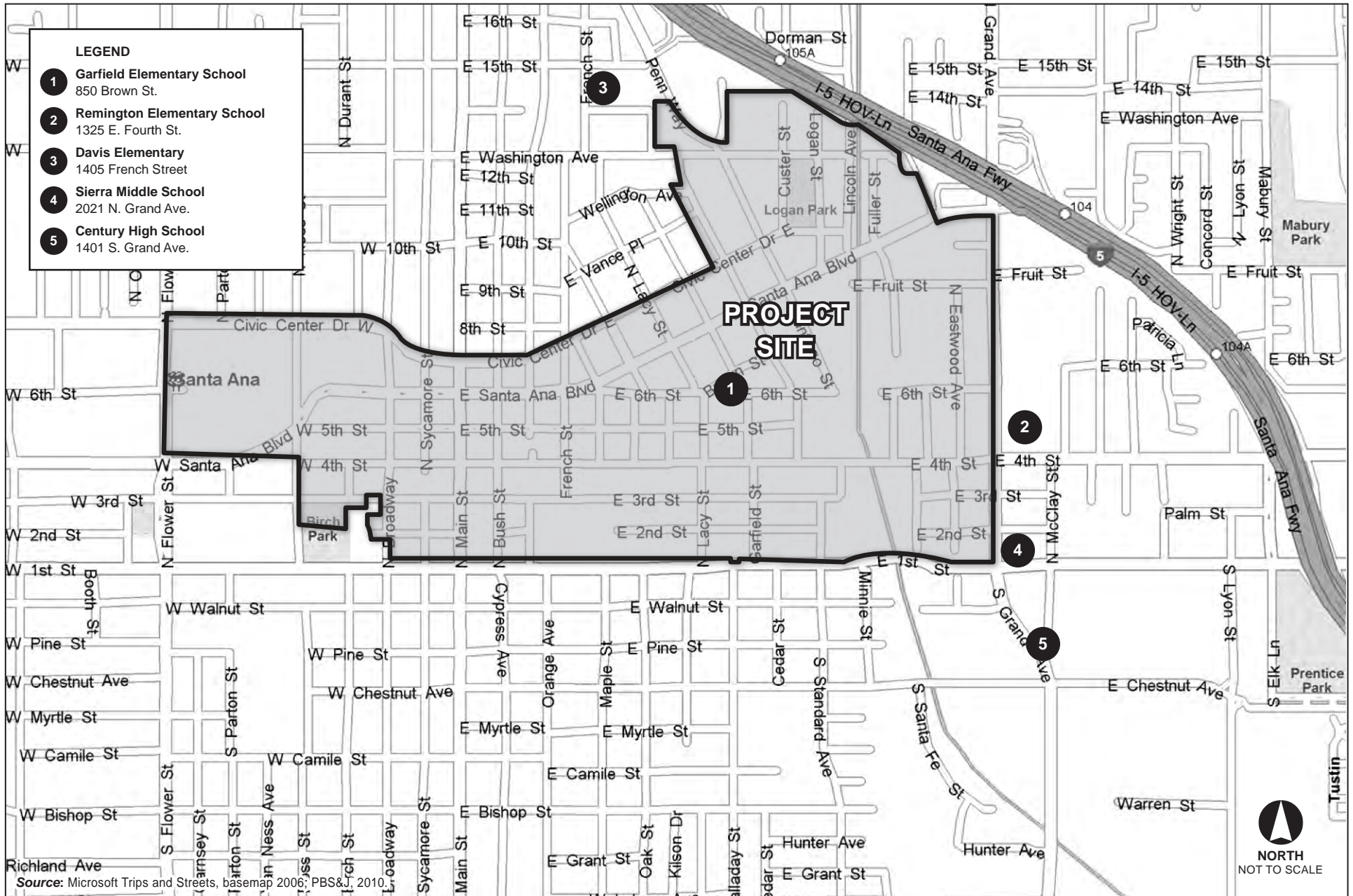


FIGURE 4.10-2
Location of the Schools Serving the Area

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<i>School</i>	<i>Capacity</i>	<i>Enrollment in 2008-09</i>
Garfield Elementary School	784	708
Remington Elementary School	523	370
Davis Elementary School	654	724
Sierra Middle School	1129	875
Century High School	2454	2464

SOURCE: SAUSD Comprehensive Facilities Master Plan – June 2009 Update, Retrieved from SAUSD website – www.sausd.us
Taylor, Daryl, SAUSD Facilities Planner. Personal communication, January 7, 2010

According to the *SAUSD Comprehensive Facilities Master Plan—June 2009 Update*, school enrollment for all schools in the District peaked in 2007 and has since experienced a significant decline (Figure 4.10-3 [Annual Enrollment Change]). The District’s 10-year enrollment projection shows future enrollment as slightly declining or remaining essentially level (Figure 4.10-4 [Ten-Year Enrollment Projection Scenario A]). Table 4.10-1 shows that there is a modest surplus capacity at Garfield Elementary, Remington Elementary and Sierra Middle School with Davis Elementary and Century High School exceeding their capacity limits. However, these capacity estimates are based on the existence of both permanent classrooms and portable classrooms. Portable classrooms were added to SAUSD schools in order to meet a rapidly growing student population that peaked in 2007. These portable classrooms were placed on areas of the school grounds used for play areas and other open space. Therefore, while there are some modest capacity surpluses in terms of classroom space, and while enrollment levels are not projected to reach 2007 levels, these schools are still overcrowded from an overall school site standard.

