
IV. ENVIRONMENTAL IMPACT ANALYSIS

N. PUBLIC SERVICES

1. FIRE PROTECTION

ENVIRONMENTAL SETTING

Within the City of Hemet (the “City”), fire prevention, suppression, and emergency medical services are provided by the Hemet Fire Department (HFD). The HFD operates four neighborhood fire stations that are strategically located throughout the HFD’s jurisdiction (discussed in more detail below). The HFD’s uniformed personnel and professional support personnel protect life, property, and the environment through their involvement in fire prevention, firefighting, emergency medical care, technical rescue, hazardous materials mitigation, disaster response, public education, and community service. HFD equipment includes engines, trucks, and hazardous materials response and decontamination units.¹

Fire Stations

The four fire stations operated by the HFD include the following:

- Fire Station #1: 220 N. Juanita St., Hemet, CA
- Fire Station #2: 895 W. Stetson Ave., Hemet, CA
- Fire Station #3: 4110 W. Devonshire Ave., Hemet, CA
- Fire Station #4: 1035 S. Cawston Ave., Hemet, CA

The Project site is in the primary response area of Fire Station #3 (within 1.0 mile), which is staffed with 1 Captain, 1 Engineer, and 1 Firefighter 24-Hours a day, 7 days a week.² Specifically, Fire Station #3 is equipped with a type one fire apparatus designed for structural fire suppression and medical aid responses.³ HFD services and budgeting issues are reviewed on an ongoing basis by the City.

The types of emergency responses Fire Engine Company #3 responds to include: commercial and residential structure fires, medical aids, traffic collisions, hazardous materials incidents, ringing fire alarms, medical alert responses, and any other emergency that is not independently classified.⁴ Another unique function of Fire Station #3 is that it houses HFD’s only emergency communications trailer, fire safety trailer, and reserve apparatus. Over a three-year average, Fire Station #3 responded to roughly 2,518 emergency responses per year, with the average response time less than five minutes, depending on access. Table IV.N-1 includes a list of emergency response types for Fire Station #3 in the year 2011.

¹ HFD: <http://www.cityofhemet.org/index.aspx?NID=182>, May 1, 2013.

² Written correspondence from Chief Morris, HFD, March 27, 2013 (refer to Appendix IV.N).

³ *Ibid.*

⁴ *Ibid.*

**Table IV.N-1
2011 Emergency Response Types**

Type of Response	Responses Annually
Fire	30
Rupture/Explosion	1
EMS/Rescue	1989
Hazardous Condition	23
Service Call	196
Good Intent	76
False Call	52
Other	1
Total	2368

Source: Written Correspondence from Chief Morris, 2013.

REGULATORY SETTING

City of Hemet General Plan

The Hemet General Plan 2030 includes the following relevant goals aimed at providing adequate fire services in the City:

Public Safety Element (Fire)

- Goal PS-6: Protect lives, property, and natural resources from the potentially disastrous effects of fire hazards.
- Goal PS-7: Ensure that an adequate service level of fire protection is provided for all residents, visitors, and businesses throughout the City of Hemet.

Response Times

The City's Public Safety and Facilities Element of the City's General Plan lists Ballot Measure C, approved by the voters in 1988, that helped establish a set of mandated performance standards for several public services in the City, including fire protection. The response-time performance standard for fire protection in the City is five minutes or less, for 80 percent of fire and emergency medical calls, provided on both a citywide and response area basis. In 2010, the average first unit response time was just under seven minutes.⁵

⁵ City of Hemet General Plan 2030. Chapter 6 - Public Safety Element, Page 6-26.

City of Hemet Municipal Code

The City's Municipal Code identifies land use categories, development standards, and other general provisions that ensure consistency between the City's General Plan and proposed development projects. The following are provisions within the City's Municipal Code that are relevant to the Project:

Chapter 14 (Buildings and Building Regulations); Article IX (Fire Hazard); Division 2 (Wildland Interface Area Requirements)

- Sec. 14-419: Water supplies. All structural development regardless of type or location shall have a dependable supply of water adequate for both normal daily consumption and emergency fire needs.

