

4.8 PUBLIC SERVICES

This section describes existing public services for the proposed project area and addresses potential project impacts related to the public services listed below.

- Fire protection and emergency services (City of Fullerton)
- Police protection (City of Fullerton)
- Schools (Fullerton Joint Union High School District and Fullerton School District)

4.8.1 EXISTING CONDITIONS

Fire Protection and Emergency Services

Fire protection, prevention, and emergency medical services for the project site and vicinity are provided by the City of Fullerton Fire Department. The Operations and Training Division is responsible for providing fire control and suppression, rescue, medical aid, and paramedic services in the city. The Operations and Training Division also provide emergency response to hazardous materials incidents.¹

The project site is located in the first-in district of Fire Station #1 (Headquarters) located at 312 E. Commonwealth Avenue, approximately 0.29 miles east of the project site. The project area is served by one Advanced Life Support (paramedic), an Engine Company staffed with four personnel, and a Basic Life Support 110-foot Aerial Ladder Truck Company staffed with four personnel.

The Fullerton Fire Department's goal is to reach all medical aids within five minutes and all fires within five minutes and 15 seconds 80 percent of the time. The Fire Department is currently meeting or exceeding that goal (J. Kunze, personal communication, June 2006).

The Fire Department has Automatic Aid Agreements with all surrounding jurisdictions which include Anaheim, Brea, Orange County Fire Authority, and Los Angeles County Fire Department.

Police Protection

Police protection service is provided by the City of Fullerton Police Department. All patrol investigation and support services are operated from one police station located at 237 W. Commonwealth Avenue. The city is divided into three geographical zones, each running the length of the city from north to south. Zone 1 consists of the area west of Euclid Avenue; Zone 2 consists of the area west of Raymond Avenue to Euclid Avenue; and Zone 3 consists of the area east of Raymond Avenue to the city limits. Patrol officers are generally assigned equally to each zone. The project site is located one block east of the police department in Zone 2. Patrol officers are assigned to three different shifts; this provides for 24-hour police protection in all city zones. The required response time for emergency calls is six minutes or less.

The existing level of law enforcement staffing in the City of Fullerton is approximately 1.1 sworn officers for every 1,000 residents. However, the optimum ratios are closer to 1.5 officers per 1,000 residents and 1.2 officers per 1,000 residents is considered the minimum staffing ratio.

The City participates in a mutual aid program among all Orange County law enforcement agencies at various levels. This mutual aid program provides back-up support to member

¹ City of Fullerton Fire Department website, www.ci.fullerton.ca.us/depts/fire/operations, accessed June 2006.

departments as needed. Most frequently, the Fullerton Police Department provides assistance to, or is assisted by, the cities of Anaheim, Buena Park, Brea, La Habra, and Placentia.

Schools

The project site is within the Fullerton School District (FSD) and Fullerton Joint Union High School District (FJUHSD). The FSD is responsible for serving kindergarten through 8th grade levels and FJUHSD is responsible for serving 9th through 12th grade levels. FSD maintains 18 elementary schools, five junior high schools (including the two K-8th grade schools), and two kindergarten through 8th grade schools.² Golden Hill Elementary School and Nicholas Junior High School would serve the proposed project. FJUHS serves a 50 square mile area and operates six high schools, a continuation high school, and an alternative high school. Fullerton High School would serve the proposed project. However, the FJUHSD and FSD offer an open enrollment policy to the residents of the City where the resident can elect to transfer to any school within the district. Acceptance in the schools would depend on the capacity of that particular school and an agreement between the developer and the School District.

The schools that would serve the project site, their current enrollment, and current capacity are shown in Table 4.8-1.

**TABLE 4.8-1
SCHOOL FACILITIES AND CAPACITY**

School	Enrollment	Capacity
Fullerton School District^a		
Golden Hill Elementary School (K-6 grade)	721	606 ^b
Nicholas Junior High School (7-8 grade)	1,034	1,001 ^b
Fullerton Joint Union High School District^c		
	16,471 ^e	14,256 ^d
Source:		
^a Fullerton School District, Joan Wolkott, Secretary, Business Department, June 2006 and Dr. Robert Hobson, Coordinator of Personnel Services, July 2006.		
^b Capacity shown is for the 2002–2003 school year		
^c Fullerton Joint Union High School District, Colleen Patterson, Assistant Superintendent of Business, June 2006, and Terry Kent, Director of Business Services, July 2006.		
^d Includes FJUHSD's six high schools.		
^e Includes FJUHSD's six high schools and the continuation and alternative schools.		

