4.12 PUBLIC SERVICES

INTRODUCTION

This section analyzes the potential impacts of the Project on public services including fire protection and emergency medical services, police protection and law enforcement services, schools, and libraries that would serve the Project. Relevant regulations and existing conditions are described as well as the potential for the Project to have impacts on public service facilities and the ability of the service providers to provide or maintain adequate services with implementation of the Project. Please refer to Section 4.13, Recreation, for a discussion of the Project's potential for impacts on recreational facilities and resources, including parks and trails. Information in this section is based on correspondence with the Orange County Fire Authority (OCFA), the Orange County Sheriff-Coroner's Department (OCSD), the Placentia-Yorba Linda Unified School District (PYLUSD), as well as information provided in the County of Orange General Plan (2005). Letters of correspondence with these agencies are located in Appendix I of this EIR.

1. **ENVIRONMENTAL SETTING**

a. Regulatory Framework

(1) Federal

There are no federal regulations pertinent to the Project.

(2) State

(a) Fire Protection Services

California Fire Code (CFC) 2010, California Code of Regulations, Title 24, Part 9

Division 3 of Title 3 of the County of Orange, Code of Ordinances states that the County has adopted the 2010 California Fire Code (CFC), based on the International Fire Code (IFC), 2009 Edition, with errata, published by the International Code Council (ICC), and the whole thereof (including Appendix B, Appendix BB, Appendix C, and Appendix CC of the IFC). The IFC includes regulations for the protection of life and property from fire and explosion, as enforced by the OCFA. The purpose of the CFC is to establish the minimum requirements consistent with nationally recognized good practices to safeguard the public health, safety and general welfare from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide safety and assistance to fire fighters and emergency responders during emergency operations.

Government Code (GC) Section 51178 requires the California Department of Forestry and Fire Protection (CAL FIRE) to identify Very High Fire Hazard Severity Zones (VHFHSZ), with periodic updates. Topography, vegetation, weather, crown fire potential, ember production and movement, as well as the likelihood of an area burning are all factors measured by CAL FIRE when creating VHFHSZ maps. Recently, VHFHSZ maps issued by CAL FIRE which place the Project within the VHFHSZ were adopted by the City of Yorba Linda (Ordinance No. 2012-973) on February 21, 2012, and the County of Orange (Ordinance No. 12-001) on February 28, 2012. Residential developments within the VHFHSZ must address a number of additional fire protection requirements, further discussed below.

Additionally, the 2010 California Residential Code (CRC), Section R327, Materials and Construction Methods for Exterior Wildfire Exposure, details building materials, systems and assemblies used in the exterior design and construction of new buildings located within any Fire Hazard Severity Zone. The goal of this code section is to increase the ability of buildings constructed in fire-prone areas to resist the intrusion of flame or burning embers projected by a vegetation fire and contribute to a systematic reduction in conflagration losses. CRC Section R327 will be referenced heavily in a future revision of local OCFA Guideline C-04 (See Section 1.a.(3)(a), below).

(b) Schools

California Department of Education

The California Department of Education (CDE) administers California's public education system at the State level and the State Board of Education, by statute, is the governing and policy-determining body of the CDE. The Board adopts rules and regulations for the governing of the State's public schools.

School Facility Act - Development Fees - Assembly Bill (AB) 2926 - Senate Bill (SB) 50

Assembly Bill (AB) 2926 was enacted in 1986 by the State of California and added Section 65995 to the Government Code. This Act authorized school districts to collect development fees for certain types of projects based on demonstrated need and generates revenue for capital acquisitions and improvements. It also establishes the maximum fees, adjustable for inflation, which may be collected under this Act. In 1998, Senate Bill (SB) 50 subsequently revised the School Facilities Act by defining the Needs Analysis process in Sections 65995.5-65998 of the GC, by allowing school districts to collect fees higher than previously permitted to offset the costs associated with increasing school capacity needs as a result of new development.

Assembly Bill (AB) 16

In 2002, AB 16 created the Critically Overcrowded School Facilities program (Education Code, Article 11, Critically Overcrowded School Facilities, Sections 17078.10-17078.30), which supplements the new construction provisions within the School Facilities Program (SFP). SFP provides State funding assistance for two major types of facility construction projects: new construction and modernization. The Critically Overcrowded School Facilities program allows school districts with critically overcrowded school facilities, as determined by the CDE, to apply for new construction projects in advance of meeting all SFP new construction program requirements. Districts with SFP new construction eligibility and school sites included on a CDE list of source schools may apply.

(3) Local

(a) Fire Protection Services

Orange County Fire Authority (OCFA) Guidelines

The OCFA has developed guidelines to assist in understanding specific fire and life safety regulations. Most of the guidelines have undergone some changes due to the adoption of the 2010 CFC. The following OCFA guidelines would apply to the Project.

Cielo Vista Project PCR Services Corporation 4.12 - 2

Fire Master Plans for Commercial & Residential Development, Guideline B-09, January 1, 2011

The effectiveness of emergency response and firefighting operations is directly related to the proper installation and maintenance of fire access roadways, the proper siting of hydrants, adequate water supply, and access to structures. This guideline pertains to the creation and maintenance of fire department access roadways, access walkways to and around buildings, premises identification, access during construction and hydrant quantity and placement as required by the 2010 CFC and CBC, as amended by local ordinance.

Development Within the Very High Fire Hazard Severity Zone, Guideline C-04, April 20, 2006,

Guideline for Development within Special Fire Protection Areas (SFPA)/Very High Fire Hazard Severity Zones (VHFHSZ) and Instructions to Request a Property Exclusion from SFPA/VHFHSZ, Guideline C-04, April 20, 2006 is currently being revised by the OCFA and is identified as "Expired" on the OCFA website. It is notable that Section R327 of the California Residential (Building) Code (CRC), in effect, addresses these same or similar requirements. Section R327 provides materials and construction methods for exterior wildfire exposure. The methods apply to building materials, systems and or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area. The purpose of this Section R327 is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area to resist the intrusion of flame or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.

Vegetation Management for Fire Protection Purposes, Guideline C-05, January 1, 2011

OCFA Guideline C-05 entitled Vegetation Management Technical Design Guideline, Guideline C-05, January 1, 2011, provides vegetation management techniques designed to work in conjunction with building construction practices to protect a home from approaching flames and burning embers. The primary method detailed within the Guideline is the design, installation and maintenance of Fuel Modification Areas, which utilize fire-resistant landscaping to serve as a buffer between buildings and potential approaching wildfires.

In addition, Guideline C-06, Acceptable Plant Species for Homes Subject to Wildfires, January 1, 2011, provides a list of plants that are generally more tolerant to the effects of fire and typically have lower burning characteristics.

These above vegetation management guidelines are described in further detail in Section 4.7, Hazards and Hazardous Materials, of this EIR.

(b) Development Fees

Codified Ordinances of the County of Orange, Title 7 – Land Use and Building Regulations, Division 9 – Planning, Article 7 – Development Fees

The following excerpts from the Codified Ordinances of the County of Orange Code require that a project pay development impact fees when additional supporting facilities will be needed to provide public services.

The Project would be required to pay development impacts fees, as determined necessary and appropriate by the County.

Section 7-9-700 - Purpose. The County has approved development proposals in areas where additional supporting facilities will be needed to provide public services. Recognizing that fiscal constraints prevent the County from assuming all of the costs of providing such facilities, the County has imposed conditions on such approvals requiring developer contribution to the costs of acquiring land and installing such facilities. The purpose of this article is to provide an orderly method for implementing such conditions. This article is adopted pursuant to the authority granted the County under article XI, section 7, of the California Constitution.

Sec. 7-9-705. - Facility. A facility as used in this article shall mean a public facility normally owned or based and operated by the County of Orange, including but not limited to fire stations, libraries and sheriff's substations, appropriate sites, and equipment necessary to the functioning of such facility, payment for a share of the cost of which is required by conditions of approval of some, but not necessarily all, general plan amendments, zone changes, or other development approvals within the area of benefit of such facility.

