

4.10 PUBLIC SERVICES

INTRODUCTION

This section of the Program EIR addresses the impacts that the proposed project could have on public services, including fire and emergency services, police protection services, public schools, parks and recreation, and libraries. Preparation of this section involved consultation with the following agencies:

- City of Redlands (City)
- City of Redlands Fire Department (RFD)
- City of Redlands Police Department (RPD)
- Redlands Unified School District (RUSD)
- A.K. Smiley Public Library (AKSPL)

EXISTING SETTING

Fire Protection and Paramedic Services

The RFD provides fire protection services, including fire prevention, fire suppression, and emergency medical services to the City. The RFD operates Fire Stations 261, 262, 263, and 264 that serve a population of 71,926 within a service area of approximately 37 square miles.

The project site is served by Fire Stations 261, 263, and 264; the locations of these fire stations are shown in **Figure 4.10-1**. Fire Station 261 serves as a first responder to the project site. Fire Stations 263 and 264 serve as secondary responders.¹ Fire Station 261 is located within the southeastern portion of the project site, while Fire Stations 263 and 264 are located to the north and west of the project site, respectively.

Fire Station 261 is located at 525 East Citrus Avenue and is staffed by a battalion chief and eight firefighters. Equipment at Fire Station 261 includes an engine, a truck company, a medic squad, a utility truck, a brush engine, and a vehicle reserved for the Battalion Chief. During the year prior to September 30, 2009, Fire Station 261 had average emergency and non-emergency response times of approximately 6.2 and 6.5 minutes, respectively, and responded to 2,786 incidents.^{2,3}

Fire Station 263 is located at 10 West Pennsylvania Avenue, 0.83 miles north of the project site, and is staffed by four firefighters. Equipment at Fire Station 261 includes an engine, a truck company, an incident support vehicle, and a water tender. During the year prior to September 30, 2009, Fire Station 261 had average emergency and non-emergency response times of approximately 7.2 and 6.2 minutes, respectively, and responded to 2,113 incidents.^{4,5}

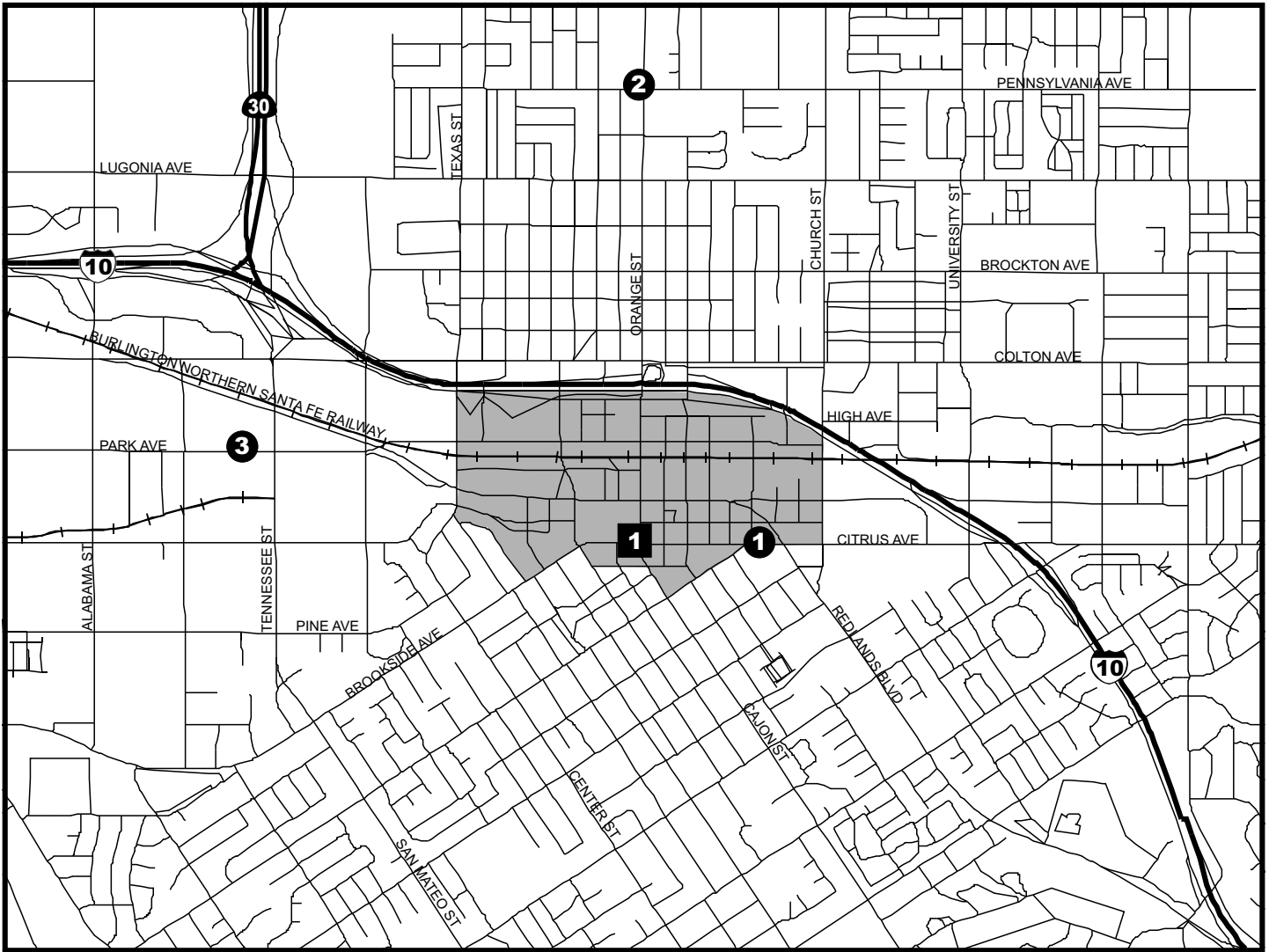
¹Redlands Fire Department, *E-mail correspondence from Jeff Frazier*, Fire Chief, November 12, 2009.