4.10.9 Regulatory Context

■ Federal

There are no federal regulations pertaining to schools applicable to the proposed project.

■ State

California State Assembly Bill 2926 (AB 2926)—School Facilities Act of 1986

In 1986, AB 2926 was enacted by the state of California authorizing entities to levy statutory fees on new residential and commercial/industrial development in order to pay for school facilities. AB 2926, entitled the “*School Facilities Act of 1986*,” was expanded and revised in 1987 through the passage of AB 1600, which added Section 66000 *et seq.* of the Government Code. Under this statute, payment of statutory fees by developers would serve as total CEQA mitigation to satisfy the impact of development on school facilities.

California Government Code Section 65995—School Facilities Legislation

The School Facilities Legislation was enacted to generate revenue for school districts for capital acquisitions and improvements.

California Senate Bill 50 (SB 50)

The passage of SB 50 in 1998 defined the Needs Analysis process in Government Code Sections 65995.5-65998. Under the provisions of SB 50, school districts may collect fees to offset the costs associated with increasing school capacity as a result of development. The fees (referred to as Level One fees) are assessed based upon the proposed square footage of residential, commercial/industrial, and/or parking structure uses. Level Two fees require the developer to provide one-half of the costs of accommodating students in new schools, while the state would provide the other half. Level Three fees require the developer to pay the full cost of accommodating the students in new schools and would be implemented at the time the funds available from Proposition 1A (approved by the voters in 1998) are expended. School districts must demonstrate to the state their long-term facilities needs and costs based on long-term population growth in order to qualify for this source of funding. However, voter approval of Proposition 55 on March 2, 2004, precludes the imposition of the Level Three fees for the foreseeable future. Therefore, once qualified, districts may impose only Level Two fees, as calculated according to SB 50.

■ Local

City of Santa Ana General Plan- Education Element

The Education Element of the General Plan is designed to provide sufficient cultural, recreational, and educational services and facilities to the residents of the City. It is also to provide a cooperative foundation within each school district to meet the City's educational needs. The following policies are related to educational needs for the Transit Zoning Code (SD 84A and SD 84B) area.

- Objective 1** Provide social, recreational and educational services that complement those provided by public and private schools.
- Objective 2** Provide adequate measures in the City's planning process to promote adequate and appropriate school sites for new schools and/or expansion of existing schools.
- Objective 3** Create an ongoing partnership with each school district within the City to enhance service and facility planning.
- Objective 4** Evaluate City policies and City's General Plan in light of their effects on school planning, forecasting, and their ability to provide services.

