

4.11 PUBLIC SERVICES AND RECREATION

The proposed Project would not increase the population in the Project area such that there would be physical environmental effects related to schools, parks, other public facilities (i.e., libraries), or recreation facilities. However, the proposed Project would develop new land uses that could potentially result in an increase demand for fire and police protection services. Therefore, this section focuses on fire and police protection providers that would serve the Project Site. Impacts are evaluated in relation to the actions needed to provide the services that could potentially lead to physical environmental effects.

4.11.1 ENVIRONMENTAL SETTING

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Suisun Fire Protection District

The Suisun Fire Protection District (FPD) provides fire suppression, prehospital emergency medical, initial hazardous materials and technical rescue, fire prevention, and related services to a resident population of approximately 2,700 over approximately 140 square miles of the unincorporated areas of Solano County. The Suisun FPD provides services from two fire station facilities with a combination of paid and volunteer personnel:

- ▶ 4965 Clayton Road, Fairfield (Station 32)
- ▶ 445 Jackson Street, Fairfield (Station 33)

One engine is staffed from 8:00 a.m. to 4:30 p.m. Monday through Friday at Station 33 with the Fire Chief and a full-time paid Firefighter. Station 32 is staffed as needed by on-call volunteer personnel. Additional response staffing, including after hours and weekends, is provided by an on-call duty chief and a cadre of 32 on-call volunteer firefighters.

Suisun City Fire Department

The Suisun City Fire Department would provide fire protection services to the 93-acre Development Area after annexation of this area into the city limits. The Suisun City Fire Department is an All-hazards/All-risk Fire Department that covers the 4.5 square miles that encompass the boundaries of the City of Suisun City. The department operates out of one fire station located at 621 Pintail Drive in Suisun City, approximately 2.9 miles northeast of the Project Site.

The Fire Department is a combination agency staffed with both full-time and volunteer fire personnel. The department currently operates three Type 1 fire engines, one Type 3 fire engine, one Ladder Truck, three command vehicles, one Type 5 fire engine, and two Zodiac rescue boats (Suisun City Fire Department 2022). In the event of a large-scale fire, the Suisun City Fire Department would request mutual aid from the City of Fairfield. It is estimated that the two fire departments could deliver 14 on-duty career personnel (Citygate Associates 2022).

The Suisun City Fire Department is an Advanced Life Support level department, supported by Medic Ambulance for medical transport services. Suisun City Fire Department Station is staffed 24 hours a day, 7 days a week. In 2021, the department responded to 3,377 calls for service, including 227 fire calls (Suisun City Fire Department 2022).

In a Needs Assessment Study by Fitch & Associates (2020), the study indicated the fire station facility has several non-compliant code issues. The assessment also identified the fire station facilities are too small for the required activities that are conducted at the site and within the buildings that are present. The Suisun City Fire Department has identified a need for a second fire station to better serve residents by meeting the City’s General Plan Policy CFS-2.1 to achieve an emergency response time of five minutes or less.

POLICE PROTECTION

Suisun City Police Department

The Suisun City Police Department (SCPD) provides law enforcement services to the city and would provide services to the 93-acre Development Area after annexation. The police station is located at 701 Civic Center Boulevard, approximately 1.5 miles east of the Project Site, as measured along the transportation network. Additionally, the Constable Anson Burdick Center, located at 1101 Charleston Street, is a Police Department Substation located approximately 5 miles northeast of the Project Site.

The SCPD, as of June 2023, has 39 full time authorized personnel that consist of a chief of police, two commanders, one police support services manager, five police sergeants, 16 patrol officers, 1 community service officer, two detectives, 10 dispatchers, and one evidence technician; and one part time administrative assistant (Roth, pers. comm., 2023). The SCPD prepared a *Police Department Staffing and Facility Assessment* to comprehensively study the SCPD’s future staffing and facility needs to maintain appropriate levels of service (Matrix Consulting Group 2021). The assessment recommended that by 2030 a total of 22 patrol officers would be required to adequately respond to calls for service (Matrix Consulting Group 2021).