²*Ibid.*

³Fire Station 261 and 263 house the RFD's paramedic units. Response times for Fire Station 261 and 263 reflect responses Citywide.

⁴Redlands Fire Department, *E-correspondence from Jeff Frazier*, Fire Chief, November 12, 2009.

⁵Fire Station 261 and 263 house the RFD's paramedic units. Response times for Fire Station 261 and 263 reflect responses Citywide.



LEGEND:

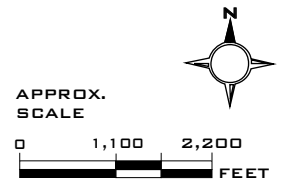
 Proposed Specific Plan Area

 Fire Stations  Police Station

- 1. Fire Station 261
- 2. Fire Station 263
- 3. Fire Station 264

- 1. Police Annex

SOURCE: TAHA, 2011.



Fire Station 264 is located at 1270 West Park Avenue, 0.60 miles west of the project site, and is staffed by three firefighters. Equipment at Fire Station 264 includes an engine and a brush engine. During the year prior to September 30, 2009, Fire Station 264 had average emergency and non-emergency response times of approximately 6.2 and 6.4 minutes, respectively, and responded to 2,416 incidents.⁶

There are 71 fire hydrants that serve the project site with 31 of those being located within the project area. These include 11 are commercial and 20 standard fire hydrants.⁷

The City's municipal code does not provide fire flow requirements or standards. Fire flow requirements within the City depend upon construction and design factors and are determined after project plans are submitted. However, RFD has stated that most projects require a minimum fire flow of 1,500 to 3,000 gallons per minute (GPM).⁸

In addition to serving the City, the RFD provides and requests fire protection and emergency assistance through the California Master Mutual-Aid Agreement.⁹ The RFD has mutual aid agreements with the San Bernardino County Fire Department, the California Department of Forestry, and the Loma Linda Fire Department.

Police Services

The RPD provides police protection services to the City. RPD police facilities serving the City are the Police Annex, Community Policing Station – North, and Community Policing Station – West. The Police Annex is located at 30 Cajon Street in the southern portion of the project site, as shown in **Figure 4.10-1** above.¹⁰

Currently, the RPD includes a staff of 84 sworn officers and maintains an officer-to-resident ratio of 1.2 officers per 1,000 residents with a goal of a minimum of 1.3 officers per 1,000 residents. The RPD would need approximately 94 officers to meet the 1.3 officer-to-resident ratio goal for its 71,926 residents.

The RPD's average citywide response time to emergency calls is 5.36 minutes and 2.91 minutes within the project site. The RPD's targeted response time is to have the first unit on-scene within eight minutes, 90 percent of the time.¹¹

The permanent closure of the RPD's Safety Hall facility has reduced the level of police services. The Safety Hall, located at 212 Brookside Avenue, was permanently closed in November 2007 due to structural problems. As a result, RPD's police services within the Safety Hall were relocated into several facilities, none of which are suitable for a police department.¹²

As shown in **Table 4.10-1**, there were a total of 3,274 Part I Crimes reported City-wide in 2008, 196 of which were reported from the project site. Burglary and theft were the most predominant Part I crimes reported from the project site. Other Part I crimes reported from the project site included grand theft auto, assault, burglary, and rape.

⁶Redlands Fire Department, *E-correspondence from Jeff Frazier*, Fire Chief, November 12, 2009.

⁷*Ibid.*

⁸*Ibid.*

⁹Redlands Fire Department, *Annual Report 2007*, 2007.

¹⁰Redlands Police Department, *Written Correspondence from Lieutenant Chris Carten*, November 5, 2009.

¹¹*Ibid.*

¹²*Ibid.*

TABLE 4.10-1: PART I CRIME OFFENSES 2008 STATISTICS			
Part I Crime Offense	Incidents in Project Site	Incidents in the City of Redlands	Project Site Incidents to City-wide incidents
Homicide	0	1	0%
Rape	1	19	5.26%
Robbery	8	121	6.61%
Assault	8	126	6.35%
Burglary	88	594	14.101%
Theft	72	2,026	3.55%
Grand Theft Auto	19	377	5.04%
Arson	0	10	0%
Total Part I Crime Offenses	196	3,274	5.99%
SOURCE: City of Redlands Police Department, 2009.			