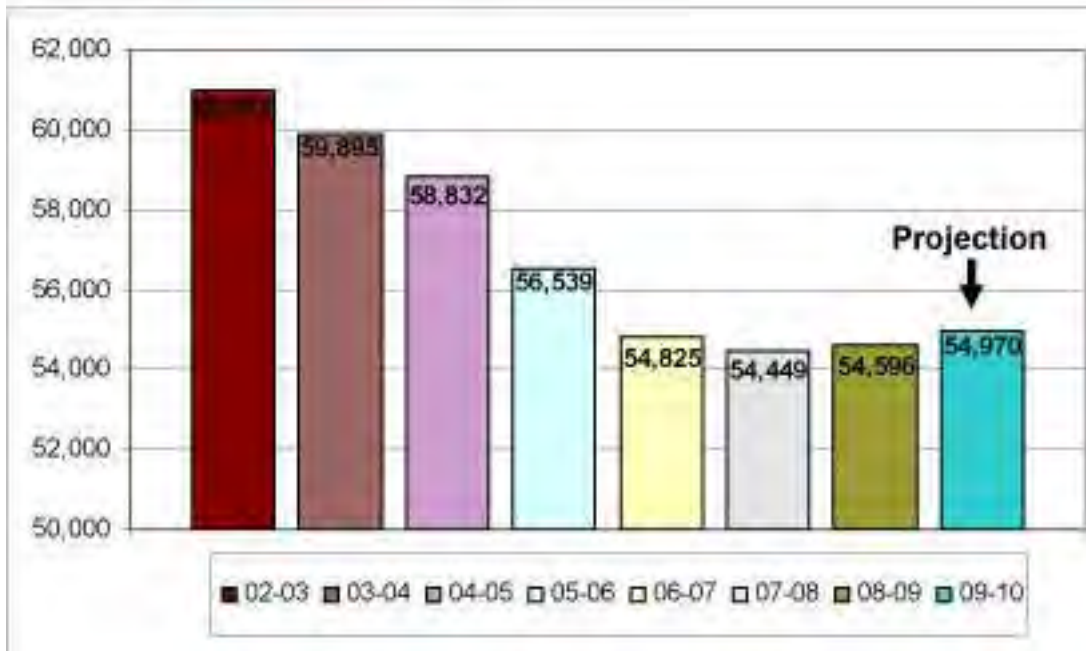
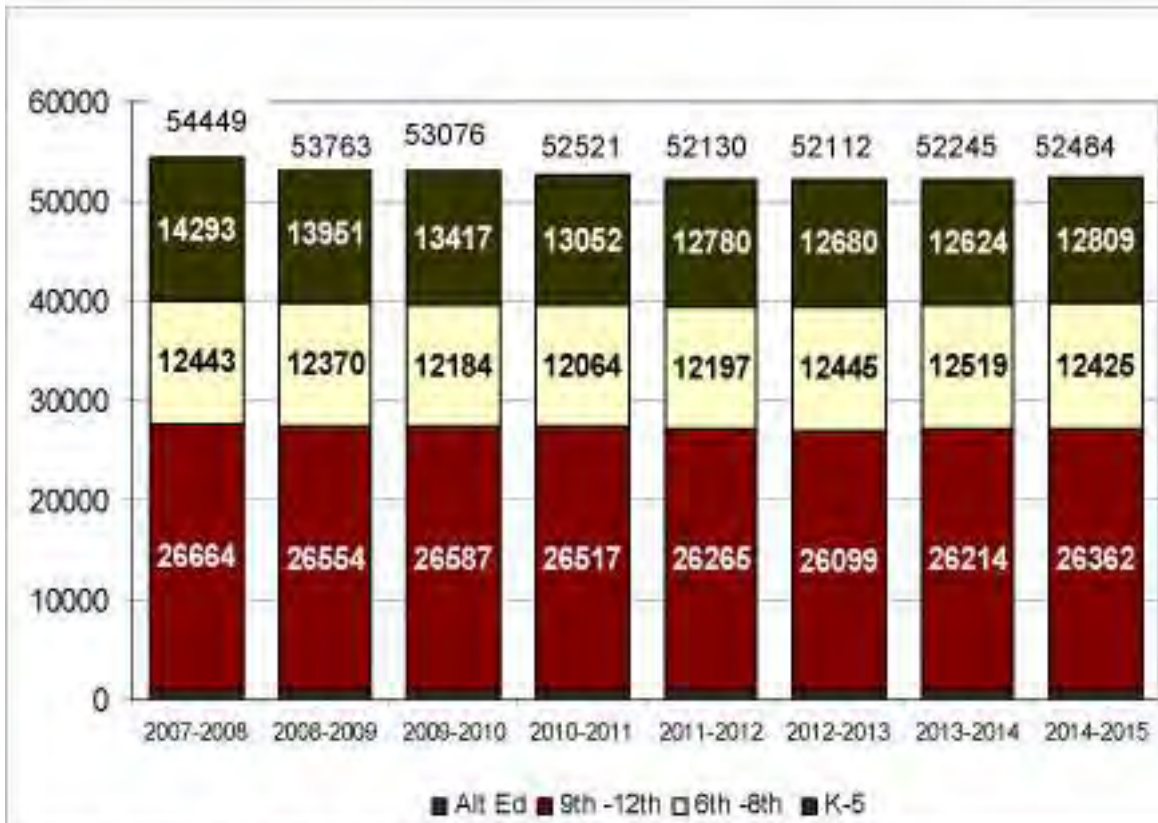


Figure 4.10-3 Annual Enrollment Change



Dolinka Group, LLC Long Range Enrollment Projection Study

Figure 4.10-4 Ten-Year Enrollment Projection Scenario A

Consistency Analysis

The Transit Zoning Code (SD 84A and SD 84B) is designed to be consistent with the policies contained in the General Plan, including those related to education services. Currently, the SAUSD is experiencing overcrowding within its school facilities. However, implementation of mitigation measure MM4.10-4 will help fund construction of additional classroom capacity. Because the overall project promotes to support the education services of the Transit Zoning Code (SD 84A and SD 84B) area, implementation of the proposed project would not conflict with the identified policies.

4.10.10 Project Impacts and Mitigation

■ Analytic Method

Impacts on schools are determined by analyzing the projected increase in the demand for schools as a result of a proposed project and comparing the projected increase with the schools' remaining capacities to determine whether new or altered facilities would be required. Impacts on schools are considered to be less than significant with payment of the state Department of Education Development Fee, which was enacted to provide for school facilities construction, improvements, and expansion.

The operational analysis focuses upon the number of new residents that would result from the proposed project. Consequently, this analysis includes only the residential component of the mixed-use development.