As shown in Table 4.8-1, the current enrollment for the FSD and FJUHSD exceeds the available capacity. However, as noted in Table 4.8-1, the FJUHSD enrollment number reflects all six high schools and the alternative and continuation schools while the capacity number reflects capacity for the six high schools only. Capacity information including the continuation and alternative schools was not available from the FJUHSD. FJUHSD is planning the construction of two new school facilities (continuation and alternative schools). Construction of these new school facilities is anticipated to begin in approximately two to four years. FSD is currently meeting the enrollment needs of schools within FSD through use of portable classrooms. In addition, the Fiser Elementary school opened in 2004–2005 (after the 2002-2003 school year reflected in the capacity information, which increases the capacity available at the FSD).

Legal Framework for School Impact Fees

Senate Bill 50 (SB 50 or “Leroy Green School Facilities Act”), enacted in 1998 as emergency legislation, represents the most significant school facility finance and developer fee reform

² Fullerton School District website, www.fsd.k12.ca.us/schools.html, June 2006.

legislation for school facilities construction and modernization since the adoption of the 1986 School Facilities Act. SB 50 establishes a new comprehensive program for funding school facilities based on 50 percent funding from the State and 50 percent funding from local districts, while limiting the obligation of developers to mitigate the impact of projects on school facilities.

The Government Code, Section 65995 establishes the statutory criteria for assessing construction fees, also known as “developer’s fees.” The legislation has recognized the need for the fees to be adjusted periodically to keep pace with inflation; therefore, the State Allocation Board increases the maximum fees according to the adjustment for inflation in the statewide cost index for Class B construction³. The current maximum rates are \$0.36 per square foot of new commercial/industrial construction and \$2.24 per square foot of new residential construction. The FSD and FJUHSD have adopted impact fees for residential and commercial/industrial uses. FSD impact fees are \$0.28 per square foot for commercial/industrial uses and \$1.75 per square foot for residences. FJUHSD impact fees are \$0.14 per square foot for commercial/industrial uses and \$0.88 per square foot for residences.

The payment of school mitigation impact fees authorized by SB 50 is deemed to provide “full and complete mitigation of impacts” from the development of real property on school facilities (Government Code, Section 65995). SB 50 provides that a state or local agency may not deny or refuse to approve the planning, use, or development of real property on the basis of a developer’s refusal to provide mitigation in amounts in excess of that established by SB 50.

4.8.1 THRESHOLDS OF SIGNIFICANCE

The criterion used to determine the significance of potential impacts related to fire protection, police and school services is taken from the City of Fullerton Initial Study Checklist. The project would result in a significant impact if it would:

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

4.8.2 ENVIRONMENTAL IMPACTS

Methodology

The Fullerton Fire Department, Fullerton Police Department, Fullerton Joint Union High School District, and Fullerton School District were contacted to determine if the proposed project would significantly impact the ability to provide services.

Standard Conditions

Fire Protection Services

SC 8-1 The project developer shall comply with all applicable codes, ordinances and standard conditions, including the current edition of the *California Fire Code* and the *Fullerton Municipal Code*, regarding fire prevention and suppression measures, fire hydrants, automatic fire extinguishing systems (including sprinklers), fire access,

³ The Office of Public School Construction defines Class B construction as buildings constructed primarily of reinforced concrete, steel frames, concrete floors, and roofs.

water availability, requirements for high rise structures, etc. Prior to issuance of building permits, compliance with applicable codes shall be verified by the City of Fullerton Fire Department, the Community Development Department, and Water Engineering Division of the City's Engineering Department.

Schools

SC 8-2 Prior to issuance of a building permit, the property developer shall pay new development fees to the Fullerton School District and the Fullerton Joint Union High School District pursuant to the requirements established in Government Code, Section 65995.

Impact Analysis

Threshold 8.1: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for services?

Fire Protection Services

The proposed project involves the development of 132 residential units and commercial uses and would increase the demand for the City's fire protection services. This increased demand would not affect the Fire Department's ability to maintain an acceptable response time. The proposed project would not require the construction of new facilities, require the expansion of existing facilities, or require additional personnel or equipment to maintain acceptable response times (J. Kunze, personal communication, June 2006). Therefore, the project's impact on fire protection services would be less than significant.

To ensure the safety of each approved project by the City, the Fullerton Fire Department requires review and approval of the site plans for each new development before building permits are issued (refer to SC 8-1). The proposed project would incorporate all required fire and life safety features in compliance with the Fullerton Fire Department's requirements, including special requirements for high-rise buildings as classified by the Building Code and current amendments to the Building Code as adopted by City resolution.