City of Hemet Fire Suppression Facilities Development Impact Fees (City Council Resolution No. 3981)

The City assesses a Fire Suppression Facilities Development Impact Fee (DIF) to new developments. DIF rates are reviewed periodically, and the most recent update occurred in August 2006. In accordance with No. 3981, the current DIF for Fire Suppression Facilities is \$560 per single-family residence, \$424 per condominium or duplex, \$480 per multi-family unit, and \$0.24 per square foot of commercial development.

City Council Resolution

City Council Resolution No. 3821 requires all new residential development to be conditioned to participate in the Public Safety Community Facilities District (CFD).

ENVIRONMENTAL IMPACTS

Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant environmental impact if the following were to occur:

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

Project Impacts

Impact IV.N-1: With implementation of Mitigation Measure N-1, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the fire department, and impacts related to this issue would be less than significant.

As discussed in Section IV.M (Population and Housing), the Project would generate approximately 2,470 residents and 2,300 employees, and would increase the overall amount of development square footage within the surrounding area, creating a need for fire protection and emergency medical services at the Project site. As shown on Figure III-5 in Section III (Project Description), emergency access would be provided from Warren Road to “A” Street. The emergency access would be paved or unpaved with a surface approved by the HFD and gated with a Knox-Box for rapid entry. The Project would be required to meet all of HFD’s standards for hydrant placement and fire flow.

According to the HFD, Fire station #3 is already heavily used due to the existing population density of residences and commercial development served by this station. Due to the high existing call volume currently, the HFD’s stated that adding the additional residential and commercial development would potentially impact the availability of emergency services and the existing response times at Fire Station #3. It is possible that new or expanded facilities could be needed to house additional staff and an emergency response unit to maintain response times, availability, and overall level of service. However, at this time, the extent of the fire protection services improvements and their location are not known, so any analysis of impacts associated with these improvements would be speculative or hypothetical. As discussed previously, the City provides for fire services through (a) the City’s DIF in accordance with City Council Resolution No. 3981 for the construction of public services facilities (including fire protection services facilities), and (b) required participation in the Public Safety CFD in accordance with City Council Resolution No. 3821 for operations and maintenance of public services, including fire protection services (refer to Mitigation Measure N-1). Based on factors such as population growth and overall need for fire protection services, the City determines what new or expanded fire protection facilities are required and where they should be located, and the City conducts a separate CEQA review, identifying the potential impacts and appropriate mitigation for these facilities. Thus, with implementation of Mitigation Measure N-1, Project impacts related to fire protection service would be less than significant.

CUMULATIVE IMPACTS

Of the 73 potential cumulative projects listed in Table II-1 in Section II (Environmental Setting), 36 projects are located within the City. Depending on their location, the potential cumulative projects would

also be served by the same station as the Project. Nevertheless, all 4 fire stations in the City would serve one or more of the related projects.

Similar to the Project, each of the related projects in the City would also be required to consult with HFD during their design phase to establish fire flow requirements for the land uses proposed and to determine the adequacy of existing fire flow infrastructure serving their respective project sites. Any HFD required upgrades to the water distribution systems serving the related projects would be addressed for each individual project in conjunction with their project approvals. Each of the related projects in the City is also individually subject to HFD review and would be required to comply with all applicable fire safety requirements of the HFD and the City, including hydrant and access improvements, if necessary, in order to adequately mitigate fire protection impacts. In addition, annual revenue from property taxes and DIF fees would be deposited into the City's General Fund and could be used to fund the construction of future fire protection facilities. Additionally, similar to the Project, each residential development would be required to participate in the City's Public Safety CFD for operations and maintenance of public services, including fire protection services. Through these mechanisms, cumulative impacts related for fire protection services would be less than significant.

MITIGATION MEASURES

The following mitigation measure is required to ensure that Project impacts related to fire protection services would be less than significant:

- N-1: To maintain response times, availability, and overall level of fire protection service, the Project shall (a) form or participate in a Public Safety CFD in accordance with City Council Resolution 3821, and (b) pay DIF and/or construct and/or fund the required fire service improvements to and obtain DIF credit, in accordance with City Council Resolution 3981.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

With implementation of Mitigation Measure N-1, impacts related to fire protection services would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS
N. PUBLIC SERVICES
2. POLICE SERVICES

ENVIRONMENTAL SETTING

Police Station

Public protection service and law enforcement in the City of Hemet (the “City”) are provided by the Hemet Police Department (the “HPD”), which consists of sworn officers, support staff, and a large contingent or part-time volunteers. HPD facilities include the following:

- Headquarters: 450 East Latham Street
- West End Substation: 3663 West Florida Avenue
- East End Substation: 2047 East Florida Avenue

The main headquarters, situated on East Latham Street, is approximately 3.3 miles east of the Project site. The substations are staffed exclusively by volunteers and are generally open weekdays and sometimes during special events. The HPD comprises operations and support functions as summarized below.⁶

- The **Patrol Division** provides the most visible and largest function of the HPD. Patrol officers are the first responders to all life-threatening and emergency calls. In addition, they provide service, crime deterrence, and investigative support.
- The **Investigative Unit** consists of the Detective Bureau, Crime Suppression Unit, and the Property and Evidence Bureau. In addition to solving crimes and suppressing gangs, the Crime Suppression Unit works with state, county, and local officials to identify sites vulnerable to terrorist activity and participates in the Riverside/San Bernardino Counties Terrorist Early Warning Group and the Riverside County Gang Task Force.
- The **Traffic Bureau** is tasked with keeping the streets safe by enforcing traffic laws, responding to vehicular accidents, and investigating and reconstructing major automobile collisions.
- The **Community Services Bureau** comprises officers and civilians dedicated to community policing and education and includes school resource officers, volunteers, and Police Explorers.
- The **Communications Center** is staffed 7 days a week, 24 hours a day by certified public safety 911 dispatchers. The center receives nearly 30,000 911 calls every year in addition to over

⁶ City of Hemet General Plan 2030, Public Safety Element, Section 6.8.2, Police Department Resources.

110,000 calls on the regular business lines. In addition, the HPD's mobile command center enables the department to set up an incident command post in the field to control and coordinate major crime scenes, civil disturbances, and disaster response.

Crime Rate and Incidents

The crime rate, which represents the number of crimes reported, affects the "needs" projection for staff and equipment for the HPD. To some extent, it is logical to anticipate that the crime rate in a given area will increase as the level of activity or population, along with the opportunities for crime, intensifies. However, because a number of other factors also contribute to the resultant crime rate, such as police presence, crime prevention measures, and on-going legislation/funding, the potential for increased crime is not necessarily directly proportional to increases in land use activity.

Nevertheless, response time is the amount of time from when a call requesting assistance is made until the time that a police unit responds to the scene. Calls for police assistance are prioritized based on the nature of the call. Unlike fire protection services, police units are most often in a mobile state; hence, actual distance between a headquarters facility and the Project Site is of little relevance. Instead, the number of police officers out on the street is more directly related to the realized response time. According to the City's General Plan 2030, in the year 2010, the HPD received 57,429 calls for service. Response times to calls vary by incident, however, for urgent, high-priority calls, the response time was approximately six minutes. For routine, non-urgent calls, the response time averaged about 24 minutes.⁷

REGULATORY SETTING

Local laws, regulations, plans, or guidelines that are potentially applicable to the Project are summarized below.

City of Hemet General Plan

The Hemet General Plan includes policies aimed at providing adequate police protection in the City. The following are policies contained within the City's General Plan that are relevant to the Project:

Public Health and Safety Element (Crime Prevention and Law Enforcement)

- **Strategy 3.** Require new development to provide on-site security during construction, commensurate with the scale of the development and level of risk, as means to reduce the need for police protection.

⁷ City of Hemet General Plan 2030, Public Safety Element, Section 6.8.2, Police Incidents.

- **Strategy 4.** Involve Police Department personnel in the development review process for all new development proposals through participation in a Development Review Committee and by referring development requests to the Police Department for review and comment.

Measure C

Ballot Measure C, approved by voters in the City of Hemet on June 7, 1988, established a set of mandated performance standards for several public services in Hemet, including police services. The performance standard for police services in Hemet is a 7-minute average response time for emergency calls maintained within urban areas, and a 9-minute average response time for emergency calls maintained within rural areas. The police department has met this standard annually since its inception.