Schools

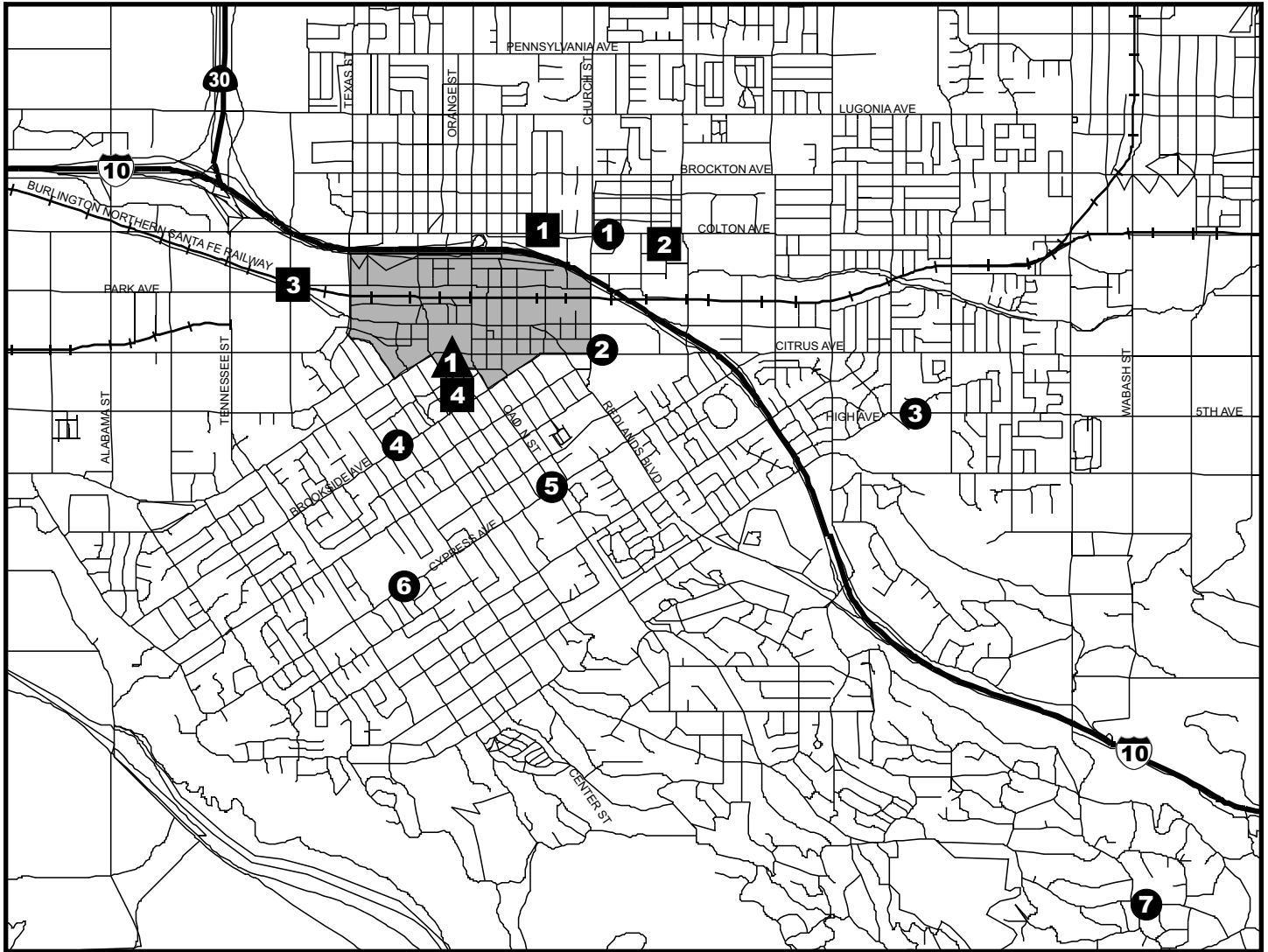
The RUSD provides public K-12 education for the residents located in the project site. RUSD currently operates seven schools that serve the project site. Of these schools, four are elementary, two are middle, and one is a high school.¹³ **Figure 4.10-2** shows the location of these public schools. **Table 4.10.-2** lists the location, current capacity, current enrollment, percent capacity, and remaining capacity of the schools that serve the project site.

The total enrollment of all elementary schools serving the project site exceeds the total capacity of all elementary schools by 63 students (2.9 percent). Franklin and Mariposa Elementary Schools exceed their existing enrollment capacities by 80 students (12.6 percent) and 62 students (12.4 percent), respectively. McKinley Elementary School operates near capacity (99.1 percent) and can only accommodate an additional enrollment of four students. Kingsbury Elementary School does not operate above or near capacity and could accommodate the additional enrollment of 75 students.

The middle schools serving the project site do not operate above or near capacity and can accommodate an additional enrollment of 520 students. Cope and Moore Middle Schools could accommodate an additional enrollment of 263 and 257 students, respectively.

The total enrollment of Redlands High school exceeds its enrollment capacity by 143 students (4.3 percent).