■ Thresholds of Significance

The following threshold of significance is based on Appendix G of the CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on schools if it would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for schools

■ Effects Not Found to Be Significant

All potential school impacts are discussed in detail in the following section of this EIR.

■ Impacts and Mitigation Measures

Threshold	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for schools?
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Impact 4.10-3 **Construction of new residential units within the project area would generate new students that could require the addition of new classroom facilities, thereby requiring new or physically altered facilities to accommodate additional students in Santa Ana Unified School District (SAUSD) schools. This is considered a potentially significant impact. However with implementation of mitigation measure MM4.10-4 the impact would remain *less than significant*.**

To determine impacts SAUSD uses the student generation rates (SGRs). These rates are based on units built over the past five years, which should be comparable to units to be constructed in the future. Table 4.10-.2 (Student Generation Rates by Housing Type) shows the SGRs used for SAUSD. Implementation of the Transit Zoning Code (SD 84A and SD 84B) could lead to 4,075 residential units in the SAUSD service area. Assuming a potential occupancy level of 3.0 persons per unit (refer to Chapter 2 for further clarification), it is estimated that, were all properties identified as having new development potential to be built out pursuant to the provisions of the Transit Zoning Code (SD 84A and SD 84B), there could be an increase of approximately 12,225 persons within the Transit Zoning Code (SD 84A and SD 84B) area.

Table 4.10-2 Student Generation Rates by Housing Type			
<i>Housing Type</i>	<i>School Level</i>		
	<i>Elementary School</i>	<i>Middle School</i>	<i>High School</i>
Single-Family Detached Units	0.4863	0.1922	0.3255
Single-Family Attached (Condo And Town Homes)	0.0124	0.0034	0.0045
Multifamily	0.0055	0.0010	0.0020
Multifamily Attached	0.0076	0.0017	0.0028

Assuming that the majority of units within the Transit Zoning Code (SD 84A and SD 84B) area would be multi-family, average SGRs for the Transit Zoning Code (SD 84A and SD 84B) were chosen (0.01 for elementary schools, 0.0025 for middle schools, and 0.004 for high schools). Based on these SGRs, approximately 115 elementary school, 30 middle school, and 45 high school students would be generated by the proposed project. As shown in Table 4.10-1, some SAUSD schools are operating with modest capacity surpluses while others are at an enrollment that exceeds their capacity. However, these schools remain overcrowded from a school site size standard. The addition of new students to these schools as a result of population growth generated by new development would further contribute to the existing

overcrowding. This would be considered a potentially significant impact. However, with incorporation of mitigation measure MM4.10-4, this impact would be reduced to ***less than significant***.

MM4.10-4 Individual project developers shall pay school impact fees prior to the issuance of occupancy permits.

4.10.11 Cumulative Impacts

Increases in residential and nonresidential development throughout the City would generate additional demand for public school classroom seating capacity in SAUSD schools. The SAUSD has experienced, and may continue to experience, a shortfall of classroom capacity. The degree to which this demand would be satisfied is dependent upon future enrollment trends. However, per mitigation measure MM4.10-4, all new private sector development will be required to pay statutory impact fees to the SAUSD to help fund construction of additional classroom capacity, and under current law, payment of these fees is deemed to constitute full mitigation under CEQA. For this reason, cumulative impacts throughout the SAUSD would be less than significant. Also, because an applicant would be required to pay the impact fees to the SAUSD, which mitigates all project-related school impacts, the contribution of the proposed project would be less than cumulatively considerable, and, therefore, the cumulative impact of the proposed project on school facility capacity would be considered to be a ***less-than-significant*** impact.

Library Services

4.10.12 Environmental Setting

The City of Santa Ana is served by two libraries: the Santa Ana Public Library located at 26 Civic Center Plaza and the branch library of the Newhope Library Learning Center located at 122 North Newhope Street. The Santa Ana Public Library is located within the proposed project boundaries while the Newhope Library Learning Center is located approximately three miles to the west. Both the Santa Ana Public Library and the Newhope Library Learning Center would serve as the primary libraries for use by the residents of the project area. The Santa Ana Public Library also includes an online library with which cardholders can access information online in eBooks, newspapers, magazines, and reference works. In addition, the City of Santa Ana has a Santa Ana History Room that provides Santa Ana residents with information about the history of the City, County, and State in which they live.

The Santa Ana Public Library includes a Bookmobile at Friendship Park which is located south of the Transit Zoning Code (SD 84A and SD 84B) area between Fairview Street and Raitt Street. The Bookmobile provides books, CDs, book and tape sets, videos, and DVDs to the residents in Santa Ana. The Youth Computer Centers offer computer access with: Internet and educational software at both Library sites; computer workshops and a Teen Space for students at the Main Library, and computer workshops for parents at the Newhope Library.