(c) County of Orange General Plan

The Land Use Element, Public Services and Facilities Element, and Safety Element include goals and policies that are applicable to the Project. The Land Use Element includes goals and policies on the location and character of land uses necessary for orderly development, including identification of development criteria and standards. The policies determine land use capacities and the appropriate level of public services and infrastructure to support these capacities. The Public Services and Facilities Element sets forth a comprehensive strategy for the planning, management, and implementation of public services and facilities that are necessary to meet the existing and future demands of the County of Orange. The Safety Element identifies public safety concerns that affect the physical and social development of the County which includes crime, fire hazards, and hazardous materials, and identifies goals and policies to address such concerns. The Project's consistency with the applicable goals and policies of the applicable General Plan elements is discussed in the impact analysis below.

(d) City of Yorba Linda General Plan

The City's General Plan contains goals and policies that are relevant to public services in the General Plan Land Use Element and Safety Element. The Project's consistency with the applicable goals and policies of these elements is discussed in the impact analysis below.

b. Existing Conditions

(1) Fire Protection Services

Fire protection, prevention, and emergency medical services for the project site are provided by the OCFA. The OCFA is a regional fire service agency that serves 23 cities, including the City of Yorba Linda, in the County of Orange and all unincorporated areas. The OCFA protects over 1,680,000 residents from its 71 fire stations located throughout the County of Orange. OCFA's authorized positions include 1,011 firefighters, 45 fire management including six division chiefs, 272 professional staff, and 260 authorized reserve firefighters. Reserve firefighters are not assigned to particular fire stations, but are rather available on an as

Orange County Fire Authority. Orange County Fire Authority 2011 Annual Report.

needed basis depending on the emergency/fire circumstance. New firefighters are employed by OCFA based on forecasted demand created by new development and as otherwise determined necessary by OCFA. The closest OCFA fire stations to the project site that would provide fire protection and emergency medical services are OCFA Fire Station 32 (Station 32) and OCFA Fire Station 10 (Station 10), with Station 32 the primary responder and Station 10 the backup responder.² Station 32 is located at 20990 Yorba Linda Boulevard, Yorba Linda, approximately 0.3 miles southwest of the project site. Station 10 is located at 18422 E. Lemon Drive, Yorba Linda, approximately three (3) miles west of the project site. Table 4.12-1, OCFA Existing Facilities, describes both stations including staffing and available equipment.

Table 4.12-1 **OCFA Existing Facilities**

OCFA Fire Station	Staffing	Equipment	Distance/Direction to Project Site	
OCFA Fire Station 32 (Station 32) 20990 Yorba Linda Boulevard Yorba Linda, CA	5 Personnel Total (includes 2 Paramedics) Reserves - Varies	1 Engine (E32) 1 Medic Van (M32) 1 Water Tender 1 Patrol	0.3 miles southwest	
OCFA Fire Station 10 (Station 10) 18422 E. Lemon Drive Yorba Linda, CA	3 Personnel Total (includes 1 Paramedic	1 Engine (E10)	Three (3) miles west	

Source: Michele Hernandez, Management Analyst, OCFA, Letter Correspondence, July 11, 2012.

The OCFA goal for response (travel time) is to have the first engine on the scene within seven minutes and 20 seconds from the receipt of the call. The standard OCFA response to a medical emergency is with a paramedic engine or paramedic van, accompanied by an engine. If the medical emergency requires transportation to a hospital, a commercial (private) ambulance company would be utilized for this purpose. The response travel time to the project site is estimated at three minutes, which is within the response time goals of the OCFA. The primary access routes to the project site from the fire stations include Yorba Linda Boulevard, San Antonio Road, Aspen Way, and Via Del Agua. In 2011, the engine (E32) and medic van (M32) of Station 32 responded to 1,161 incidents and 1,486 incidents, respectively. The engine (E10) of Station 10 responded to 1,478 incidents.³ Thus, these stations respond to approximately four service call per day on average. Historically, the vast majority of the service calls made by OCFA are for reasons other than fire response.4

Michele Hernandez, Management Analyst, OCFA, Letter Correspondence, July 11, 2012.

³

OCFA Annual Report, 2011. (87,978 incidents were responded to by OCFA. 1,458 of which were related to "Fires" (not including false alarms).

Fire Station 10 is planned to be re-built by the OCFA when funds become available to better meet the capacity needs of the service area. The original station was not built for full time firefighters and the staff currently uses a modular temporary living facility. Currently, the OCFA and the City of Yorba Linda are looking at relocation sites and developer funds are being collected to assist with the funding of the station. In addition, a Crews and Equipment station project is being designed to provide housing for the regional handcrews and dozers needed to fight wildland vegetation fires.⁵

The OCFA has mutual aid agreements with all fire agencies in the State and automatic aid agreements with all agencies in the County. The OCFA has an agreement for service with the United States Forest Service The USFS provides fire suppression and preparedness, hazardous fuels reduction, wildfire suppression, and national fire and emergency support. Under the California Fire Mutual Aid Agreement, CAL FIRE and federal agencies such as the USFS provide mutual aid for fires in federal lands and in areas designated as State Responsibility Areas (SRAs). The project area also has an automatic aid agreement with the City of Anaheim to provide the third engine responder.⁶

(2) Police Protection and Law Enforcement Services

The City of Yorba Linda recently in January 2013 contracted with the OCSD for police services. Law enforcement services include patrol, general and special crime investigation, traffic enforcement, collision investigation, parking enforcement, and a crime prevention unit. A Sheriff's lieutenant is designated as the Chief of Police Services and is responsible for the day-to-day operation of law enforcement services. The OCSD Yorba Linda Police Services Facility is located at 20994 Yorba Linda Boulevard (located at Arroyo Park), which is approximately 0.25 miles from the project site.

According to the contract between OCSD and the City of Yorba Linda, the contract is for twenty-one (21) patrol deputies, three (3) motor deputies, and four (4) patrol sergeants. There is always a minimum of four deputies and one sergeant on duty and the intent is to have peak deployment match the hours of peak demand. One sergeant works during the day and another one at night, seven days a week. The contract also includes two (2) non-sworn Community Services Officers (CSO) to handle parking and traffic duties.

General deployment as established by the Sheriff (with conference with the City Manager when the need arises) may vary, but in most cases includes eight deputies working the day shift (4 on the first half of the week and 4 during the second half). Five deputies work the swing shift (2, 3, or 4 per day depending on the day of the week). Eight deputies work the night shift (4 during the first half and 4 during the second half of The three motor deputies work during the day and early evening, and provide traffic enforcement throughout the week.

Cielo Vista Project **County of Orange** 4.12-6

PCR Services Corporation

⁵ Ibid.

Source: City of Yorba Linda Staff Report, Award of Contract to the Orange County Sheriff's Department for the Provision of Law Enforcement Services; And Approval of Resolution 2012-5148 Authorizing Participation in The Orange County Sheriff's Department Traffic Violator Apprehension Program and Adoption Of Administrative Fees, July 17, 2012.

The OCSD prioritizes calls for service, with Priority One being the highest (life threatening emergency). It is the goal of each patrol officer to respond to Priority One Calls in 5 minutes, Priority Two Calls⁸ in 12 minutes and Priority Three Calls⁹ in 20 minutes. While response times fluctuate, the Department is generally meeting its response time goals for the City. The Police Services Chief reports to the City Manager regularly on the success of meeting these response time goals.

(3) Schools

The project site is served by the PYLUSD. The district includes 22 elementary schools, six middle schools, and seven high schools. The project site is located within the attendance boundaries of the Travis Ranch School and Yorba Linda High School (YLHS). The Travis Ranch School, kindergarten through eighth grade (K-8), is located at 5200 Via de la Escuela, Yorba Linda, approximately 0.4 miles south of the project site. The YLHS, grades 9-12, is located at 19900 Bastanchury Road, Yorba Linda, approximately 1.5 miles west of the project site. Refer to **Table 4.12-2**, *Existing Placentia-Yorba Linda Unified School District (PYLUSD) Schools Serving the Project Vicinity*, for student enrollment data and student capacity information. As shown in the table, the K-5 portion of Travis Ranch School has a student enrollment of 633 students; however, the capacity of the school is 545 students. As such, this school is considered to be overcrowded. The Grades 6-8 portion of Travis Ranch School has a total enrollment of 790 students and a capacity of 860 students. Yorba Linda High School has a total enrollment of 1,733 students and a capacity of 1,850 students. As such, Travis Ranch School (6-8) and Yorba Linda High School are not considered to be overcrowded.