¹³Redland Unified School District, Facilities Planning Services, *Written Correspondence from Brian Hardy*, October 19, 2009.



LEGEND:

 Proposed Specific Plan Area

 Public Schools

- 1. Franklin Elementary School
- 2. Redlands High School
- 3. Moore Middle School
- 4. McKinley Elementary School
- 5. Kingsbury Elementary School
- 6. Cope Middle School
- 7. Mariposa Elementary School

 Parks

- 1. The Terrace
- 2. Sylvan Park
- 3. Jennie Davis Park
- 4. Smiley Park

 Libraries

- 1. A.K. Smiley Public Library

SOURCE: TAHA, 2011.

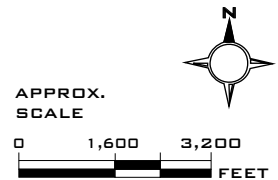


TABLE 4.10-2: PUBLIC SCHOOLS SERVING THE PROJECT SITE					
Name	Address	Capacity /a/	Enrollment /b/	Capacity	Remaining Capacity
Elementary Schools					
Franklin Elementary	850 E. Colton Ave.	636	716	112.6%	(80)
Kingsbury Elementary School	600 Cajon St.	571	496	86.9%	75
Mariposa Elementary School	30800 Palo Alto Dr.	499	561	112.4%	(62)
McKinley Elementary School	645 W. Olive Ave.	434	430	99.1%	4
Middle School					
Cope Middle School	1000 W. Cypress Ave.	1,596	1,333	83.5%	263
Moore Middle School	1550 Highland Ave.	1,465	1,208	82.5%	257
High School					
Redlands High School	840 E. Citrus Ave.	3,316	3,459	104.3%	(143)
/a/ Capacity is defined as a utilization rate of 90%.					
/b/ Enrollment reflects data from the 2008-2009 school year. California Basic Education Data System collection is on October 31, 2009.					
SOURCE: Written Correspondence from Brian Hardy, Redlands Unified School District Facilities Planning Services, October 19, 2009.					

Libraries

Library services for the City of Redlands are provided by AKSPL. The AKSPL is approximately 840 feet to the south of the project site. The location of this branch is shown in **Figure 4.10-2**, above. The AKSPL is a 64,636-square-foot facility that contains 187,463 library resources^{14,15} and has a staff of 19, including five librarians.^{16,17} Existing library standards of the AKSPL is to achieve a ratio of 0.5 full-time staff per 1,000 residents.¹⁸ Based upon the existing library staff standards, the existing City population of 71,926 residents would require 36 full-time staff, and thus, does not meet existing staffing standards.

Parks

The City of Redlands Quality of Life Department maintains and operates park and recreation facilities serving the City. Parks within the City of Redlands are classified into four groups: Neighborhood, Community, City, and Regional.¹⁹ Neighborhood parks primarily serve elementary school-aged children and are generally located within one mile. Standard sizes for Neighborhood parks range from 10 to 15 acres in size. Community parks serve people of all ages and include landscaped areas, fields, courts, and large playing areas. Standard sizes for Community parks range from 15 to 30 acres in size. City parks serve the same population as community parks, but provide a broader range of activities for park users. Standard sizes for City parks are 100 acres. Regional parks serve a population of all ages within an entire geographical area. There are no park size standards for regional parks; however, regional parks are generally greater than 100 acres. Policy 710j of the City’s General Plan, states that the goal of the City is

¹⁴A. K. Smiley Public Library, *Written Correspondence, Larry Burgess*, Dated October 16, 2009.

¹⁵A. K. Smiley Public Library, *The One Hundred Fourteenth Annual Report of A.K. Smiley Public Library*, August 2009.

¹⁶A. K. Smiley Public Library, *Telephone Correspondence, Larry Burgess*, October 21, 2009.

¹⁷A. K. Smiley Public Library, *Written Correspondence, Larry Burgess*, Dated October 16, 2009.

¹⁸*Ibid.*

¹⁹City of Redlands General Plan. *Open Space and Conservation Element*, 1995.

to provide five to six acres of park area per each 1,000 residents.²⁰ The project site currently has a population of 137 residents and would require 0.68 to 0.82 acres of open space based on the City goal.

Table 4.10-3 lists the location, distance, size, and applicable acreage to the City’s open space to resident ratio goal of parks and recreational facilities that serve the project site.²¹ The City provides approximately 146 acres of parks and recreational facilities. Approximately 39 acres of the parks are available to serve the project site which is more than sufficient to serve the existing residential population. Accordingly, the project site’s residential population is sufficiently served by the existing parks and recreational facilities.

TABLE 4.10-3: PARKS AND RECREATIONAL FACILITIES SERVING PROJECT SITE /a/			
Name	Address	Distance from Project Site (miles)	Size (Acre)
Neighborhood Parks			
Jennie Davis Park	923 W. Redlands Blvd	0.1	4.0
Smiley Park	168 S. Eureka St.	Within	9.2
Community Parks			
Sylvan Park	730 Chapel St.	0.2	22.5
Open Space			
The Terrace	106 - 500 E. Colton Ave	0.1	2.5
Other Parks			
Ed Hales Park	State Street and Fifth Street.	Within	0.3
Total Acres Of Parks and Open Space Serving Project Site			38.5
/a/Parks and or open space within one-half-mile of the project were determined to serve the project site. SOURCE: City of Redlands General Plan Open Space and Conservation Element, 1995; Joint/Program/Project EIR for Concept Plan No. 7 and the Redlands Commons Development Plan, 2007.			