Crime Prevention Through Environmental Design

According to the City's General Plan, the City has a tradition of reviewing development projects by including the City departments responsible for public safety. This tradition results in development designs that better promote natural surveillance, reduce hiding places, and otherwise promote defensible space, thereby minimizing criminal activity. This is referred to at the City as Crime Prevention Through Environmental Design. A key feature of this approach is the incorporation of defensible space by providing ease of surveillance by neighbors, fostering a sense of territoriality, achieving natural access control, and increasing physical security of areas. Fostering a sense of territoriality is also important to support defensible space because territoriality encourages individuals to take control of their environment and defend it against attack. According to the City's Crime Prevention Through Environmental Design ideas, natural access control can be achieved by clearly distinguishing public areas and private areas. The concept of increasing physical security of areas is not to create an impenetrable fortress, but rather to make it more difficult and time consuming to enter a location. Overall, the design of a development can have a major impact on the future potential for crime to occur in the vicinity.

City of Hemet Law Enforcement Facilities Development Impact Fees (City Council Resolution No. 3981)

The City assesses a Law Enforcement Facilities Development Impact Fees (DIF) to new developments. DIF rates are reviewed periodically, and the most recent update occurred in August 2006. In accordance with City Council Resolution No. 3981, the current DIF for Law Enforcement Facilities is \$471 per single-family residence, \$357 per condominium or duplex, \$404 per multifamily unit, and \$0.223 per square foot of commercial development.

City Council Resolution

City Council Resolution No. 3821 requires all new residential development to be conditions to participate in the Public Safety Community Facilities District (CFD).

ENVIRONMENTAL IMPACT ANALYSIS

Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant environmental impact if the following would occur:

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

Project Impacts

Impact IV.N-2: With implementation of Mitigation Measure N-2, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the police department, and impacts related to this issue would be less than significant.

As discussed in Section IV.M (Population & Housing), the Project would introduce approximately 2,470 residents to the Project site and approximately 2,300 employees. The Project includes several design features that would reduce the Project's demand on police protection services, such as the following:

- All of the proposed structures would be equipped with private alarm systems;
- The Project consists of residential uses, which typically generate less criminal activity than other land uses, such as commercial/retail uses;
- The Project's final landscaping plan would allow for high visibility around residential buildings and parking areas and would be designed in consultation with the HPD;
- The Project would provide security lighting around buildings and parking areas and would develop its lighting plan in consultation with the HPD; and
- The Project would design the proposed recreational facilities (private and public) to ensure that they incorporate an adequate degree of visibility and security.

Additionally, the HPD would review individual developments under the Project and advise on crime prevention features appropriate for the design and function of the Project.

It is possible that new or expanded facilities could be needed to maintain response times, availability of police protection services, and overall level of service. However, at this time, the extent of the police protection services improvements and their location are not known, so any analysis of impacts associated with these improvements would be speculative or hypothetical. As discussed previously, the City provides for police services through (a) the City's DIF in accordance with City Council Resolution No. 3981 for the construction of public services facilities (including police protection services facilities), and (b) required participation in the Public Safety CFD in accordance with City Council Resolution No. 3821 for operations and maintenance of public services, including police protection services (refer to Mitigation Measure N-2). Based on factors such as population growth and overall need for police protection services, the City determines what new or expanded police protection facilities are required and where they should be located, and the City conducts a separate CEQA review, identifying the potential impacts and appropriate mitigation for these facilities. Thus, with implementation of Mitigation Measure N-2, Project impacts related to police protection service would be less than significant.

CUMULATIVE IMPACTS

Implementation of some of the related projects listed on Table II-1 in Section II (Environmental Setting) would result in a net increase in the number of residents and employees in the Project area and could further increase the demand for police protection services. Cumulative development requires the HPD to continually evaluate the need for new or physically altered facilities in order to maintain adequate service ratios. Similar to the proposed Project, the related projects would be subject to the site plan review, recommendations of the HPD related to crime prevention features, and other applicable regulations of the City's Code. Additionally, similar to the Project, each residential development would be required to participate in the City's Public Safety CFD for operations and maintenance of public services, including police services. Through site plan review and participation in the Public Safety CFD, the ability of the HPD to provide adequate facilities to accommodate future growth and maintain acceptable levels of service would be ensured. On this basis, it is anticipated that cumulative impacts to police protection services would be less than significant. Furthermore, the increased demands for additional HPD staffing, equipment, and facilities would be funded via existing mechanisms (e.g., property taxes and DIF) to which the proposed Project and related projects would contribute.