The Central Public Library has 39,790 sf of floor area, and the branch library is 8,987 sf. The combined resources of these libraries and bookmobiles include over 720,000 books and other resources, plus some 150,000 resources for in-house use. The libraries are estimated to have a daily average attendance of

approximately 1,825 people (Richard 2007). Per Public Library Staff, it is anticipated that approximately one-third of the total residential population takes advantage of the existing library services.

4.10.13 Regulatory Framework

There are no federal or state library service regulations applicable to the proposed project.

■ Local

City of Santa Ana General Plan- Public Facilities Element

The Public Facilities Element of the General Plan is designed to provide sufficient public, cultural, recreational, educational, social service and related facilities to meet the community's needs. It is also to promote active and sustained involvement by the public in the pursuit of excellence in City's public facilities and programs. The following policies are directly applicable to public facilities resources for the Transit Zoning Code (SD 84A and SD 84B):

Objective 1.1 Provide adequate public facilities which are economical, convenient, and which reinforce community identity.

Objective 2.1 Create an on-going, public-private partnership in cultural, educational, recreational and social service facilities and programs.

Consistency Analysis

The Transit Zoning Code (SD 84A and SD 84B) is designed to be consistent with policies contained in the General Plan, including those related to public facilities. Any necessary improvements/modifications to the existing Santa Ana library system would be implemented using the general fund and determined on an as-needed annual basis by the City which would be aided by the additional tax base from development within the Transit Zoning Code (SD 84A and SD 84B) area. Because the overall project is designed to support the library services of the Transit Zoning Code (SD 84A and SD 84B) area, implementation of the proposed project would not conflict with the identified policies.

4.10.14 Project Impacts and Mitigation

■ Analytic Method

Impacts on library services are considered significant if an increase in population or building area would result in inadequate staffing levels and/or increased demand for services that would require the need for new or physically altered library facilities in order to maintain acceptable service ratios.

The operational analysis focuses upon the number of new residents that would result from the proposed project. Consequently, this analysis includes only the residential component of the mixed-use development. The standard guidelines used for evaluating the acceptable level of service are set by California State Library Office of Library Construction, the Public Library Association, and the American

Library Association. Standards include providing 0.5 square feet of library facility and 2 volumes per capita.

■ Thresholds of Significance

The following threshold of significance is based on Appendix G of the CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on library services if it would do the following:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 library services.

■ Effects Found to Have No Impact

There are no effects found to have no impact with respect to libraries.

■ Effects Found to Be Less Than Significant

Threshold	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for library services?
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Impact 4.10-4 Construction of new residential units within the project area would generate new library users that could require the addition of new library facilities, thereby resulting in the need for new or physically altered library facilities in order to maintain acceptable service ratios. However, the impact would be *less than significant*.

The Transit Zoning Code (SD 84A and SD 84B) area is served by two libraries, the Santa Ana Public Library and the Newhope Branch of the Santa Ana library system. Combined, these libraries have a collection of approximately 304,655 volumes and an overall size of 48,777 sf (39,790 sf main library and 8,987 sf branch library). No new library facilities or expansions are planned for the immediate future. Were all properties identified as having new development potential to be built out pursuant to the provisions of the Transit Zoning Code (SD 84A and SD 84B) these new projects would generate a need for approximately 9,495 square feet of library space and approximately 37,980 volumes due to the estimated increase in population (Richard 2007). The City's library system is funded through the general fund and does not have a fee collection system in place (similar to City Parks) to obtain fees from a developer. The tax base afforded by the additional development within the Transit Zoning Code (SD 84A and SD 84B) area would contribute to the City's general fund, which is distributed to various City services, including libraries. Therefore, any necessary improvements/modifications to the existing Santa Ana library system would be implemented using the general fund and determined on an as-needed

annual basis by the City. As such, any increase in the need for library resources would be implemented by the City irrespective of the project, although aided by the additional tax base from development within the Transit Zoning Code (SD 84A and SD 84B) area, and impacts would be *less than significant*.

4.10.15 Cumulative Impacts

Additional development in the City could increase the demand for library services, particularly for residential development. Cumulative projects include limited residential developments that would be accessing the same libraries affected by the proposed project. The proposed project would have an incremental effect on library services, and would not be considered cumulatively considerable with respect to library services. Impacts would be *less than significant*.

Parks

4.10.16 Environmental Setting

The Parks, Recreation, and Community Services Agency have been responsible for maintaining, managing construction, and programming 74 facilities within its park and recreation network, along with several public school grounds. The Agency provides a range of recreational opportunities that include parks, sport fields, the Santa Ana Stadium, senior and recreation centers, swimming pools, the Santa Ana Zoo at Prentice Park, and the trail system. Table 4.10-3 (Santa Ana Parks) lists the parks in the City.