REGULATORY FRAMEWORK

State Regulations

California Fire Code. Title 24, Part 9 of the California Code of Regulations (CCR) is the California Fire Code. Title 24, Part 9 of the CCR sets forth regulations regarding building standards, fire protection and notification systems, fire protection devices such as fire extinguishers and smoke alarms, high-rise building standards, and fire suppression training. The 2007 California Fire Code is the incorporation of the 2006 International Fire Code of the International Code Council with necessary California amendments. Development under the proposed project would be subject to applicable regulations of the California Fire Code.

California Government Code Section 65995. California Government Code Section 65995 is found in Title 7, Chapter 4.9 of the California Government Code. California Government Code Section 65995 authorizes school districts to collect impact fees from developers of new residential and commercial/industrial building space. Senate Bill 50 (SB 50) amended Government Code Section 65995 in 1998. Under the provisions of SB 50 schools can collect fees to offset costs associated with increasing school capacity as a result of development. Currently the RUHSD school facility fees are \$2.97 per

²⁰*Ibid.*

²¹Parks within one-half mile of the project site were assumed to serve the project site due to their accessibility by foot.

square foot of residential construction and \$0.47 per square foot for commercial/industrial construction.²² Development under the proposed project would be subject to applicable fees determined by the RUSD and in compliance with California Government Code Section 65995.

California Government Code Section 66477. California Government Code Section 66477 was established by the passage of the Quimby Act in 1975. Government Code Section 66477 authorizes cities and counties to pass ordinances to require developers to set aside land, donate, conservation easements, or pay fees for park improvements. Development under the proposed project would be subject to City ordinances passed in accordance with Government Code Section 66477.

Local Regulations

City of Redlands Municipal Code Chapter 3.60. The intent and purpose of Chapter 3.60 of the RMC is to implement the City's General Plan to ensure that the City's civic center, corporate yard, fire department, library, and police department have facilities to adequately serve new development within the City. Section 3.60.040 of the RMC requires that applicants of development projects must provide the City with public facility fees prior to the issuance of a building permit. Compliance with Chapter 3.60 would ensure the "implementation of and consistency with the city's general plan and to protect the public health, safety and welfare by ensuring that adequate public facilities and related improvements will be constructed and available to serve new development prior to or concurrently with the need."²³

City of Redlands Municipal Code Chapter 15.20. Chapter 15.20 of the RMC is the City's Fire Code. The City adopted the 2007 California Fire Code and 2006 the International Fire Code with necessary City amendments. The proposed project would be subject to applicable regulations of the City's Fire Code.

City of Redlands Municipal Code Chapter 3.32. The intent and purpose of Chapter 3.32 of the RMC is to ensure that open space lands and active and passive parks are made available to the public concurrent with the need for such lands and parks caused by new development within the city. Section 3.32.030 requires that developers of development projects within the City comply with Chapter 3.32 prior to the issuance of a building permit. Chapter 3.32 of the RMC requires that developers of new residential, commercial, and office and industrial uses pay the City fees for the costs incurred by the City for acquiring, developing, improving and expanding open space areas, scenic drives, parks, playgrounds and recreational facilities to meet the increased needs for those facilities resulting from the effects of new development. Chapter 3.32 allows the City Council, at its sole discretion, to accept a donation of land or construction of improvement and development of park land to satisfy any obligation to pay fees.

THRESHOLD OF SIGNIFICANCE

The proposed project would result in a significant impact on public services if it would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - Fire protection
 - Police protection
 - Schools
 - Parks or other public facilities

²²Redland Unified School District, Facilities Planning Services, *Written Correspondence from Brian Hardy*, October 19, 2009.

²³City of Redlands Municipal Code. Section 3.60.030

IMPACTS

Fire Protection and Paramedic Services

Buildout of the proposed project is anticipated to increase the residential population by 4,000 residents and would result in increase of retail, commercial, entertainment, and government uses within the project area. The residential population would be the result of 1,618 residential units anticipated as part of the proposed project. The RFD anticipates that the proposed project would increase the demand for fire and paramedic services 0.055 to 0.060 percent.²⁴ The incremental increase in demand of fire protection and paramedic services by the proposed project would not substantially impact the RFD's existing level of service or facilities. Therefore the proposed project is anticipated to not require new or expanded RFD facilities. The proposed project's compliance Chapter 3.60 of the RMC would ensure that fire protection and paramedic facilities are available to the proposed project. Developers of commercial/industrial and residential uses of the proposed project are expected comply with Chapter 3.60 of the RMC by paying public facility fees prior to obtaining a building permit. Therefore, the proposed project would result in a less-than-significant impact related to RFD fire protection and paramedic facilities.