MITIGATION MEASURES

The following mitigation measure is required to ensure that Project impacts related to fire protection services would be less than significant:

- N-2: To maintain response times, availability, and overall level of police service, the Project shall (a) form or participate in a Public Safety CFD in accordance with City Council Resolution 3821, and (b) pay DIF and/or construct and/or fund the required police service improvements to and obtain DIF credit, in accordance with City Council Resolution 3981.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

With implementation of Mitigation Measure N-2, impacts related to police services would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS
N. PUBLIC SERVICES
3. SCHOOLS

ENVIRONMENTAL SETTING

Within the City of Hemet (the “City”), the Hemet Unified School District (HUSD) provides public education for over 26,000 students.⁸ HUSD operates ten elementary schools, four middle schools, three high schools, two charter schools, and an alternative education site, which houses a continuation high school, adult education, independent study, and other alternative education programs. The HUSD schools that currently serve the Project site are shown on Table IV.N-2. As shown on Table IV.N-2, all of the schools serving the Project site operate under capacity.⁹

Table IV.N-2
HUSD School Student Capacity and Enrollment

School Type (Grade)	School Name	Location	Capacity (students)	Actual Enrollment (students)	(-)Under / (+)Over Capacity (students)
Elementary School (Grades Pre-K-5)	Cawston Elementary School	4000 W. Menlo Ave	950	822	-128
Middle School (Grades 6-8)	Rancho Viejo Middle School	985 N. Cawston Ave	1,450	1,280	-170
High School (Grades 9-12)	Tahquitz High School	4425 Titan Trail	2,400	1,594	-806
<i>Source: Correspondence from Jesse Bridwell, Facilities Planner, HUSD; November 28, 2012 (refer to Appendix IV.N).</i>					

REGULATORY SETTING

State

Board of Education

HUSD is mandated by the State of California with the administration and provision of public elementary and secondary education to the residents of the City and some surrounding areas, such as the San Jacinto

⁸ *City of Hemet General Plan 2030, Page 5-32, Community Services and Infrastructure.*

⁹ *Correspondence from Jesse Bridwell, Facilities Planner, HUSD, November 28, 2012 (refer to Appendix IV.N).*

Unified School District (SJUSD), where the Project site is situated near. Funds for the construction and maintenance of public schools within the school district come primarily from the State and City governments.

Open Enrollment Policy

The open enrollment policy is a State-mandated policy that enables students anywhere in the HUSD to apply to any regular, grade-appropriate HUSD school with designated “open enrollment” seats. The number of open enrollment seats is determined annually. Each individual school is assessed based on the principal’s knowledge of new housing and other demographic trends in the attendance area. Open enrollment seats are granted through an application process that is completed before the school year begins. Students living in a particular school’s attendance area are not displaced by a student requesting an open enrollment transfer to that school.

School Facilities Fee Plan

California Education Code Section 17620(a)(1) states that the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities. The HUSD “Developer Dedication of Land and Fees for School Facilities” document (as part of the City’s General Plan and discussed in detail below) has been prepared to support the school district’s levy of the fees authorized by Section 17620 of the California Education Code.

The Leroy F. Greene School Facilities Act of 1998 (State Bill 50 [SB 50]) sets a maximum level of fees a developer may be required to pay to mitigate a project’s impacts on school facilities. The maximum fees authorized under SB 50 apply to zone changes, general plan amendments, zoning permits, and subdivisions. The provisions of SB 50 are deemed to provide full and complete mitigation of potential school facilities impacts, notwithstanding any contrary provisions in CEQA or other state or local laws (Government Code Section 65996).

City

City of Hemet General Plan

In response to recent growth, HUSD has been actively seeking new sites for schools. HUSD’s 2007-2013 facilities master plan outlines and guides school construction plans through 2019. This plan provides for enrollment of 26,000 students by 2013 and more than 39,000 at maturity. Although HUSD’s facilities master plan does not guarantee funding for all of its proposed projects, HUSD has been active in identifying various funding mechanisms.

The facilities master plans of HUSD and SJUSD also contain goals and objectives that relate mostly to internal facilities planning. However, those pertinent to the City’s General Plan are listed as follows:

- Inventory all development projects and identify buildout schedule.
- Plan and locate schools that serve neighborhoods and have good access.
- Provide annual updates on building activity.
- Provide ongoing communication with developers and the community.
- Incorporate joint use and public use opportunities of school facilities where feasible and cost effective.