Table 4.10-3 Santa Ana Parks		
Adams	Friendship	Riverview
Angels	Griset	Rosita
Birch	Heritage	Sandpointe
Bomo Koral	Jerome	Santa Anita
Cabrillo	Little King	Santiago
Campesino	Logan	Santiago Day Camp
Centennial Regional	Lowell	Sarah May Downie Herb Garden
Colonel W. C. Eldridge	Madbury	Sasscer
Delhi	Madison	Segerstrom Triangle
Edna	Memorial	Spurgeon
El Salvador	Morrison	Thornton
Fisher	Portola	Windsor
French	Santa Ana Zoo	

SOURCE: Santa Ana Parks and Recreation 2007

Currently, there are approximately 322 acres of park and recreation facilities within the City of Santa Ana, which is equivalent to approximately 0.9 acre per 1,000 residents. There are three parks with a total area

of approximately 3 acres within the proposed project area. These parks are Logan (Chepa's), Birch, and Sasser. The location of these parks can be seen in Figure 4.10-5 (Locations of Nearby Parks). Currently, the City Parks Services Plan has no new park and recreational facilities planned for the immediate future. However, the redevelopment of the Agency properties would include the addition of approximately 1.5 acres of new public open space. As proposed the project would include a public park, a public tot lot, and a 10,000-square-foot community building.

4.10.17 Regulatory Framework

There are no federal or state regulations applicable to the proposed project.

■ Local

City Municipal Codes

Chapter 34, Article 8 of the Santa Ana Municipal Code suggests parkland dedication requirements for proposed development. In accordance with the Municipal Code, 25 percent of the required parkland can be provided as private open space and the remaining amount can be met through the dedication of land or through the payment of parkland fees.

Chapter 35, Article 4 of the Santa Ana Municipal Code suggests development fee requirements for the proposed development. The developer and/or person adding net residential units is required to pay a fee for each residential unit based upon the total number of bedrooms being proposed. The fee, collected at the Building Permit counter at the time a building permit is pulled for a project, is based on the formula as shown in Table 4.10-4. The City requires any residential development over 50 units to be assessed a park in-lieu fee that will be included as part of the development agreement.

According to the Municipal Code fees paid under City requirements are placed in a special fund to be known as the "Park Acquisition and Development Fund" and used for the acquisition, construction, and renovation of park and recreation facilities. In the event the City meets the standard of 2 acres of such facilities per one thousand (1,000) population, any moneys remaining in such fund may be used for renovation of the City's existing parks.

<i>Bedroom</i>	<i>Fee</i>
5 or More	\$4,823
4	\$4,335
3	\$3,915
2	\$2,918
1 or Fewer	\$2,190

SOURCE: Thompkins, Carla. 2007. E-mail communication with City of Santa Ana Parks and Recreation Department. August 6, 2007.

City of Santa Ana General Plan—Land Use Element

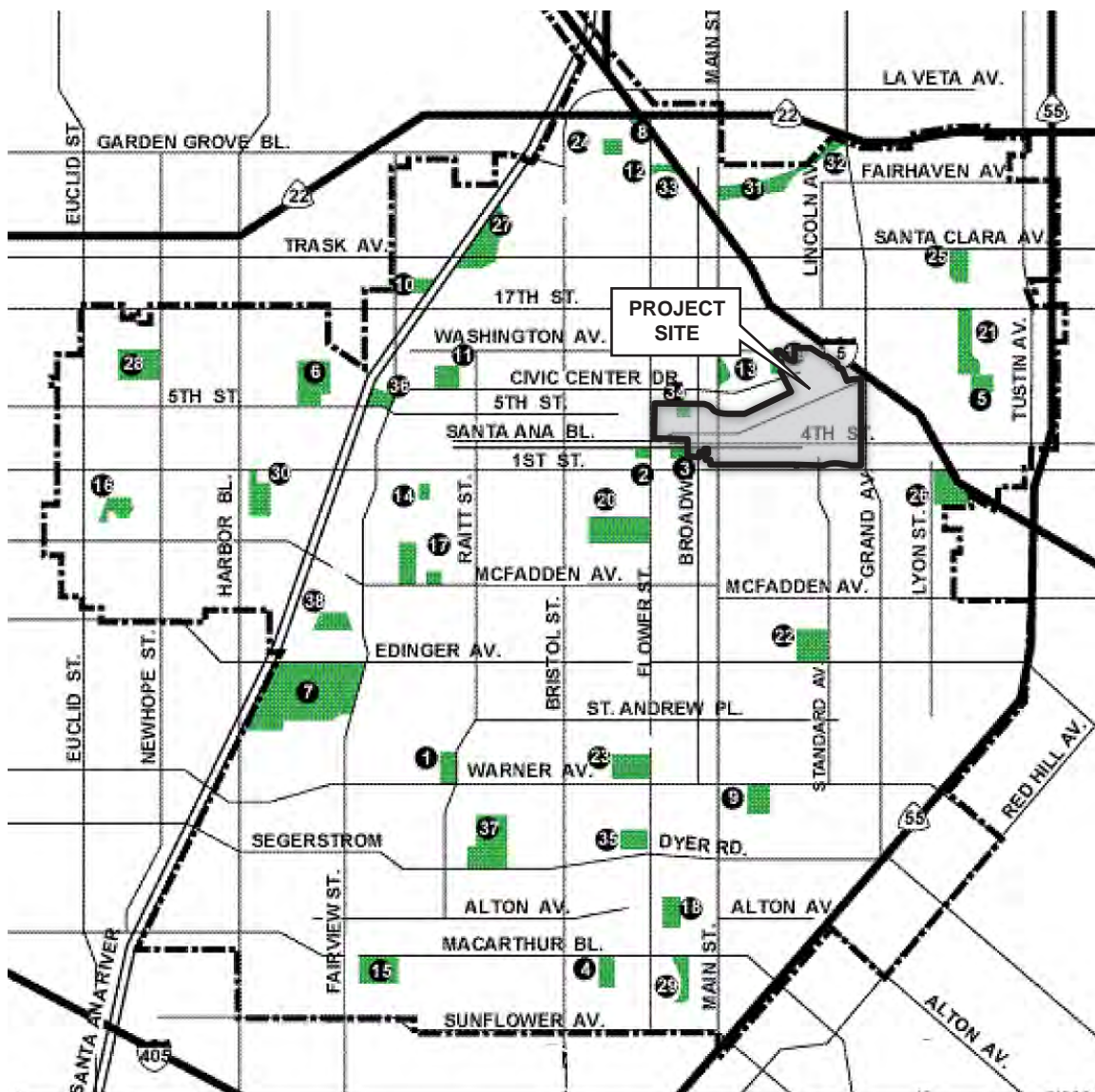
The Land Use Element of the City’s General Plan serves as a long-range guide for land use and development in the City. This element indicates the type, location, and intensity of development and land uses permitted in the City. The primary objective of the element is to assist in the management of future growth, to improve the overall physical appearance, to minimize potential land use conflicts, and to facilitate growth and development reflecting the community’s vision. The following policies are directly applicable to parks and open space areas for the Transit Zoning Code (SD 84A and SD 84B):