The Travis Ranch School currently has 28 portable classrooms. The YLHS currently does not have portable classrooms on the campus. There are no plans for new facilities or expansion of existing facilities at either school. However, the Travis Ranch School and YLHS are both slated for modernization of existing school facilities. The Travis Ranch School will be modernizing facilities in the future, depending on State funding availability. The modernization at the Travis Ranch School may have an impact on capacity. The YLHS will modernize one existing campus building in 2013.¹¹

(4) Libraries

Residents of the project site would be served by the Orange County Public Library (OCPL) and various libraries within neighboring cities. The OCPL has 33 branches to provide a variety of services to residents throughout the County. Some of the branches are operated within the jurisdictions of the County's 33 cities and some within the County's incorporated area. The nearest OCPL location within the vicinity of the project site is the Villa Park Branch Library located at 17865 Santiago Boulevard, Villa Park, approximately 6.3 miles southwest of the project site. Within the City of Yorba Linda, the Yorba Linda Public Library is located at 18181 Imperial Highway, approximately 3.2 miles west of the project site. While there is no reciprocity

Requires immediate response and may not be assigned Code 3 (lights and siren) response. Includes crimes which have just occurred and the suspect has left the area and the victim is not in any further danger; any incident with potential of quickly escalating to a crime against person, i.e., family disturbance, custody disputes where all parties are present; bomb threats; any incident where a delay in response could impede further investigation, i.e., deceased person or situation involving delicate evidence; alarm calls; or similar circumstances.

⁹ Requires immediate response unless assigned a priority 1 or 2 call. Includes calls where the informant is to be contacted for a report only; most routine situations where there is an informant; suspicious person, loud parties or similar disturbances.

¹⁰ Richard McAlindin, Director of Executive Services, Placentia-Yorba Linda Unified, Email Correspondence, July 25, 2012.

¹¹ Ibid.

Table 4.12-2 Existing Placentia-Yorba Linda Unified School District (PYLUSD) Schools Serving the Project Vicinity

	GRADE LEVELS							TOTAL	TOTAL								
School Travis	PS	<u>K</u>	1	2	3	4	_5_	6	7	8	9	10	11	12	SE	STUDENT ENROLLMENT*	STUDENT CAPACITY
Ranch School (K-5)	28	81	109	94	89	111	108	-	-	-	-	-	-	-	13	633	545
Travis Ranch School (6-8)	-	-	-	-	-	-	-	249	253	261	-	-	-	-	27	790	860
Yorba Linda High School	-	-	-	-	-	-	-	-	-	-	391	455	469	395	23	1,733	1,850

Notes: * = Total Student Enrollment as of June 15, 2012; PS = Preschool; K = Kindergarten; SE = Special Education

Source: Richard McAlindin, Director of Executive Services, Placentia-Yorba Linda Unified, Email Correspondence, July 25, 2012.

between the County and Yorba Linda public libraries, in all likelihood, Project residents would use the Yorba Linda library as it is substantially closer to the project site.

A standard service ratio has been adopted by the OCPL to determine the number of volumes and floor area needed to adequately service a given population. The OCPL has adopted a service ratio of 0.2 square feet of library facility floor area per capita (e.g., 10,000 square feet per 50,000 residents) and 1.3 book volumes per capita.

(5) Other Public Services

Other public services include roadway maintenance and street sweeping activities. In the City of Yorba Linda, maintenance of the City's infrastructure, including roads, traffic signals, and street lights is the responsibility of the Department of Public Works. In addition to managing the day-to-day maintenance work, Public Works also designs and constructs new public facilities as well as major capital improvements to existing facilities on an as-needed basis. In the unincorporated areas of the County, the Public Works Department, including the OC Roads Department, is responsible for Planning, designing, building, and maintaining streets, amongst its duties, on an as-needed basis.

2. **ENVIRONMENTAL IMPACTS**

a. Methodology

The analysis evaluates the potential for impacts on public services and facilities that would serve the Project. The methodology for this analysis included corresponding with the various public service agencies and providers with jurisdiction over the project area to request current information regarding service ratios, response times, performance objectives, available equipment and facilities that serve the project area. In addition, available information from the websites for each the service agencies was reviewed for background

information. Based on the addition of the Project and its anticipated associated number of residents in consideration of existing service conditions, the analysis makes a determination as to whether the Project would adversely affect the ability of the service providers to maintain or provide acceptable service to their designated service area (including the project area) and whether new or physically altered facilities would be required, the construction of which could cause significant environmental impacts.

b. Thresholds of Significance

Appendix G of the CEQA Guidelines and the County of Orange Environmental Analysis Checklist provide thresholds of significance to determine whether a project would have a significant environmental impact regarding public services. Based on the size and scope of the Project and the potential for public services impacts, the threshold identified below is included for evaluation in this EIR.

Would the Project:

- Threshold 1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services (refer to Impact Statement 4.12-1):
 - Fire protection?
 - Police protection?
 - Schools?
 - Other public facilities?

c. Project Design Features

Several Project Design Features (PDFs) have been incorporated into the Project to prevent the occurrence and/or minimize the significance of potential fire related impacts. These PDFs are identified in Section 4.7, Hazards and Hazardous Materials, of this EIR. The PDFs include the implementation of a fire protection plan (PDF 7-9), use of fire-resistant construction for structures adjoining the natural open space areas (PDF 7-10), installation of smoke detectors and fire sprinklers (PDF 7-11), establishment of fuel modification/management zones (PDF 7-12), use of fire resistant and non-native drought tolerant landscaping (PDF 7-13), and installation of fire hydrants spaced at 600 feet or less and compliance with minimum fire access requirements (PDF 7-14). A detailed description of these PDFs, including the fire protection plan and fuel modification zones, to be implemented as part of the Project is included in Section 4.7 in this EIR.

d. Analysis of Project Impacts

PROVISION OF PUBLIC SERVICES

Threshold

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

- Fire protection?
- Police protection?
- Schools?
- Other public facilities?

4.12-1 Implementation of the Project could result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire, police, schools, or other public service facilities. However, compliance with applicable regulatory requirements and implementation of the PDFs and prescribed mitigation measures would reduce potentially significant impacts in these regards to a less than significant level.

(1) Fire Protection and Emergency Medical Services

The Project would introduce 112 single-family detached residential dwellings that would generate a new residential population of approximately 358 persons. As mentioned above, the closest OCFA fire stations to the project site that would provide fire protection and emergency medical services are Station 32 and Station 10, with Station 32 the primary responder and Station 10 the backup responder. Station 32 and Station 10 are located approximately 0.3 miles and three miles from the project site, respectively. According to the OCFA, the response travel time to the project site is estimated at three minutes, which is well within the OCFA response time goal of seven minutes and 20 seconds. The servicing fire stations respond to approximately four calls per day on average, or approximately 1,460 calls annually. The Project would be designed, constructed and maintained in accordance with the OCFA development and construction requirements to minimize the risks associated with fires (see Project Features section above). As such, the incremental increase in population from the Project would not be substantial enough to significantly impact fire and emergency services on a daily or annual basis. It is noted that the OCFA response travel time to this Project (3 minutes) from Station 32 is less than the allocated 5 minute travel time maximum.

No new fire protection facilities would be necessary as a result of Project implementation. Nonetheless, to offset any incremental need for funding of capital improvements to maintain adequate fire protection

County of Orange
PCR Services Corporation
Cielo Vista Project
4.12-10

1

¹² 358 persons = 112 X 3.2. Based on the average household size of 3.2 persons/household for unincorporated areas of Orange County. It should be noted that the average household size for all of Orange County is 3.0 persons/household (U.S. Census Bureau, 2010). The average household size of 3.2 persons/household is also consistent with population estimates of the City of Yorba Linda, Initial Study for Oakcrest Terrace, prepared by Impact Sciences, March 2012.

¹³ 365 days/year X 4 daily calls = 1,460

facilities and equipment, and/or personnel, the Project would be responsible for paying development impacts fees per the County of Orange, Code of Ordinances, Title 7 – Land Use and Building Regulations, Division 9 – Planning, Article 7 – Development Fees. To ensure that the Project pays its fair share funding of improvements regarding fire protection services, Mitigation Measure 4.12-1 has been prescribed for the Project requiring the Project Applicant to enter into a Secured Fire Protection Agreement with the OCFA. Although the project site would be adequately served by existing resources, the Project's participation in the Agreement would ensure that the Project would participate in funding the expansion of capital improvements and equipment needed to provide adequate fire protection services to the project site.