The RFD anticipates that the average response times of the stations serving the project site could increase as a result of the proposed project.²⁵ An increased demand of fire and paramedic services could increase the potential for emergencies occurring simultaneously and which would result in RFD emergency units located further from the project site responding to the calls for service. In addition, some intersections are expected to experience a substantial increase in traffic. In Section 4.11 *Traffic and Parking*, the intersections of Eureka Street/Colton Avenue, Orange Street/Pearl Avenue, and 6th Street/Pearl Avenue were identified to have a Level of Service D or E, after mitigation. The anticipated overloaded conditions at these intersections are anticipated to increase emergency response times. Therefore, without mitigation, the proposed project would have a significant impact related to fire and paramedic emergency response times.

As discussed above, the City does not have standard fire flow requirements. Fire flow requirements of different land uses are determined on a case-by-case basis. However, it is anticipated that there would be adequate water pressure in the area to meet existing requirements. The RFD would evaluate project plans of developments associated with the proposed project and would determine fire flow requirements on a case-by-case basis. Developers would be required to meet the fire flow requirements determined by the RFD. Therefore, the proposed project would result in a less-than-significant impact related to fire flow services on the project site.

The RFD would evaluate project plans of developments associated with the proposed on a case-by-case basis. The RFD would evaluate the fire apparatus access, built in fire protection systems, and ensure that plans follow applicable California and City Fire Code requirements. Therefore, the proposed project would result in a less-than-significant impact related to fire access to proposed uses on the project site.

Police Services

Buildout of the proposed project is anticipated to increase the residential population by up to 4,000 residents and result in an increase in retail, commercial, entertainment, and government uses within the project area. The increase in population could result in an incremental increase in demand for police protection services. As discussed, the change in population would be incremental and over an extended period of time (20 years). RPD would be expected to maintain acceptable response times through the addition of new officers as projects associated with the proposed project are built and development fees

²⁴E-correspondence from Jeff Frazier, Fire Chief, Redlands Fire Department, November 12, 2009.

²⁵*Ibid.*

are paid. Therefore, without mitigation, the proposed project would result in a significant impact related police protection services.

Schools

Table 4.10-4 presents the estimated student generation for each school type by the proposed project. Buildout of the proposed project would include an additional 1,618 housing units which could increase student enrollment of schools serving the project site by up to 940 students. The proposed project could increase the enrollment of elementary, middle, and high schools serving the project site by 421, 211, and 940 students, respectively.

TABLE 4.10-4: ESTIMATED STUDENT GENERATION OF THE PROPOSED PROJECT					
Alternative	Housing Units Added	Students Generated			
		Elementary School /a/	Middle School /b/	High School /c/	Total Students
Proposed Project	1,618	421	211	308	940
/a/ RUSD student generation rate for elementary schools (K-5) is 0.26 students per unit.					
/b/ RUSD student generation rate for middle schools (6-8) is 0.13 students per unit.					
/c/ RUSD student generation rate for high schools (9-12) is 0.19 students per unit.					
SOURCE: Written Correspondence from Brian Hardy, Redlands Unified School District Facilities Planning Services, October 19, 2009.					

Existing elementary schools serving the project site currently exceed their total capacities by 63 students. The proposed project could increase enrollment at elementary schools serving the project site by 421 students, which would result in an excess of 484 students beyond current capacity. However, it is important to note that the estimates provided represent a “worst case” scenario. It is likely that actual residential increase would be less. In addition, the types of units that are planned for the project are apartment and condominium units which would be expected to generate fewer students than single-family homes. Nonetheless, the proposed project is anticipated to result in a substantial demand for elementary school facilities in the project site and could require new or expanded school facilities.

Existing middle schools serving the project site are not above or near capacity and can accommodate an additional enrollment of 520 students. The proposed project could increase enrollment at middle schools serving the project site by 185 middle school students. Therefore, the proposed project would not result in a substantial demand for middle school facilities and would not require the physical alteration of existing or construction of new facilities.

Redlands High School currently exceeds its enrollment capacity by 143 students. The proposed project could increase enrollment at Redlands High School by 308 students, which would cause the total capacity of Redlands High School to exceed its capacity by 451 students. Therefore, the proposed project is anticipated to result in a substantial demand for high school facilities and could require the new or expanded facilities.

The anticipated physical alteration or construction of middle and high schools serving the project site would be addressed by the proposed project’s compliance with California Government Code 65995. Developers of residential and commercial uses associated with the proposed project are expected to comply with California Government Code 65995 and pay the school facility fees, as determined by the RUHSD, prior to construction. Per Section 65996 of the California Government Code, compliance with Section 65995 is “deemed to provide full and complete school facilities mitigation” and, for the purposes of CEQA, would therefore reduce impacts upon the available school capacity of elementary and high schools serving the project site. Any new or expanded facilities would undergo site-specific

environmental review prior to construction. Any potential environmental impacts of any required physical alteration of existing or construction of new RUHSD facilities would be mitigated prior to construction. However, similar to other facilities described above, the potential exists that the construction of new facilities and the payment of fees could occur on separate timeframes, resulting in excessive demand prior to project buildout. Once the project is fully constructed (2025) the need for these facilities would be met. Nonetheless, without mitigation, the proposed project would result in a significant short-term impact related school facilities.