City of Hemet Municipal Code

The City's Municipal Code identifies land use categories, development standards, and other general provisions that ensure consistency between the City's General Plan and proposed development projects. The following are provisions within the City's Municipal Code that are relevant to the Project:

Chapter 58 (Planning and Development); Article VI (Developer Dedication of Land and Fees for School Facilities)

- **Sec. 58-175, Procedure for Land Dedication.** When land is to be dedicated pursuant to Article VI, it shall be deeded directly to the affected school district. If dedicated land is subsequently determined by the school district to be unsuitable for school purposes, it may be sold at the option of the school district, but the funds derived therefrom must be used in accordance with this article.
- **Sec. 58-176, Procedure for Fee Payment.** (a) If the payment of a fee is required pursuant to Article VI, it shall be paid to the affected school district at the time the building permit is issued, unless payment is made earlier pursuant to agreement between the developer and the school district. The school district shall provide the building administrator with a statement that all dedication or fee requirements have been completed.

According to correspondence sent by the HUSD, a recently distributed "Fee Justification Report for New Residential and Commercial/Industrial Development" study was prepared to mitigate new development through a dollar amount per square foot for new development. This study was prepared in February of 2012 and calculated ranges from \$0.69 to \$5.71 per square foot (based on type of commercial/industrial development). The amount is in excess of the currently authorized statutory fee of \$0.51 per square foot discussed above under the Article VI regulation. Specifically, current HUSD's school fees are \$3.20 per square foot of residential construction and \$0.51 per square foot of commercial/industrial and senior construction.¹⁰

¹⁰ *Ibid.*

Existing Project Site Conditions

The Project site is currently undeveloped, and there is no student population associated with the site.

ENVIRONMENTAL IMPACT ANALYSIS

Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, a project may have a significant environmental impact if the following were to occur:

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

Project Impacts

Impact IV.N-3: The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools, and impacts related to this issue would be less than significant.

As shown on Table IV.N-3, the Project would generate a total of approximately 568 students, including 307 elementary students, 87 middle school students, and 174 high school students. It is possible that some of the students associated with the Project would already reside in areas served by HUSD and already would be enrolled in HUSD schools. For a conservative analysis, this EIR assumes that all of the Project’s residential units would generate HUSD students and that the students associated with the Project would be new to HUSD.

**Table IV.N-3
Estimated Student Generation**

Use Type	Amount of Development	School Type	Student Generation Factor ^a	Total Students Generated
Residential	954 du	Elementary School (K-5)	0.285	272
		Middle School (6-8)	0.081	77
		High School (9-12)	0.162	155
Total				504
<i>du = dwelling unit Number of students has been rounded to the nearest whole number.</i> ^a <i>Hemet Unified School District, Student Generation Rate Calculation, 2013.</i>				

In addition to the residential (and commercial) land uses associated with the Project, the Project also includes potential development of a 750-student elementary school that would be operated by the HUSD. As shown on Table IV.N-4, with the addition of the proposed elementary school, the HUSD schools serving the Project site would have adequate capacity to serve the Project. Further, pursuant to the California Government Code and the City's Municipal Code, payment of the school fees established by the HUSD in accordance with existing rules and regulations regarding the calculation and payment of such fees would, by law, mitigate any potential direct and indirect impacts to schools. Therefore, Project impacts to school services would be less than significant.

**Table IV.N-4
HUSD School Student Capacity and Enrollment – With Project**

School Type	School Name	Capacity (students)	Actual Enrollment (students)	Project Generated Students	Total Projected Student Enrollment with Project	(-)Under / (+)Over Capacity (students)
Elementary School	Cawston Elementary School	950	822	272	1,094	-606
	Ramona Creek Elementary School	750	NA			
	Total:	1,700				
Middle School	Rancho Viejo Middle School	1,450	1,280	77	1,357	-93
High School	Tahquitz High School	2,400	1,594	155	1,749	-651

Source: Correspondence from Jesse Bridwell, Facilities Planner, HUSD; November 28, 2012.