As indicated above, the project site and vicinity is susceptible to wildland fire hazards and is designated as a VHFHSZ/SFPA with a history of known wildland fire occurrences. In 2008, the project site and surrounding areas, including numerous residences were burned during the "Freeway Complex Fire." The OCFA released their Freeway Complex Fire After Action Report on April 23, 2009, which provided insight into the factors that were related to fire damage. Issues noted as contributing to the damage included unmaintained fuel modification areas, homes constructed using outdated fire protection standards that allowed the intrusion of embers into attics and vents (all homes damaged or destroyed are noted to have been constructed prior to 1996), and firefighting water supply not meeting demand. These issues are being addressed by the OCFA and the local water agencies to "evaluate potential threats and weaknesses to the water distribution systems and facilities housing critical infrastructure."

Section 4.7, *Hazards and Hazardous Materials*, discusses the potential for impacts associated with wildland fires. Section 4.7 provides a detailed discussion of the fuel modification zones proposed by the Project, each of which would be designed specifically to help suppress a wildland fire in different ways. As discussed in Section 4.7, with implementation of the prescribed mitigation measures and the PDFs relating to fire prevention (see PDFs 7-9 to 7-14), any significant risk of loss, injury or death involving wildland fires, would be minimized to the maximum extent feasible. As importantly, because the existing site is not maintained as a fuel modification area and consists of uncontrolled wild land vegetation, existing single-family residences to the west and south of the Project site would gain increased protection from the spread of fire. As such, the Project would reduce the threat of wildland fires to people and structures in the project vicinity and thus, lessen the potential demand for fire services needed in the event of a wildland fire. In addition, in the event of a wildland fire in the project vicinity, the OCFA has mutual aid agreements with all fire agencies in the State and automatic aid agreements with all agencies in the County.

Incorporation of OCFA requirements (including those contained in the approved Fire Protection Plan and Fuel Modification Plan) and inclusion of the project design features, such as providing fire hydrants spaced at 600 feet or less and roadways designed to meet or exceed minimum fire access requirements (28-foot minimum road width, 17-foot inside and 38-foot outside turning radius) would ensure the Project access is designed to reduce and minimize emergency access interference time so that fire protection service is more effective (refer to **Figure 4.7-1**, *Fire Master Plan, in Section 4.7 for an illustration of fire access related design features*). To further ensure that emergency response time to the project area is minimized to the extent feasible, Mitigation Measure 4.12-2 has been prescribed for the Project which requires all new traffic signals on public access ways installed for the Project to include the installation of optical preemption devices. As discussed in Section 4.14, *Traffic/Transportation*, the Project would result in less than significant traffic impacts with implementation of the prescribed mitigation measures. Accordingly, the function of the street system would remain and there would be available capacity to accommodate the projected traffic volumes, in addition to emergency service vehicles.

Another important component of ensuring fire protection services addressed in the Freeway Complex Fire After Action Report was the availability of adequate firefighting water flow. The minimum fire flow requirement for the project site is 1,000 gallons per minute (gpm) at 20 pounds per square inch (PSI).¹⁴ The ability of the water service provider to provide water supply to the project site is discussed in Section 4.15, *Utilities and Service Systems*. As discussed therein, with implementation of Mitigation Measure 4.15-1, adequate water supply would be available to serve the project site, including minimum fire flow requirements. To ensure that adequate fire flows are provided to the project site, per correspondence with the OCFA, Mitigation Measure 4.7-11 is prescribed in Section 4.7, *Hazards and Hazardous Materials*. The mitigation measure requires a service letter from the water agency serving the project area to be submitted and approved by the OCFA water liaison before grading permit issuance describing the water supply system, pump system, and fire flow and lists the design features to ensure fire flow during major wildfire incident.

Section 4.7, Hazards and Hazardous Materials, further discusses the potential for impacts associated with past and future oil-related operations within the project site. As discussed therein, mitigation measures have been prescribed for the Project to ensure that potentially significant impacts to people and/or the environment from contaminated soils associated with past and current oil operations are reduced to a less than significant level. Further, as discussed in Section 4.7, the Project would implement numerous PDFs (see PDFs 7-2 to 7-8) to ensure the oil operations in the proposed 1.8-acre "oil drilling pad" parcel do not pose significant health or safety risks to the Project residents and surrounding communities. Per PDF 7-4, all new wells drilled in the "oil drilling pad" parcel located in Planning Area 1 for potential interim continued oil operations would be drilled per applicable California Division of Oil, Gas and Geothermal Resources (DOGGR), OCFA and County of Orange requirements. Access to the oil drilling pad would be provided within existing oil field service roads. No new roadways for servicing existing or proposed oil wells would be constructed through open space areas (PDF 7-6). The oil drilling pad would not be accessible to the public. Plantings, barriers, signage, and information would be provided where necessary to ensure public safety (PDF 7-5). In accordance with applicable regulatory requirements, no new residences (habitable structures) would be developed within 100 feet of any surface operational oil well or within 50 feet of a subsurface pumping unit/well enclosed within a concrete vault, or as otherwise approved by the OCFA within the oil drilling pad and no new residences (habitable structures) would be developed within ten feet of abandoned wells or as otherwise approved by the OCFA (PDF 7-2 and 7-3). Per PDF 7-7, the Applicant/developer would provide written notification to all future homeowners regarding the previous use of the site as an oilfield and the extent of continued oil production activities in the area. At the time interim oil operations on the 1.8acre parcel cease, any wells would be abandoned and contaminated soils would be remediated pursuant to all applicable requirements, if necessary (PDF 7-8). As concluded in Section 4.7, with compliance to applicable regulatory requirements and implementation of PDFs 7-2 to 7-8, operation of the future oil production facilities within the drilling island would not create a significant hazard to the public or the environment and a less than significant impact would occur with regards to future oil operations. Because the Project would not result in significant health and safety hazards associated with the future oil operations, OCFA would accordingly not be subject to a significant number of emergency response calls to the project site in response to the proposed on-site oil operations. Therefore, potential hazmat-related impacts on the OCFA's ability to provide an adequate level of service, including emergency response, would be less than significant.

County of OrangeCielo Vista ProjectPCR Services Corporation4.12-12

¹⁴ 2010 County of Orange Amended/Adopted Fire Code Section 3-3-52, Appendix B.

Overall, compliance with the applicable regulatory requirements and implementation of the project design features and prescribed mitigation measures would ensure that the Project would not adversely affect fire protection services and all potentially significant impacts in this regard would be reduced to a less than significant level. Mitigation Measure 4.12-1 requires project funding for fire service facilities to ensure that service response timeframes can be met. Mitigation Measure 4.12-2 allows for fire truck control of traffic signals so that equipment can access fire emergencies within response timeframes.

Mitigation Measures

Refer to Mitigation Measures 4.7-1 through 4.7-11 in Section 4.7, *Hazards and Hazardous Materials* and Mitigation Measure 4.15-1 in Section 4.15, *Utilities and Service Systems*, in this EIR. The following mitigation measures are also prescribed.

Mitigation Measure 4.12-1 Prior to issuance of a grading permit, the Project Applicant shall enter into a Secured Fire Protection Agreement with the OCFA. This Agreement shall specify the developer's pro-rata fair share funding of capital improvements and equipment, which shall be limited to that required to serve the project site.

Mitigation Measure 4.12-2 All new traffic signals on public access ways and all electric operating gates installed for the Project shall include the installation of optical preemption devices to the satisfaction of the OCFA and the County of Orange Manager, Subdivision and Grading Services.

(2) Police Protection and Law Enforcement Services

As discussed in the Existing Conditions above, the Project would be serviced by the OCSD out of the Yorba Linda Police Services Facility located at 20994 Yorba Linda Boulevard (located at Arroyo Park), which is approximately 0.25 miles from the project site. The Project would generate a population of approximately 358 residents. This incremental increase in population, compared to the City's population of approximately 67,000 people, would not create a need for expanding existing facilities or staff, construction of a new facility, or adversely impact types of services provided. With development of the site, patrol routes in the area would be slightly modified to include the site, however, the Department's current adequate response times would not be substantially changed such that response time objectives are compromised in any manner. Thus, impacts regarding police services would be less than significant. Nonetheless, to offset any incremental need for funding of capital improvements to maintain adequate police protection facilities and equipment, and/or personnel, the Project would be responsible for paying development impacts fees per the County of Orange, Code of Ordinances, Title 7 – Land Use and Building Regulations, Division 9 – Planning, Article 7 – Development Fees.