The city is divided into three patrols areas, or beats. The beat system is focused primarily on decreasing crime, improving the community’s quality-of-life, and increasing department accountability. Each beat is assigned four sworn police officers and one police sergeant who is responsible for analyzing all police activities within the beat; coordinating with assigned officers, residents, and other stakeholders; and accomplishing short-term and long-term problem solving (SCPD 2022b). The 93-acre Development Area is adjacent to Beat 3 (SCPD 2022b).

In 2020, dispatch handled 11,444 calls to 911 for police, fire, and medical emergencies, and the SCPD patrol unit responded to 26,555 calls for service that resulted in 910 arrests and 895 citations (SCPD 2020). In 2020, the SCPD received a total of 865 Priority One calls, and the average response time to these calls was 5 minutes and 30 seconds (Roth, pers. comm., 2023).

4.11.2 REGULATORY FRAMEWORK

FEDERAL PLANS, POLICIES, REGULATIONS AND LAWS

No federal plans, policies, regulation, or laws pertaining to public services are applicable to the proposed Project.

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

California Occupational Safety and Health Administration

In accordance with California Code of Regulations Title 8 Sections 1270 “Fire Prevention” and 6773 “Fire Protection and Fire Equipment,” the California Occupational Safety and Health Administration has established

minimum standards for fire suppression and emergency medical services. The standards include, but are not limited to, guidelines on the handling of highly combustible materials; fire hose sizing requirements; restrictions on the use of compressed air; access roads; and the testing, maintenance, and use of all firefighting equipment.

California Fire Code

The California Fire Code (CFC) contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire safety requirements for new and existing buildings and the surrounding premises. The CFC contains specialized technical regulations related to fire and life safety and are incorporated into the City's building code.¹

The proposed Project would be required to incorporate CFC requirements. These standards address access road length, dimensions, and finished surfaces for firefighting equipment; security gate design requirements; fire hydrant placement; fire flow availability and requirements; and plan submittal requirements.

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES

Solano County General Plan

The Solano County General Plan Health and Safety Element (Solano County 2008, last amended 2015) does not contain any policies related to public services and recreation that are applicable to the proposed Project, because construction and operational activities that could increase demand for public services and recreation would not occur in the Managed Open Space area that would remain in the unincorporated county.

City of Suisun City General Plan

The Suisun City General Plan (City of Suisun City 2015) includes the following policies related to public services that apply to the proposed Project.

Community Facilities and Services Element

- ▶ **Policy CFS-1.1:** New developments will be required to demonstrate, to the satisfaction of the City Engineer, that existing services and utilities can accommodate the increased demand generated by the subject project or that project conditions would adequately mitigate for impacts associated with addition demand.
- ▶ **Policy CFS-2.1:** The City will strive to achieve an emergency response time of five minutes or less.
- ▶ **Policy CFS-2.2:** New developments will be required to design, and the City will maintain streets that facilitate acceptable emergency access and response times.

¹ An important requirement for fire suppression is adequate fire flow, which is the amount of water, expressed in gallons per minute (gpm), available to control a given fire and the length of time that this flow is available. The availability of sufficient water flows and pressure is a basic requirement of the California Building Standards Code. The total fire flow needed to extinguish a structural fire is based on a variety of factors, including building design, internal square footage, construction materials, dominant use, height, number of floors, and distance to adjacent buildings. Minimum requirements for available fire flow at a given building are dependent on standards set in the California Fire Code. These fire flow requirements are 3,000 gallons per minute for commercial/office and light industrial (3-hour duration).

- ▶ **Policy CFS-2.3:** New developments shall be designed, constructed, and equipped consistent with requirements of the California Fire Code to reduce fire risk.
- ▶ **Policy CFS-2.4:** The City will promote and support community-based crime prevention programs as an important augmentation to the provision of professional police services.
- ▶ **Policy CFS-2.5:** The Police Department should review development proposals and provide recommendations that would ensure adequate access and community surveillance.
- ▶ **Policy CFS-2.6:** The Fire Department should review development proposals and provide recommendations that would ensure adequate emergency access, fire suppression equipment, and other features that reduce fire risk.

Public Health and Safety Element

- ▶ **Policy PHS-12.2:** The City will require that new development and redevelopment projects ensure adequate water flow for fire suppression, as required by the Building Department.