CUMULATIVE IMPACTS

Implementation of the Project in combination with the related projects listed on Table II-1 in Section II (Environmental Setting) would increase the demand for school services in the Project area. As shown on Table IV.N-5, cumulative development would generate approximately 10,659 students, including 5,368 elementary school students, 2,268 middle school students, and 3,023 high school students. Due to the HUSD's open enrollment policy, potential students associated with all of the cumulative projects within the HUSD service area are included in this analysis rather than students estimated to be generated by only those projects within the service boundaries of the three local schools serving the Project site. Depending on their location, the related projects would be served by a variety of schools located in HUSD's service area, including the following:

- Fruitvale Elementary School
- Jacob Wiens Elementary School
- Harmony Elementary School
- Arcadia Middle School
- West Valley High School

**Table IV.N-5
Estimated Cumulative Student Generation**

Land Use	Amount	Elementary School Students^a	Middle School Students^a	High School Students^a	Total Students
Single-Family	12,124 du	4,849	2,121	2,728	9,698
Multi-Family	867 du	247	70	140	457
<i>Related Projects Total</i>		<i>5,096</i>	<i>2,191</i>	<i>2,868</i>	<i>10,155</i>
<i>Proposed Project Total</i>		<i>272</i>	<i>77</i>	<i>155</i>	<i>504</i>
Total		5,368	2,268	3,023	10,659
^a Student generation based on the rates shown on Table IV.N-3. Source: Hemet Unified School District, Student Generation Rate Calculation, 2013.					

As with the Project, the applicants of the related projects would be required to pay a school fee to the HUSD to reduce any potential cumulative impacts that they may have on school services. Compliance with the provisions of SB 50 is deemed to provide full and complete mitigation of school facilities impacts. Therefore, cumulative impacts to school services would be less than significant.

MITIGATION MEASURES

No significant impacts related to school services have been identified, and no mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to school services would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS
N. PUBLIC SERVICES
4. PARKS AND RECREATION

ENVIRONMENTAL SETTING

Existing Facilities

Park and recreational facilities in the City of Hemet (the “City”) are maintained by four agencies: the City of Hemet, Valley-Wide Recreation and Parks District (“Valley-Wide District”), Hemet Unified School District (HUSD), and the Riverside County Regional Park and Open Space District. This includes 17 parks and recreational facilities, ranging in size from the 0.25-acre Rodeghier Green to 483 acres of open space in Simpson Park. These facilities vary from purely passive recreational use to heavily programmed use. A variety of recreational opportunities are offered at each park depending on the size of the park and the type of facilities. Many parks are located adjacent to schools or community centers. A description of each park, its size, and available facilities within the City is provided in Table IV.N-6. As of 2010, there was 700.25 acres of parkland in the City, which represents 9.2 acres per 1,000 residents, based on the estimated 2010 population of 75,820.¹¹

Parks by Classification

Mini Parks

Mini parks, also known as pocket parks, are generally smaller than two acres and contain passive facilities, such as small landscaped spaces with benches and picnic tables, and buffering from adjacent urban land use activities. These parks are intended to serve the immediate neighborhood within a one-quarter mile radius of the park. Mini parks in the City consist of Rodeghier Green, Spencer Park, Welch Green, and Cawston Park.

Neighborhood Parks

Neighborhood parks satisfy nonprogrammed recreational needs and include passive open space, active play areas, and limited practice and play fields. Neighborhood parks are typically between five and 10 acres and serve an area of approximately one-half mile. Neighborhood parks in the City consist of Weston, Santa Fe Ball Fields, Bill Gray, Oltman, and Stoney Mountain Parks.

¹¹ City of Hemet, Draft 2030 General Plan Update EIR, page 4.12-7.