According to the US Census Bureau, the population estimate for the City of Yorba Linda was approximately 67,000 people in 2012. Thus, the Project's population of 358 residents would represent approximately 0.5% of the City's population. Data obtained from the US Census Bureau website: http://quickfacts.census.gov, accessed October 17, 2013.

(3) Schools

(a) Operation

The project site is served by the PYLUSD, and is located within the attendance boundaries of Travis Ranch School and YLHS. The Project would introduce 112 single-family detached residential dwellings that would generate a population of approximately 358 residents. Based upon the PYLUSD student generation factors, the Project would generate approximately 26 elementary age students, 14 middle school students, and 20 high school students for a total of 60 school-aged children; refer to **Table 4.12-3**, Placentia-Yorba Linda Unified School District Student Generation Factors. As shown in Table 4.12-2 above, the Travis Ranch School has a total elementary student enrollment of 633 exceeding the total elementary student capacity of 545. The Travis Ranch School has a total middle school student enrollment of 790 and a total middle school student capacity of 860. The YLHS has a total student enrollment of 1,733 and a total student capacity of 1,850. The addition of the projected 14 middle school students and 20 high school students would not exceed the middle school student capacity for the Travis Ranch School or the student capacity for the YLHS. However, the projected 26 elementary age students would further exceed the total elementary student capacity of the Travis Ranch. As mentioned above, both the Travis Ranch School and YLHS are slated for modernization of existing school facilities. The Travis Ranch School will be modernizing facilities in the future, depending on State funding availability. The YLHS will modernize one existing campus building in 2013. The modernization of the schools does not necessarily mean the capacity will be increased. Thus, it would be up to the discretion of the PYLUSD as to how to accommodate the Project's anticipated student population at Travis Ranch School (i.e., portable classrooms, new school facilities, school boundary modifications, etc.). Pursuant to SB 50 (Section 65995 of the Government Code), payment of fees to the PYLUSD is considered full mitigation for Project impacts, including impacts related to the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. The payment of such fees by the Project Applicant is included in Mitigation Measure 4.12-3. With implementation of the prescribed mitigation measure, the Project's potentially significant impact on schools would be reduced to a less than significant level. This mitigation measure requires the payment of prescribed fees for the construction of capital facilities, including classrooms, for additional students generated by this and other new projects.

Table 4.12-3

Placentia-Yorba Linda Unified School District Student Generation Factors

School	Student Generation Rate Per Single-Family Residential Unit	Project Total*
Travis Ranch School (K-8)	Elementary School: 0.2314	26
5200 Via de la Escuela, Yorba Linda Yorba Linda High School	Middle School: 0.1236	14
19900 Bastanchury Road, Yorba Linda	High School: 0.1826	20
	To	tal: 60 Students

* = Student generation rate multiplied by the proposed 112 single-family detached residential dwellings.

Source: Richard McAlindin, Director of Executive Services, Placentia-Yorba Linda Unified, Email Correspondence, July 25, 2012.

4.12-14

County of Orange
PCR Services Corporation

A 1 2 1 4

_

Richard McAlindin, Director of Executive Services, Placentia-Yorba Linda Unified, Email Correspondence, July 25, 2012.

Mitigation Measures

Mitigation Measure 4.12-3 Prior to issuance of building permits and pursuant to Section 65995 of the CGC, the Project Applicant shall pay the required SB 50 (Section 65995 of the CGC) mitigation fees to the PYLUSD as full mitigation for potential Project impacts to schools.

(b) Short-Term Construction Impacts

Construction vehicles traveling to and from the project site would generally travel along Yorba Linda Boulevard to Via Del Agua to access Planning Area 1 and along Yorba Linda Boulevard to San Antonio Road to Aspen Way to access Planning Area 2. Project-related construction traffic and activities including worker travel and the delivery of construction materials could potentially affect school traffic, pedestrian routes, and/or transportation safety in the project area, specifically near Travis Ranch School, located at 5200 Via de la Escuela, Yorba Linda, approximately 0.4 miles south of the project site. Thus, construction traffic could impact existing and proposed school traffic traveling along Yorba Linda Boulevard, Via Del Agua, San Antonio Road, and Aspen Way. It is conservatively concluded in this EIR that construction traffic would result in potentially significant safety impacts to school routes near the project site. Implementation of Mitigation Measures 4.12-4 to 4.12-7 and Mitigation Measure 4.14-1 in Section, 4.14, Traffic/Transportation, would reduce potentially significant construction-related impacts regarding school pedestrian routes and traffic and safety access to a less than significant level. Mitigation Measure 4.14-1 requires the Project to prepare a Construction Staging and Traffic Management Plan to identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of construction activities associated with the Project, subject to final approval by the County of Orange Public Works Department. Mitigation Measures 4.12-4, 4.12-5, 4.12-6, and 4.12-7 establish safety requirements to ensure that student safety associated with driving or walking to school, as well as other pedestrian and vehicular movements, are not adversely affected by construction traffic.

Mitigation Measures

Please refer to Mitigation Measure 4.14-1. The following mitigation measures are also prescribed.

- Mitigation Measure 4.12-4 During construction, on-going communication shall be maintained with school administration at the Travis Ranch School and YLHS, providing sufficient notice to forewarn students and parents/guardians when existing pedestrian and vehicle routes to the school may be impacted in order to ensure school traffic and pedestrian safety. This mitigation measure to be verified by the Manager, OC Planning in quarterly compliance certification reports submitted by project contractor.
- Mitigation Measure 4.12-5 In order to ensure school traffic and pedestrian safety, during construction, construction vehicles shall not haul past the Travis Ranch School and YLHS, except when school is not in session. If that is infeasible, construction vehicles shall not haul during school arrival or dismissal times. This mitigation measure to be verified by the Manager, OC Planning in quarterly compliance certification reports submitted by project contractor.
- Mitigation Measure 4.12-6 During construction, crossing guards shall be provided by the Project Applicant in consultation with the Travis Ranch School and YLHS, as appropriate, when safety of students may be compromised by construction-related activities at

impacted school crossings in order to ensure school pedestrian safety. This mitigation measure to be verified by the Manager, OC Planning in quarterly compliance certification reports submitted by project contractor.

Mitigation Measure 4.12-7 During construction, temporary traffic control, signage, and/or flaggers shall be present on Via Del Agua and Aspen Way to direct vehicular traffic and pedestrians around the construction site in order to ensure school traffic and pedestrian safety. This mitigation measure to be verified by the Manager, OC Planning in quarterly compliance certification reports submitted by project contractor.

(4) Libraries

Due to the incremental population increase of the Project, the impact on library services is anticipated to be minimal and would not affect the County's or City of Yorba Linda's ability to provide library services. The OCPL has adopted a service ratio of 0.2 square feet of library facility floor area per capita (e.g., 10,000 square feet per 50,000 residents) and 1.3 book volumes per capita. The Project would generate a need for 71.6 additional square feet of library space¹⁷ and approximately 465 additional book volumes. ¹⁸ Due to the proximity of the project site to OCPL and nearby City library facilities, the effect of any one library would be nominal and distributed over the local vicinity. As such, the Project would not be expected to affect the OCPL or adjacent City library's ability to provide library service. Nonetheless, to ensure that the Project's pay its fair share of costs associated with library services, Mitigation Measure 4.12-8 has been prescribed. Implementation of the prescribed mitigation measure would offset the incremental cost of the increased demand for library services resulting from the Project by payment of development fees. With implementation of the prescribed mitigation measure, impacts to library services and facilities would be less than significant. The major benefit of this fee program is to provide funding for new or expanded libraries to provide services for this and other new projects.

Mitigation Measures

Mitigation Measure 4.12-8 Prior to the issuance of building permits, the Project Applicant/developer shall comply with the development fee program for OCPL as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and/or the development fee program for the City of Yorba Library system, to be determined in consultation with City of Yorba Linda and County of Orange Planning Staff.