It should also be noted that based on a water system hydraulic analysis prepared by Hunsaker & Associates for the proposed project (included in Appendix H), the pressure available from the existing water system is adequate to provide residual pressures greater than that required by the City of Fullerton Fire Department.

Police Services

As with fire protection services, the proposed project would increase the demand for police services. The Fullerton Police Department has indicated that the proposed project would not create a significant impact on police services nor would there be a need to expand existing facilities (Lt. J. Petropulos, personal communication, June 2006). Implementation of the proposed project is not anticipated to cause a change in existing response times.

As stated in the Initial Study prepared for the proposed project (included in Appendix A), using an estimate of 2.66 person per dwelling unit for residential development in Central Fullerton (based on Table H-10 of the Fullerton General Plan's Housing Element); the proposed project

would generate approximately 351 residents. Based on information provided by the Police Department, in order for the minimum ratio of 1.2 officers per 1,000 residents to be reached in the City, approximately ten officers are currently needed. However, this is an existing deficiency in officer-to-population ratio and the increase of 351 residents itself would not result in the need for an increase in staffing levels above those already identified by the Police Department. The City will ultimately determine the timing and number of new officers hired as part of its standard staffing practices. The funding for new officer positions needed to maintain acceptable citywide police service levels would come from the City's General Fund. The development and sale of condominiums associated with the proposed project would increase assessed property values and contribute to the City's General Fund by creating property tax revenues (the existing public parking lots do not generate any property tax revenue).

Although the project would increase demand on the City's police protection services, this demand would not require the construction of new facilities or require the expansion of existing facilities that would result in physical environmental impacts. Therefore, the project's impact on police protection services would be less than significant.

Schools

Based on student generation rates for the FSD and FJUHS for multi-family residential units, with the development of 132 multi-family residences, the proposed project is estimated to generate approximately 73 students in grades K–6 and 18 students in grades 7–8 in the FSD and 24 students in the FJUHS.⁴ It should be noted that these generation factors are for typical multi-family residential uses. Based on the type of urban multi-family uses proposed with the project (e.g., live-work units and flats), it is expected that the demographic of homeowners (e.g., single and/or mature) would have less, if any, children and the actual amount of students generated would be less than anticipated by the District's generation factors. However, for purposes of analysis, the District's standard rates have been used.

As shown in Table 4.8-1, the existing schools are currently operating above capacity. Payment of development fees as required by state law would provide the funding to mitigate impacts to FJUHS and FSD generated by the proposed project. The proposed project would not require construction of new school facilities and would not result in significant environmental impacts.

Impact 8.1: The proposed project would increase the demand for public services, but it would not require the construction of new fire protection, police or school facilities to maintain acceptable levels of service. No significant impacts would result.

4.8.4 CUMULATIVE IMPACTS

The cumulative study area for public services is the service area for the City of Fullerton Fire Department, City of Fullerton Police Department, and the respective school districts. Implementation of the proposed project would incrementally increase existing demands for public services. The proposed project is consistent with the *City of Fullerton General Plan* and, in combination with anticipated citywide growth, has been taken into account in long-range planning efforts by the public services providers.

⁴ Based on student generation rate of 0.552 students per multi-family residential unit (K–6) and a student generation rate of 0.135 student per multi-family residential unit (7–8) for FSD and 0.182 students per multi-family residential unit for FJUHS.

As previously described, implementation of the proposed project would increase development in the city's downtown area but would not require the construction of new fire protection facilities, police facilities, or schools. Therefore, no physical impacts would occur.

Police staffing levels are in constant need of evaluation as the city population grows. As noted by the Fullerton Police Department, individual projects may not result in the need to increase staffing levels; however, combined development may result in a cumulative increase in police protection service requirements. New development, including the proposed project, would contribute to the City's tax revenues that would assist in financing additional facilities and personnel as required to meet additional police protection requirements in the City. Therefore, the project's incremental effect on police protection services is not considered cumulatively significant.

As with the proposed project, any new developments would be required by state law to pay school development fees pursuant to Government Code, Section 65995. This funding would mitigate impacts of students generated by the proposed project and other development projects in the city. Cumulative impacts would be less than significant.

The project's increased demand for public services would not result in significant impacts; therefore, the impact would not be cumulative considerable.

4.8.5 MITIGATION PROGRAM

No significant impacts have been identified and no mitigation is required.

4.8.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION

There are no significant impacts to public services resulting from project implementation.