Libraries

Buildout of the proposed project is anticipated to increase the residential population within the project site by 4,000 residents. The increased residential population is anticipated to increase the demand for library services and resources of the AKSPL. In addition, the anticipated residential population increase of the proposed project would require that the AKSPL hire two additional full-time staff members to meet its staffing standard of 0.5 residents per 1,000 residents. The proposed project is expected to comply with Chapter 3.60 of the RMC and would thus offset the increased demand for AKSPL library services, and resources, as well as staffing demanded by proposed project. Per Section 3.60.040 of the RMC, developers of residential and commercial uses associated with the proposed project must pay public facility fees prior to obtaining a building permit. Compliance with Chapter 3.60 of the RMC would ensure that adequate library facilities and related improvements will be constructed and available to serve the new development under the proposed project prior to and concurrent with the need. Therefore, the proposed project would result in a less-than-significant impact related to public library services available to the project site.

Parks

Buildout of the proposed project is anticipated to increase the residential population within the project site by 4,000 residents. Based on the criteria of five to six acres per 1,000 persons for neighborhood and community parks/recreation facilities, an additional 19 to 23 acres of parks would be required to meet the needs of the population anticipated in the project. The 38.5 acres of parks and recreation facilities available to the project site is anticipated to adequately serve the proposed project. In addition, the proposed project would comply with Section 3.32 of the RMC that would ensure that the proposed project's demand for parks and recreation facilities are met. Per Section 3.32 of the RMC, developers of residential and must pay open space and parks fees, or donate/construct parkland in lieu of fees, prior to obtaining a permit. Therefore, the proposed project would result in a less-than-significant impact related to parks and recreation services available to the project site.

MITIGATION MEASURES

The City of Redlands shall ensure the following measures are implemented as appropriate for individual development projects associated with the proposed project.

Fire Protection and Paramedic Services

- PS 1** The City shall ensure that adequate fire protection service levels are maintained through the addition of personnel and facilities as necessary to meet anticipated demand.
- PS2** The City shall require that applicants of the individual projects under the Downtown General Plan and Specific Plan No. 45 Amendments shall submit for review and approval all future project plans to the RFD to ensure that all new structures would comply with current fire codes and RFD requirements.

- PS3** Project building plans shall include the submittal of a plot plan for approval by the Redlands Fire Department either prior to the recordation of the final map or the approval of a building permit.
- PS4** The City shall require that all applicants within the project area consult with the Fire Department and incorporate fire prevention and suppression features appropriate to the design of each project.
- PS5:** The City shall require that plans and specifications shall be submitted to the Fire Department and requirements for necessary permits satisfied prior to commencement of any portion of any project.
- PS6** The City shall require fire hydrants to be installed as appropriate that shall be fully operational and accepted by the Fire Department prior to any building construction above grade.
- PS7** The City shall require plot plans indicating access driveways and roads and turning areas be reviewed and approved by the Fire Department, prior to the issuance of a building permit.
- PS8** The City shall require that during the construction phase of each project, emergency access shall remain clear and unobstructed.
- PS9** The City shall require that each project comply with all applicable State and local codes and ordinances, and the guidelines found Safety Element of the Redlands General Plan.
- PS10** The City shall require a Fire Flow analysis to be prepared for all projects within the project area. The purpose of the analysis will be to determine whether the proposed public water system could deliver required fire flows to the public fire hydrants located in the area. Should fire flow be found to be inadequate each applicant shall be required to comply with the requirements of local water provider (including construction of additional water supply lines within the project area, payment of a fee to cover fair share costs and/or other measures as deemed necessary by the water provider and/or RFD) to ensure adequate fire flow.

Police Services

- PS11** The City shall ensure that adequate police protection levels are maintained in Downtown Redlands through provision of personnel and facilities.
- PS12** The City shall require that applicants consult with the RPD regarding crime prevention features appropriate for the design of the project and subsequently, shall submit plot plans for review and comment. The plans shall incorporate design guidelines relative to security and semi-public and private spaces which may include, but not be limited to, access control to buildings, secured parking facilities, wall/fences with key systems, well-illuminated public and semi-public and private spaces, which may include access control to buildings, secured parking facilities, walls/fences with key systems, well –illuminated public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provisions of security guard patrol if need. These measures shall be approved by the RPD prior to the issuance of building permits.
- PS13** The City shall require that upon completion of each project, each applicant shall provide the local Commanding Officer with access routes and other information that might facilitate police response, as requested by the RPD.
- PS14** The City shall require that each applicant provide project plans to the RPD to determine any additional crime prevention and security features appropriate to the design of the project. Any

additional design features identified by the RPD shall be incorporated into the project's final design and to the satisfaction of RPD, prior to issuance of a Certificate of Occupancy for the project.

- PS15** The City shall require that each project incorporate design guidelines relative to security, semi-public and private spaces, which may include, but not be limited to, access control to buildings, secured parking facilities, walls/fences with key systems, well illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas and provision of security guard patrol throughout the project site if needed.