(5) Other Public Services

The Project residents and visitors would utilize and, to some extent, impact the maintenance of public facilities, including roads, as well as other public services, such as street sweeping. The Project would result in a nominal increase to the populations serviced by the City of Yorba Linda and/or County of Orange in the type or frequency of uses of area governmental services and roadways. As such, development of the Project

County of Orange
PCR Services Corporation
Cielo Vista Project
4.12-16

1

 $^{^{17}}$ 0.2 square feet of library space X 358 persons = 71.6 additional square feet of library space.

^{1.3} book volumes X 358 persons = 465.4 additional book volumes.

According to the US Census Bureau, the population estimate for the City of Yorba Linda was approximately 67,000 people. The population for Orange County in 2012 was approximately 3,090,000 persons. Thus, the Project's population of 358 residents would represent approximately 0.5% of the City's population, or 0.01% of the County's population. Data obtained from the US Census Bureau website: http://quickfacts.census.gov, accessed October 17, 2013.

would not significantly increase the use of government services beyond current levels. Further, payment of development fees by the Project applicant and taxes by future Project residents would be utilized by affected government services to offset the incremental increase in service demands created by the Project. Construction activities would result in a temporary increased use of the surrounding roads. However, as the Project would balance on-site grading such that no import or export of soil would be required (with the possible exception of exported contaminated soil from the on-site oil operations), the use of haul trucks would be very limited. This type of construction vehicles is typically associated with increased roadway maintenance/damage. Without a significant amount haul truck trips, the Project's construction traffic would not require maintenance of roadway facilities beyond normal requirements or result in significant damage to such facilities. Overall, less than significant impacts to other governmental services, including roads, would occur.

CONSISTENCY WITH COUNTY OF ORANGE AND CITY OF YORBA LINDA PLANS AND POLICIES

(1) County of Orange General Plan

The County's General Plan contains goals and policies that are relevant to public services, which are presented in the General Plan Land Use Element, Public Services and Facilities Element, and Safety Element. As discussed below in **Table 4.12-4**, *Project Consistency with Orange County General Plan*, the Project would be consistent with the applicable goals and policies of the County of Orange General Plan pertaining public services.

Table 4.12-4 **Project Consistency with Orange County General Plan**

Goals, Objectives and Policies	Project Consistency
Land Use Element	
Policy 2 Phased Development. To phase development consistent with the adequacy of public services and facilities within the capacity defined by the General Plan.	Consistent. As discussed in this EIR section, impacts regarding public services and facilities would be less than significant with implementation of the prescribed mitigation measures. The Project would not exceed the capacity established for development in the General Plan.
Public Services and Facilities Element	
General	
Policy 1 Phasing And Funding. To implement public facilities in a manner that supports the implementation of the overall land use development policies and the needs of County residents and is consistent with the funding capabilities of the County. Proponents of planned communities or tentative tract or parcel maps in conventionally zoned communities shall provide ultimate, fair share infrastructure improvements for regional services as required by County and service provider plans in effect at the time of project implementation. Proponents shall also participate, on a fair share basis, in provision of community level facilities. The County and service providers shall strive to provide facilities and services necessary to complete the service system.	Consistent. Conditions of approval would be applied to the Project requiring payment of adopted development impact fees to address the Project's fair share cost for public services and facilities. As discussed in this EIR section, the Project would pay applicable development fees for its fair share cost pertaining to schools, police service, fire protection service, and libraries. In addition, as discussed in Section 4.15, <i>Utilities and Service Systems</i> , the Project would pay its fair share costs towards water supply improvements in the area that may be necessary to serve the project, as determined appropriate by the Yorba Linda Water District.

Cielo Vista Project PCR Services Corporation 4.12-17

Table 4.12-4 (Continued)

Project Consistency with Orange County General Plan

Goals, Objectives and Policies	Project Consistency
Orange County Fire Authority	
Goal 1 Provide a safe living environment ensuring adequate fire protection facilities and resources to prevent and minimize the loss of life and property from structural and wildland fire damages.	Consistent. As discussed in Section 4.7, Hazards and Hazardous Materials, with implementation of the prescribed mitigation measures and the Project features, the Project would minimize the potential for loss of life and property from structural and wildland fire damages. In addition, under existing conditions, no fuel modification exists on the project site, which exposes the existing single-family residential uses to the west and south of the site to substantial risks of wildland fires. Accordingly, with the Project's fuel modification features, the risk of wildland fires to the existing single-family residential uses to the west and south of the site would be substantially reduced when compared to existing conditions.
Goal 2 To provide an adequate level of paramedic service for emergency medical aid in order to minimize trauma of injury or illness to patients.	Consistent. The incremental increase of population generated by the Project would not affect the ability of medical providers to provide adequate levels of paramedic service. Due to the proximity of the project site to numerous existing medical facilities and resources including hospitals, medical centers, medicals clinics and offices, the effect of the Project on such facilities would be negligible. Any increased demand in medical services would be distributed over the region, resulting in a nominal increase in demand to any one hospital or medical facility and would not be sufficient to require expansion of existing hospitals or require the construction of new hospital facilities. Also, the Project would implement all applicable safety and fire features per OCFA requirements, thus minimizing the demand for OCFA paramedic services. Further, conditions of approval would be applied to the Project requiring payment of adopted development impact fees to address the Project's fair share cost for medical services and facilities.
protection and paramedic service through coordinated land use and facility planning.	Consistent. As discussed in this EIR section, compliance with the applicable regulatory requirements and implementation of the Project features, including the approved Fuel Modification and Fire Master Plans, and prescribed mitigation measures would ensure that the Project would not significantly affect fire level of protection services currently provided. Further, conditions of approval would be applied to the Project requiring payment of adopted development impact fees to address the Project's fair share cost for fire and paramedic protection services and facilities.
Policy 3 Site Design Criteria. Require all land use proposals to implement adequate site design so as to maximize fire protection and prevention in order to	Consistent. The following features of the Project would ensure the Project is consistent with this policy.

Table 4.12-4 (Continued)

Project Consistency with Orange County General Plan

Goals, Objectives and Policies	Project Consistency
minimize potential damages. The site design criteria shall be established to reflect the levels of protection needed for projects in various fire hazard areas. Such criteria shall include consideration as to: structure type and density, emergency fire flow and fire hydrant distribution, street pattern and emergency fire access, fuel modification programs, automatic fire sprinkler systems, and other requirements as determined by the Fire Chief. In accordance with the Insurance Services Office (ISO) suggested standards, ultimate fire protection rating shall be maintained by General Plan land use categories as follows: (1) ISO 3 for all urban developments including Residential (1C and 1B), Commercial (2A and 2B), Employment (3.0) and Public Facilities (4.0) which are within 5 miles from a fire station and less that 1000 feet from a hydrant; and (2) ISO 4 for Rural Residential (1A) which are within 5 miles from a fire station and less than 100 feet from a hydrant. For areas greater than 5 miles or 1000 feet, the ISO suggested standard is 9.	 The Project would be designed to provide fire-resistant construction for all structures adjoining natural open space, including utilizing fire-resistant building materials and sprinklers. Development of the Project would provide additional fire protection to existing residential areas located along Via del Agua Drive, Stone Haven, and San Antonio Drive which have historically been exposed to fire hazards in the adjacent open space areas. Four fuel management zones planned for the Project would provide fire protection for development within Cielo Vista from the potential of fire hazard within the open space areas surrounding proposed development areas. A Fire Master Plan has been approved by the OCFA for the Project, which provides appropriate fire safety protective measures as required by OCFA.
Goal 1: Assure that adequate Sheriff patrol service is provided to ensure a safe living and working environment. Objective 1.1: To maintain adequate levels of Sheriff	Consistent. As discussed in this EIR section, the incremental increase in population from the Project would not substantially impact police protection services, including the average number of daily calls the serving police officers respond to each year; particularly given the fact that the City of Yorba Linda recently signed a five-year agreement with the Orange County Sheriff's Department for police services, which is expected to decrease response times. Further, conditions of approval would be applied to the Project requiring payment of adopted development impact fees to address the Project's fair share cost for police protection services and facilities. Consistent. Please refer to response above.
patrol services through coordinated land use and facility planning efforts. Policy 1 Land Use Review. To continue to coordinate land use proposal reviews with the County Sheriff-Coroner Department to assure that Sheriff patrol service shall be adequately addressed.	Consistent. Please refer to response above. Consistent. Pursuant to County policy, the Orange County Sheriff-Coroner Department would review all major land use proposals prior to project approvals to ensure that adequate Sheriff service is available and/or can be extended to the Project. Also, as discussed in Section 4.12, Public Services, impacts to police services would be less than significant with implementation of the prescribed mitigation measures.
Goal 1 Encourage the funding and development of adequate school facilities to meet Orange County's existing and future demand.	Consistent. As indicated in this EIR section, the Project Applicant pursuant to Section 65995 of the CGC, would pay the required SB 50 mitigation fees to the PYLUSD (refer to Mitigation Measure 4.12-3). Pursuant to SB 50, payment of fees to the PYLUSD is considered full mitigation for Project impacts to school facilities.