City of Suisun City Municipal Code

Fees for New Construction

Chapter 3.16, “Fees for New Construction,” of Title 3 establishes a uniform procedure for fairly allocating the cost of the public improvements. The fees ensure that new development pays its fair share for capital improvements as identified in the General Plan including land acquisition and construction of public buildings and other facilities. The fees are automatically adjusted annually on July 1st and are increased or decreased from the amount then applicable by the same percentage as the percentage of increase or decrease in construction costs between March 1, of the calendar year, based on the Engineering News-Record Construction Costs Index.

4.11.3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

METHODOLOGY

Impacts related to public services attributable to the proposed Project were identified by comparing existing service capacity and facilities against future demand associated with Project implementation and identifying reasonably foreseeable service and facilities expansion required to serve the proposed Project.

Evaluation of potential public services impacts was based on a review of the City of Suisun City General Plan and additional background information on current services, staffing, and equipment obtained through consultation and review of information from appropriate agencies.

THRESHOLDS OF SIGNIFICANCE

Based on Appendix G of the CEQA Guidelines, the proposed Project would have a significant impact related to public services and recreation 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;
 - police protection;
 - schools;
 - parks; or
 - other public facilities;
- ▶ increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- ▶ include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

ISSUES NOT DISCUSSED FURTHER

Increased Demand for Schools, Parks, or Other Public Facilities — The proposed Project would not increase the population in the Project area as a result of new housing. The City does not have any evidence that employment opportunities created by the proposed Project would indirectly increase the population such that there would be the need for new or physically altered schools, parks, and other public facilities, the construction or operation of which could generate any adverse significant environmental impact (see Section 4.9, “Land Use and Planning, Including Agricultural Resources, Population, and Housing,” and Chapter 7, “Other CEQA Considerations,” for further discussion of population growth). **No impact** related to schools, parks, or other public facilities would occur and this issue is not evaluated further in this EIR.

Increase the Use of Existing Neighborhood and Regional Parks or Other Recreational Facilities — The proposed Project would not increase the population in the Project area as a result of new housing. It is anticipated that employment opportunities created by the proposed Project would not substantially increase the population such that there is an increase the use of existing neighborhood and regional parks or other recreational facilities that results in substantial physical deterioration of the facility (see Section 4.9, “Land Use and Planning, including Agricultural Resources, Population, and Housing,” and Chapter 7, “Other CEQA Considerations,” for further discussion of growth inducement). **No impact** to existing parks and recreational facilities would occur and this issue is not evaluated further in this EIR.

Construction or Expansion of Recreational Facilities — The Project does not include construction of new or expansion of existing recreational facilities. Thus, **no impact** would occur, and this issue is not evaluated further in this EIR.

IMPACT ANALYSIS

Impact 4.11-1: Increased Demand for Fire Protection Facilities, Services, and Equipment. *Implementation of the proposed Project would increase the demand for Suisun City Fire Department facilities and services. The Project applicant would be required to incorporate all California Fire Code and California Health and Safety Code requirements into Project designs. Incorporation of all State and local requirements into Project designs would reduce the dependence on the Suisun City Fire Department equipment and personnel by reducing fire hazards. Therefore, the proposed Project would not require*

*new fire protection facilities or the expansion of existing fire protection facilities to maintain acceptable service ratios, response times, or other performance objectives for fire protection services that would lead to any adverse physical environmental impact. This impact would be **less than significant**.*

After annexation, fire protection services to the Annexation Area would be provided by the Suisun City Fire Department. The department operates out of one fire station located at 621 Pintail Drive in Suisun City, approximately 2.9 miles northeast of the Project Site. As discussed above, in the event of a large-scale fire, the Suisun City Fire Department would request mutual aid from the City of Fairfield. It is estimated that the two fire departments could deliver 14 on-duty career personnel (Citygate Associates 2022).