- Policy 1.7** Support open space in underserved areas.
- Policy 1.8** Encourage the development of commercial and nonprofit recreational facilities and services.
- Policy 2.10** Support new development which is harmonious in scale and character with existing development in the area.
- Policy 3.1** Support development which provides a positive contribution to the neighborhood character and identity.
- Policy 3.5** Encourage new development and/or additions to existing development that is compatible in scale and consistent with the architectural style and character of the neighborhood.
- Policy 4.3** Support land uses which provide community and regional economic and service benefits.
- Policy 5.1** Promote development which has a net community benefit, and enhances the quality of life.
- Policy 5.2** Protect the community from incompatible land uses.
- Policy 5.5** Encourage development which is compatible with, and supportive of surrounding land uses.

City of Santa Ana General Plan- Open Space, Parks and Recreation Element

The Open Space, Parks and Recreation Element of the General Plan is designed to provide sufficient open space to meet the recreational and aesthetic needs of the community and to ensure ready public access and use of open space facilities. The following policies are related to open space, parks and recreation resources for the Transit Zoning Code (SD 84A and SD 84B).

- Objective 1.1** Protect key open spaces areas through public ownership.
- Objective 1.2** Encourage private development of publicly accessible, commercial open space.
- Objective 1.3** Encourage private development of visually accessible open space.
- Objective 2.1** Sustain an on-going program of park and open space improvement.
- Objective 2.2** Encourage positive linkages between public and private open space.



1 Adams	9 Delhi	17 Jerome	25 Portola	33 Sarah May Downie Herb Garden
2 Angels	10 Edna	18 Lillie King	26 Prentice/Santa Ana Zoo	34 Sasser
3 Birch	11 El Salvador	19 Logan	27 RiverView	35 Segerstrom Triangle
4 Bomo Koral	12 Fisher	20 Lowell	28 Rosita	36 Spurgeon
5 Cabrillo	13 French	21 Mabury	29 Sandpointe	37 Thornton
6 Campesino	14 Friendship	22 Madison	30 Santa Anita	38 Windsor
7 Centennial Regional	15 Griset	23 Memorial	31 Santiago	
8 Colonel W.C. Eldridge	16 Heritage	24 Morrison	32 Santiago Day Camp	



NORTH
NOT TO SCALE

Source: City of Santa Ana.

FIGURE 4.10-5
Locations of Nearby Parks



0D2136700

City of Santa Ana Transit Zoning Code (SD 84A and SD 84B) EIR

Objective 3.0 Pursue multiple use of publicly owned land.

Objective 3.1 Encourage the use of water quality wetlands, biofiltration swales, watershed-scale retrofits, etc. in existing and new open space, parks, and recreation facilities where such measures are likely to be effective and technically and economically feasible.