Schools

- PS16** Applicants of the individual commercial and residential projects that could be developed as part of the Downtown General Plan and Specific Plan No. 45 Amendments shall be required to pay development fees which would offset the cost the need for school facilities.

Libraries

Impacts related to libraries would be less than significant. No mitigation measures are required.

Parks

Impacts related to parks would be less than significant. No mitigation measures are required.

LEVEL OF IMPACT AFTER MITIGATION

Fire Protection and Paramedic Services

Impacts related to fire protection and paramedic services were determined to be significant without mitigation. Implementation of Mitigation Measures **PS1** through **PS10** would reduce the impacts to less than significant.

Police Services

Impacts related to police services were determined to be significant without mitigation. Implementation of Mitigation Measures **PS11** through **PS15** would reduce the impacts to less than significant.

Schools

Impacts related to schools were determined to be significant without mitigation. Implementation of Mitigation Measure **PS16** would reduce the impacts to less than significant.

Libraries

Impacts related to libraries were determined to be less than significant without mitigation.

Parks

Impacts related to parks were determined to be less than significant without mitigation.

CUMULATIVE IMPACTS

The evaluation of cumulative impacts upon fire protection and emergency services, police protection services, public schools, public libraries, and parks is within the geographic context of the City. The evaluation of cumulative impacts includes the proposed project in relation to other related projects listed in Table 3-3 of the Section 3.6 *Cumulative Impacts*. Table 3-3 of Section 3.6 *Cumulative Impacts*, lists 76 related projects, of which, 35 are commercial/industrial, 30 are single-family residential, 7 are institutional and group home, and four are multi-family residential projects. Many of the related projects have been approved by the City Council, are currently under construction, awaiting construction permitting, or in environmental review. The related projects are expected to be built out by the 2025 buildout date of the proposed project.

Fire Protection and Paramedic Services

Buildout under the proposed project would result in the incremental addition of 4,000 residents to the City. This is in addition to other, Citywide projects resulting in additional calls for fire protection and emergency medical services beyond the demand created by the proposed project. The City's fire service personnel level will need to keep pace with cumulative, citywide development in order to maintain its current workload/service ratio. The purpose of the proposed project is to focus development in urban areas with existing infrastructure and, as a result, much of the development expected in the City would occur within the project area. Development under the proposed project could impose project-specific mitigation measures to negate its effect on the RFD. As described above, it is possible that short-term impacts could occur if development outpaces necessary improvements that will be required and paid for through the fees described above. However, at project buildout impacts would be less than significant. Therefore, impacts related to fire protection and paramedic services would not be cumulatively considerable.

Police Services

Buildout under the proposed project would result in the incremental addition of 4,000 residents to the City. This is in addition to other Citywide projects resulting in additional calls for police protection services beyond the demand created by the proposed project. The increase in demand is routinely assessed by the RFD as part of its annual monitoring and budgeting process. The purpose of the proposed project is to focus development in urban areas with existing infrastructure and as a result much of the development expected in the City would occur within the project area. Development under the proposed project could impose project-specific mitigation measures to negate its effect on the RPD. As described above, it is possible that short-term impacts could occur if development outpaces necessary improvements that will be required and paid for through the fees described above. However, at project buildout impacts would be less than significant. Therefore, impacts related to police services would not be cumulatively considerable.

Schools

Buildout of the proposed project would result in the construction of a maximum of 1,618 dwelling units. These units could generate approximately 421 elementary school students, 211 middle school students and 308 high school students for a total of 940 students. Due to an existing lack of capacity in the school district, these additional students and other generated through development associated with related projects could result in a significant cumulative impact; however, through levying of school fees on new residential and commercial uses within the project area, the proposed project would not contribute to a cumulatively considerable impact on schools. Therefore, impacts related to schools would not be cumulatively considerable.

Libraries

Buildout of the proposed project would result in the construction of a maximum of 1,618 dwelling units and approximately 4,000 residents. The addition of these residents to the current population will reduce the present volume-to-resident ratio. The purpose of the proposed project is to focus development in urban areas with existing infrastructure and as a result much of the development expected in the City would occur within the project area. As described above, the proposed project would result in the need to hire two additional staff members to maintain existing staffing levels. The additional residents, as well as other residential development associated with the related projects, could result in a cumulative impact. However, through compliance with the existing municipal code, the proposed project would not contribute to a cumulatively considerable impact on libraries. Therefore, impacts related to libraries would not be cumulatively considerable.

Parks

The related projects in the City of Redlands generally consist of residential and commercial uses and do not include large recreational facilities, although it is expected that most, if not all, of the projects would include some open spaces such as courtyards, paseos, or urban plazas. Buildout of the proposed project would result in an increase in residents and, as a result, would lower park-to-people ratios within the City. The need to expand existing or construct park and recreation facilities is considered a cumulative impact.

The proposed project and related projects are expected to comply with Section 3.32 of the RMC which would ensure that the proposed project's demand for parks and recreation facilities are met. Per Section 3.32 of the RMC, developers of development projects must pay open space and parks fees, or donate/construct parkland in lieu of fees, prior to obtaining a permit. Therefore, impacts related to parks would not be cumulatively considerable.