The City requires new developments to demonstrate, to the satisfaction of the City Engineer, that existing services can accommodate the increased demand generated by a project or that project conditions would adequately mitigate for impacts associated with addition demand (City General Plan Policy CFS-1.1). City General Plan Policy PHS-12.2 requires new development ensure adequate water flow for fire suppression; as discussed in Section 4.13 of this Draft EIR, “Utilities and Service Systems,” the Project proposes two tie-ins from this existing transmission main to supply fire and potable water and meet CFC requirements for fire flow of 3,000 gallons per minute for commercial/office and light industrial (3-hour duration). As required by City General Plan Policy CFS-2.6, the Suisun City Fire Department would review the proposed Project designs and provide recommendations that would ensure adequate emergency access, fire suppression equipment, and other features that reduce fire risk. In addition, the proposed Project would be subject to Section 3.16, Fees for New Construction, of the Suisun City Municipal Code, which establishes a fee for new construction to meet the City’s current and future needs for capital improvements, including land acquisition and construction of public buildings and other facilities. Payment of the fee would offset the cost of police service demands associated with the proposed Project. The Project would also be required to be a part of a Community Facilities District designed by the City to fund additional public services and facilities.

The Project applicant would be required to incorporate all CFC and California Health and Safety Code requirements, including fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, and hazardous materials storage and use, into Project designs. Incorporation of all State and local requirements into Project designs would reduce the dependence on the Suisun City Fire Department equipment and personnel by reducing fire hazards. Citygate Associates reviewed the proposed Project site plan and determined that within incorporation of automatic sprinklers with adequately engineered water fire flows, adequate emergency site access, and separation of the warehouses from adjoining parcels, would reduce the potential for a large-scale fire (Citygate Associates 2022).

Therefore, the proposed Project would not require new fire protection facilities or the expansion of existing fire protection facilities to maintain acceptable service ratios, response times, or other performance objectives for fire protection services, and this impact would be **less than significant**.

Mitigation Measures

No mitigation measures are required.

Impact 4.11-2: Increased Demand for Police Protection Facilities, Services, and Equipment. *Implementation of the proposed Project would increase the demand for Suisun City Police Department facilities and services. The proposed Project would not adversely affect Suisun City Police Department response times or other performance objectives because Project applicants would pay the Fees for New Construction per Section 3.16 of the Suisun City Municipal Code to ensure police protection equipment and facilities are provided to meet increased demand for police protection services. Incorporation of*

*security measures into Project designs would reduce the need for police protection services by reducing the potential for crime. Therefore, the proposed Project would not result in the construction of new police protection facilities or the expansion of existing police protection facilities that cause adverse physical environmental effect, and this impact would be **less than significant**.*

After annexation of the 93-acre Development Area, police facilities and services would be provided by the SCPD. The SCPD is located at 701 Civic Center Boulevard, approximately 1.5 miles east of the Project Site, as measured along the transportation network.

The City requires new developments to demonstrate, to the satisfaction of the City Engineer, that existing services can accommodate the increased demand generated by a proposed project or that project conditions would adequately mitigate for impacts associated with addition demand (City General Plan Policy CFS-1.1). As required by General Plan Policy CFS-2.5, SCPD would review the final site plan to ensure the proposed Project provides adequate access and surveillance. In addition, the proposed Project would be subject to Section 3.16, Fees for New Construction, of the Suisun City Municipal Code, which establishes a fee for new construction to meet the City's current and future needs for capital improvements, including land acquisition and construction of public buildings and other facilities. Payment of the fee would offset the cost of police service demands associated with the proposed Project.

It is anticipated that employment opportunities created by the proposed Project would not substantially increase the population. In addition, because the proposed Project does not include development of new housing, the proposed Project would not generate new residents that require additional SCPD staffing. The proposed Project would not affect SCPD response times or other performance objectives because Project applicants would pay the Fees for New Construction per Section 3.16 of the Suisun City Municipal Code to ensure police protection equipment and facilities are provided to meet increased demand for police protection services, and additional revenue generated through incorporation of the Project in a Community Facilities District would be available for new personnel. Incorporation of security measures into Project designs, such as security gates, security guard shacks at each access point, parking lot illumination, on-site security patrols, and fencing would reduce the need for police protection services by reducing the potential for crime. Therefore, the proposed Project would not result in the construction of new police protection facilities or the expansion of existing police protection facilities that cause adverse physical environmental effect, and this impact would be **less than significant**.

Mitigation Measures

No mitigation measures are required.

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