Consistency Analysis

The Transit Zoning Code (SD 84A and SD 84B) is intended to facilitate a well designed mix of development/redevelopment projects that combine residential and non-residential uses with more open and green space for the Transit Zoning Code (SD 84A and SD 84B) area. The Transit Zoning Code (SD 84A and SD 84B) is designed to be consistent with policies contained in the General Plan, including those related to open space, parks and recreation. New projects constructed in accordance to the standards contained within the Transit Zoning Code (SD 84A and SD 84B) will provide for new private open space and an increase in public and private landscaping. Because the overall project is designed to enhance and promote the open space, parks and recreation resources of the Transit Zoning Code (SD 84A and SD 84B) area, implementation of the proposed project would not conflict with the identified policies.

4.10.18 Project Impacts and Mitigation

■ Analytic Method

Impacts on parks and recreation services are considered significant if an increase in population or building area would require the need for new park facilities in order to maintain acceptable service ratios. The City maintains 2 acres of parkland per 1,000 residents as adequate parkland ratio. Based on these criteria, the impact of the project on park services is evaluated.

■ Thresholds of Significance

The following threshold of significance is based on Appendix G of the CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on park services if it would do the following:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 park services.

■ Effects Found to Be Less Than Significant

Threshold	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for library services?
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Impact 4.10-5 **Were all properties identified as having new development potential to be built out pursuant to the provisions of the Transit Zoning Code (SD 84A and SD 84B) these new projects would generate a need for new or physically altered park facilities in order to maintain acceptable service ratios. This is considered *less-than-significant* impact.**

The City’s current park ratio per 1,000 population is 0.9 acre, which is well below the City’s standard of 2 acres per 1,000 residents. Due to the number of residents anticipated were all properties identified as having new development potential to be built out pursuant to the provisions of the Transit Zoning Code (SD 84A and SD 84B) (approximately 12,225), the number of users of the City’s parks and recreational facilities would substantially increase as a result of implementation of the Transit Zoning Code (SD 84A and SD 84B). Based on the parkland dedication requirements provided in the City’s Municipal Code (Section 34-204), the proposed project would be required to provide approximately 19.88 acres of additional parkland at full build-out.¹⁹ Were all properties identified as having new development potential to be developed at the maximum intensities allowed by the Transit Zoning Code (SD 84A and SD 84B) it would generate approximately 15.6 acres of private open space. Private open space amenities could include courtyards, plazas, tennis courts, swimming pools, spas, permanently equipped gym/exercise rooms, or other permanent amenities. Private open space/recreation areas could include balconies, loggias, terraces, or rooftop decks. However, it is likely that much of the 15.6 acres would qualify as private open space, which, per the City’s Municipal Code, can account for only 25 percent of the parkland requirement of the Transit Zoning Code (SD 84A and SD 84B). Therefore, assuming that the 15.6 acres provided would reduce the parkland requirement of the proposed project by 25 percent, full buildout of the Transit Zoning Code (SD 84A and SD 84B) would require an additional 14.91 acres of parkland to be dedicated within the City. A portion of this requirement could be satisfied through the implementation of joint-use facilities, established with SAUSD. However, no agreement between SAUSD and the City has been reached at this time regarding the institution of joint-use facilities.

A portion of the additional parkland requirement will be met by the approximately 1.5 acres of public open space that will be constructed as part of the redevelopment of the Agency properties.

¹⁹ Assumes that of the 4,075 residential units to be developed, 326 would be single-family housing and 3,749 would be multi-family housing (KOA Corporation 2007). This will need to be updated – I made a stab at the numbers. Using the Municipal Code’s “Land to be dedicated per dwelling unit” generation factors, approximately 2.35 acres and 17.53 acres would be required for the single-family and multi-family housing anticipated under the Specific Plan. This calculation also assumes that a 25 percent credit would be given for the 15.6 acres of additional private open space.

In accordance with the City's Municipal Codes Sections 34-200 through 34-212, individual projects proposed within the Transit Zoning Code (SD 84A and SD 84B) would be required to make payments of Park Acquisition and Development Fees, as required by the following mitigation measure:

MM4.10-5 Prior to issuance of a building permit for a residential development project, or change of use from non-residential to residential within the Transit Zoning Code (SD 84A and SD 84B) area, project applicants shall pay to the City of Santa Ana the Park Acquisition and Development Fee.

Consequently, the provision of private open space within individual developments coupled with the payment of fees for the acquisition and development of public parks would ensure that demands on parkland are not exacerbated. Impacts would be ***less than significant***.

4.10.19 Cumulative Impacts

Long-term development within the project area would increase demands on park services. Individual projects would be required to include recreational space or make payments to offset demands associated with additional residential units. While the imbalance in the parkland per capita ratio would not improve, it would neither be worsened. Cumulative impacts would be less than significant. The proposed project is designed to ensure that impacts to parkland would be less than significant, and would thus have a ***less than significant*** contribution to this effect.

4.10.20 References

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