Table 4.12-4 (Continued)

Project Consistency with Orange County General Plan

Goals, Objectives and Policies	Project Consistency
Objective 1.1 To achieve the desired level of school facilities through coordinated land use and facility planning.	Consistent. As indicated above, the Project would pay applicable school impact fees per Senate Bill 50, which would be utilized to fund school services and facilities that serve the project area.
Policy 1 To coordinate land use proposal reviews with appropriate school districts to assure that facility needs shall be adequately addressed, including the notification and participation of school district planners in initial County studies of all major developments.	Consistent. As indicated above, the Project would pay applicable school impact fees per Senate Bill 50, which would be utilized to fund school services and facilities that serve the project area. Accordingly, impacts regarding school facilities and services would be less than significant. Further, pursuant to County policy, the PYLUSD would review the Project proposal prior to its approval to ensure that school services are adequately addressed. The PYLUSD was contacted prior to preparation of this EIR and the District provided input on the potential for impacts to its school facilities, which have has been incorporated into the Project impact analysis above.
Policy 3 To continue to require compliance with AB 2926.	Consistent. The Project would pay applicable school impact fees per Senate Bill 50, which would not conflict with development impact fees implemented by AB 2926, which allows school districts to collect impacts fees from developers of new residential space.
Orange County Public Library	
Goal 1 Assure that an adequate level of library service is provided within the service area of the Orange County Public Library.	Consistent. As indicated in this EIR section, due to the incremental population increase of the Project, the impact on library services is anticipated to be minimal and would not affect the ability of local libraries to provide library services. Further, the Project would pay development impact fees to offset the incremental increase in demand for library services and facilities created by the Project.
Objective 1.1 To achieve desired level of public library service through coordinated land use and facility planning.	Consistent. As indicated above, the Project would pay applicable development impact fees, which would be utilized to fund library facilities that serve the project area.
Safety Element	
Crime	
Policy 5 To continue to coordinate land use proposal reviews with the County Sheriff-Coroner Department to assure that Sheriff patrol services are adequately addressed.	Consistent. As discussed in this section, impacts regarding police facilities and services would be less than significant. Further, pursuant to County policy, the Orange County Sheriff-Coroner Department would review the Project proposal prior to its approval to ensure that adequate Sheriff patrol services are adequately addressed.

Source PCR Services Corporation, 2013.

(2) City of Yorba Linda General Plan

The City's General Plan contains goals and policies that are relevant public services, including goals and policies contained in the General Plan Land Use Element and Safety Element. As discussed below in **Table 4.12-5**, *Project Consistency with Yorba Linda General Plan*, the Project would be potentially consistent with the applicable goals and policies of the City of Yorba Linda General Plan pertaining to public services. The notation of "Potentially Consistent" is in deference to the City's authority for making such determinations for projects located within the city limits.

Table 4.12-5

Project Consistency with Yorba Linda General Plan

Goals, Objectives and Policies	Project Consistency				
Policy 5.4: Support the school district in its efforts to obtain financing and new sources of funding for the rehabilitation and improvement of existing facilities to meet increased need.	Potentially Consistent. The Project would generate approximately 26 elementary aged students; 14 middle school students, and 20 high school students for a total of 60 new students. Per Mitigation Measure 4.12-3, the Project Applicant would pay SB-50 fees to mitigate its impact on school facilities which can be used to rehabilitate and improve existing facilities or contribute to new facilities, with fees being paid at the issuance of building permits.				
Goal 10 Provision of adequate school facilities according to the standards of the School District.	Potentially Consistent. Please see response to Policy 5.4.				
Policy 10.1 Facilitate coordination between the School District and the developer to ensure that school facilities are adequately sized, located and funded to serve the present and projected needs of the area according to the standards of the School District.	Potentially Consistent. With a project site of approximately 84 acres, the single family neighborhoods being envisioned together with the hillside terrain do not lend themselves to creating a pad of between 10 and 20 acres for a school site, with the 20 acres being common for a high school site. Additionally, neither the project streets nor the local streets in the existing neighborhoods are conducive to heavy traffic loads during peak school hours. And, because there is no direct access to the site from all directions and the project site is at the periphery of the adjacent development, it would be neither easily accessible nor centrally located as a school site. In addition, please see response to Policy 5.4.				
Goal 10.2 Require that any new development contribute its fair share toward the costs of expanding, upgrading or providing school facilities to serve the population generated by the development, or provide the required facilities as a condition of approval.	Potentially Consistent. Please see response to Policy 5.4.				
Safety Element	Detentially Consistent To OCEA Consistent William				
Goal 5 Provide community protection from hazards associated with urban fires and crime.	Potentially Consistent. Two OCFA fire stations within the City of Yorba Linda are located within 0.3 miles and three miles from the project site. OCFA has indicated that				

County of Orange
PCR Services Corporation
Cielo Vista Project
4.12-21

Table 4.12-5 (Continued)

Project Consistency with Yorba Linda General Plan

Goals, Objectives and Policies	Project Consistency			
Policy 5.2 Ensure that law enforcement and crime prevention concerns are considered in the review of planning and development proposals in Yorba Linda. Policy 5.3 Require that adequate police and fire service facilities and personnel are maintained to provide service at sufficient levels.	a 3-minute response time to the project site can be maintained and is quicker than OCFA's response time goal of seven minutes, with travel time being five minutes out of the seven minute period. However, a Secured Fire Protection Agreement with OCFA would specify any needed capital improvements to serve the project site which would be paid by the Project Applicant on a prorata fair share basis (see Mitigation Measure 4.12-1).			
	Both the City and unincorporated County areas are served by the OCSD for law enforcement services. OCSD has indicated that a small population increase from the project would not affect maintenance of the staff ratio of 0.46 deputies per 1,000 population.			

Source PCR Services Corporation, 2013.

3. **CUMULATIVE IMPACTS**

4.12-2 The Project combined with the related projects would not result in substantial adverse effects related to public services in the project area. Thus, cumulative public service impacts would be less than significant.

Section 3.0 of this EIR provides a list and map of related projects within the project area. Relevant related projects to the cumulative analysis of public services are those related projects within the unincorporated County and the City of Yorba Linda as the same service providers would be affected by growth in these jurisdictions. The Project would not impact the public services providers for the City of Anaheim and the City of Brea and thus, Related Projects 17 and 18 are not included in this analysis. The 16 relevant related projects would result in an increase of 2,015 residential units with an associated increase of 6,448 people.²⁰ The non-residential square footage would result in an indirect increase of 71 residents, for a total increase of 6,519 residents.²⁷ The related projects in conjunction with the Project would generate a total residential population of approximately 6,877 residents (direct and indirect residents).

Based on the average household size of 3.2 persons/household for unincorporated areas of Orange County. It should be noted that the average household size for all of Orange County is 3.0 persons/household (U.S. Census Bureau, 2010). The average household size of 3.2 persons/household is also consistent with population estimates of the City of Yorba Linda, Initial Study for Oakcrest Terrace, prepared by Impact Sciences, March 2012.

The indirect population increase was calculated using the following employee generation factors per acre for Related Project Nos. 4 and 9: retail/restaurant - 25.76 empl/ac; low-rise office - 55.28 empl/ac; school - 6.54 empl/ac; cultural space - 5.77 empl/ac; and theatre - 0.01 empl/seat. The indirect residents assumes that a quarter of the employees would relocate, which is then multiplied by 3.2 persons per household.

(1) Fire Protection and Emergency Medical Services

The Project and related projects would increase the population and introduce structures that would create increased demand for fire protection services in the County. This cumulative demand for fire protection and emergency medical services would require additional personnel and resources at OCFA to provide adequate service levels and to maintain existing response times.

Individual developments are required to comply with pertinent provisions and standard conditions of the CFC and the OCFA to minimize the potential for fire hazards, to promote fire safety, and to facilitate emergency response. Similar to this Project, other related projects, including the Esperanza Hills Project, located in high fire hazard areas would be required to implement fire protection plans per the requirements of the OCFA. In the case of the Esperanza Hills Project, similar to the Project, it would be required to implement a fire master plan and provide fuel modification to minimize the potential for wildland fire hazards. These fire protection requirements would reduce fire hazards to existing residential uses that border current opens space areas; thus, providing a beneficial impact regarding wildland fire hazards.

The OCFA's operating budget includes funds generated by tax revenues, development fees (including through Secured Fire Protection Agreements, as applicable), and Other Funds as specified in OCFA's annual budgets.²² Facilities, personnel, and equipment expansion and acquisition are tied to the County's budget process and tax-base expansion. Additionally, the Cielo Vista Applicant, all present projects, and reasonably foreseeable future projects (including the Esperanza Hills Project), would be required to pay applicable taxes and fees established for public improvements and facilities associated with the OCFA. Tax-base and fee expansion from development of the Project as well as past, present, and reasonably foreseeable future projects would generate funding for fire protection service to provide needed increases in staffing, fire stations, and equipment, as necessary, and to keep response times within acceptable limits (i.e. first engine on the scene within seven minutes and 20 seconds from the receipt of the call). Consequently, the cumulative demand for fire protection services would incrementally increase over time resulting in potential cumulative impacts associated with the construction of new facilities or the alteration of existing facilities. Any new or altered facilities that would be required in the future, would be subject to separate CEQA review.

While new development projects could place burdens on fire protection and emergency medical services potentially resulting in significant impacts to service providers, compliance with the CFC and OCFA standard conditions, implementation of fire protection plans, where required, payment of fees and annual property taxes on a project-by-project basis would avoid potentially significant cumulative adverse impacts on fire protection and emergency medical services by providing the necessary equipment and staff to allow for maintenance of service response times. Thus, the Project would not substantially contribute to cumulatively considerable impacts regarding fire protection services and facilities and as such, impacts would be less than significant.

(2) Police Protection and Law Enforcement Services

The Project and other related projects would increase the population and introduce structures that would generate an increased demand for police protection and law enforcement services. This cumulative demand for police services would require additional personnel and resources at OCSD to provide adequate service levels and to maintain existing response times. For police protection and law enforcement services, the

_

Orange County Fire Authority 2011-13 Adopted Budget. Accessed on OCFA's website on August 13, 2013. http://www.ocfa.org/Content/NewsEvents/FY1113Budget.aspx

OCSD is part of a mutual aid arrangement with various cities in Orange and Los Angeles Counties under the California Law Enforcement Mutual Aid System. Under this agreement, all law enforcement agencies in the State assist adjacent or neighboring agencies upon request. Annual evaluation of police protection services by the individual cities and the County would determine the adequacy of police protection and law enforcement services and the necessary resources to meet the public safety needs of the individual communities.

The OCSD's operating budget includes funds generated by tax revenues and development fees as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange, including through Secured Agreements, as applicable. Facilities, personnel, and equipment expansion and acquisition are tied to the County's budget process and tax-base expansion. Additionally, the Cielo Vista Applicant, all present projects, and reasonably foreseeable future projects (including the Esperanza Hills Project), would be required to pay applicable taxes and fees established for public improvements and facilities associated with the OCSD. Tax-base and fee expansion from development of the Project as well as past, present, and reasonably foreseeable future projects would generate funding for police protection services to provide needed increases in staffing, police stations, and equipment, as necessary, and to keep response times within acceptable limits. Consequently, the cumulative demand for police protection services would incrementally increase over time resulting in potential cumulative impacts associated with the construction of new facilities or the alteration of existing facilities. Any new or altered facilities that would be required in the future, would be subject to separate CEQA review.

While new development projects would could place burdens on police services potentially resulting in significant impacts to the OCSD, individual related projects would be subject to review by the police departments to determine ways to reduce the potential for crime incidence and demand for police protection and law enforcement services. Further, payment of fees and annual property taxes on a project-by-project basis would minimize the potential for impacts to police protection services. Overall, compliance with the OCSD standard conditions, implementation of site specific security features, where available, and payment of fees and taxes on a project-by-project basis would avoid potentially significant cumulative adverse impacts on police protection services by providing the necessary equipment and staff to allow for maintenance of service response times. Thus, the Project would not substantially contribute to cumulatively considerable impacts regarding police protection services and facilities and as such, impacts would be less than significant.

(3) Schools

The Project, in conjunction with other related projects could impact school facilities and services. According to Section 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." The Cielo Vista Applicant, the sponsors of all past projects since the passage of SB 50, all present projects, and reasonably foreseeable future projects (including the Esperanza Hills Project) would be required to pay school impact fees established to offset potential impacts on school facilities. Payment of these fees is considered to be full and complete mitigation of school impacts. Therefore, although the Project and other past, present, and reasonably foreseeable future projects could result in additional students and the need for additional facilities, payment of the fees mandated under SB 50 is the mitigation measure prescribed by the statute, and payment of the fees is deemed full and complete mitigation. Thus, the cumulative public services impact of the Project, considered with past, present and reasonably foreseeable future projects, with respect to schools, would be less than significant.

(4) Libraries

The geographic area in which cumulative effects to libraries could occur is considered to be the County in its entirety. The Project, in combination with other related projects would increase the demand for library services. The increased demand for library services would be distributed over the region, resulting in a nominal increase in demand to any one library facility. Additionally, the Cielo Vista Applicant, all present projects, and reasonably foreseeable future projects (including the Esperanza Hills Project), would be required to pay applicable development fees on a project-specific basis, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and/or the development fee program for the City of Yorba Library system. Payment of fees on a project-by-project basis would avoid potentially significant cumulative adverse impacts on library services by providing the necessary library materials, facilities and staff to allow for maintenance of acceptable library service ratios. Thus, the Project would not substantially contribute to cumulatively considerable impacts regarding library services and facilities and as such, cumulative impacts would be less than significant.

(5) Public Services

The geographic area in which cumulative effects to other public services, such as roadway maintenance and street sweeping, could occur is considered to be the County in its entirety. The Project, in combination with other related projects, including the Esperanza Hills Project, would increase the demand for other public services. Any cumulative impacts resulting from increased need for other public services would be offset by development fees on a project-specific basis, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange, as well as annual property taxes. Payment of fees and annual taxes on a project-by-project basis would avoid potentially significant cumulative adverse impacts on other public services by providing the necessary equipment and staff to allow for maintenance of applicable acceptable service standards. Thus, the Project would not substantially contribute to cumulatively considerable impacts regarding other public services and as such, cumulative impacts would be less than significant.

4. REFERENCES

Cal Fire. Orange County Fire Hazard Severity Zones in SRA. November 7, 2007.

California Fire Code (CFC) 2010. California Code of Regulations, Title 24, Part 9. 2010.

County of Orange. County of Orange General Plan. Chapter III. Land Use Element. Chapter V. Public Services and Facilities Element. Chapter IX. Safety Element. 2005 (as amended through 2011).

County of Orange. The Codified Ordinances, County of Orange. Title 7 – Land Use and Building Regulations, Division 9 – Planning, Article 7 – Development Fees. 1973.

Michele Hernandez, Management Analyst, OCFA. Letter Correspondence. July 11, 2012.

National Fire Protection Association. Fire Code. 2012.

Orange County Fire Authority. Orange County Fire Authority 2011 Annual Report. http://www.ocfa.org/_uploads/pdf/2011%200CFA%20Annual%20Report.pdf.

Orange County Authority. Freeway Complex After Action Report. Fire Fire http://www.ocfamedia.org/_uploads/PDF/fcfaar.pdf. April 23, 2009.

- Orange County Fire Authority. OCFA Fire Prevention Guidelines. http://www.ocfa.org/menu/departments/ FirePrevention/FPGuidelines.aspx Effective January 1, 2011.
- Richard McAlindin, Director of Executive Services, Placentia-Yorba Linda Unified. Email Correspondence. July 25, 2012.

Steven Doan, Captain, North Operations Division. Letter Correspondence. July 25, 2012.