**Table IV.N-6
Inventory of City Parks**

Name of Park	Location	Amenities	Acreage
Mini Parks			
Rodeghier Green	Northeast corner of Acacia and Palm	Landscaped area; bench.	0.25
Spencer Park	Palm, south of Stetson	Landscaped area; picnic area.	0.50
Welch Green	Northwest corner of Florida and Palm	Landscaped area; seating area.	1.00
Cawston Park	Cawston at Devonshire	Landscaped area; picnic area; toddler playground.	1.00
Neighborhood Parks			
Weston Park	700 East Florida	Playground; basketball court; restroom; landscaped area; shuffleboard courts.	4.0
Santa Fe Ball Field	252 South Santa Fe	Softball field; radio controlled racetrack.	5.0
Bill Gray Park	25330 Lake	Ball field; two half-court basketball areas; play area; picnic area.	5.0
Oltman Park	Cawston at Easton	Dog park; landscaped trail; gated playground.	6.0
Stoney Mountain Park	Inglestone at Cinnabar	Basketball court; playground; covered picnic area; short trail; large rock outcropping.	6.0
McSweeney Park	McSweeney Parkway at Village Loop	Under construction.	5.0
Community Parks			
Gibbel Park	2500 West Florida	Two lighted tennis courts; baseball field; half-court basketball; large play area; picnic area; restroom; lawn bowling and large turf area; horseshoe pits; Veterans Memorial.	11.0
Searl Youth Sports Park	1001 North Buena Vista	Three lighted baseball fields; lighted soccer field; picnic area; snack bar; community building with restrooms.	11.0
Mary Henley Park	801 South Kirby	Half-court basketball area; play area with restrained swing; picnic area; restroom; large turf area.	16.0
Brubaker Park and Hemet Youth Baseball Fields	Park: 3703 West Mustang Way Fields: Cawston at Mustang Way	Brubaker Park: A basketball court; play area; and picnic area on 5 acres. Youth Baseball Fields: A dozen baseball fields of various sizes are operated by Hemet Youth Baseball. Passive Use: The remainder of the acreage is open space preserved for passive use.	60.0
Regional Parks			
Valley-Wide Regional Park and headquarters for the Valley-Wide Recreation and Park	901 West Esplanade, San Jacinto	Three lighted baseball fields; six lighted tennis courts; six soccer fields; picnic area; play area; batting cages; volleyball court; horseshoe pits; fitness	36.0

**Table IV.N-6
Inventory of City Parks**

Name of Park	Location	Amenities	Acreage
District ^a		trail; gymnasium; multipurpose room; snack bar.	
Diamond Valley Lake Community Park	180 Angler	Existing 35 acres: aquatic center; eight lighted ball fields; two pickle ball courts; play areas; restrooms. Planned 50 acres: five soccer fields; four basketball courts; six tennis courts; seven volleyball courts; picnic areas; fitness trails; undeveloped open space.	85.0
Simpson Park	28505 Rawlings	Wilderness park; sheltered picnic area; hiking and off-road cycling trails; restroom.	483.5

Source: City of Hemet General Plan 2030, Recreation and Trails Element, Table 8.1.
^a Not located in the City of Hemet.

Community Parks

Community parks serve a broader purpose than neighborhood parks, accommodating more structured activities with lighted athletic complexes and group picnic areas as well as passive parkland. Community parks are intended to serve the recreational needs of several neighborhoods and generally have a service area of up to two miles. Community parks are generally between 20 and 30 acres. The City's community parks were primarily built at a time when the City's demographics favored an older population, and therefore, the parks are undersized for the current demographics and the active park amenities are deficient. Community parks in the City consist of Gibbel, Searl Youth Sports, Mary Henley, and Brubaker Parks and Hemet Youth Baseball Fields.

Regional Parks

Regional parks generally provide facilities for a wide range of sports and recreational activities including field sports, volleyball, swimming, tennis, basketball, fitness activities, hiking or cycling trails, and play. Regional parks are generally 40 acres or larger and may include a community center or gymnasium for indoor activities. They are intended to satisfy recreational needs Citywide or regionally. The three regional parks that serve the City are Simpson Park, Valley-Wide Regional Park, and Diamond Valley Lake Community Park.

REGULATORY SETTING

State

Quimby Act

The Quimby Act (California Government Code Section 66477) was established by the California Legislature in 1965 to preserve open space and parkland in the rapidly urbanizing areas of the state. This legislation was in response to California's increased rate of urbanization and the need to preserve open space and provide parks and recreation facilities for California's growing communities. The Quimby Act authorizes local governments to establish ordinances requiring developers of new subdivisions to dedicate land for parks, pay an in-lieu fee, or perform a combination of the two.

The Quimby Act provides two standards for the dedication of land for use as parkland. If the existing area of parkland in a community is 3 acres per 1,000 persons, then the community may require dedication based on a standard of 5 acres per 1,000 persons residing in the subdivision. If the existing amount of parkland in a community is less than 3 acres per 1,000 persons, then the community may require dedication based on a standard of only 3 acres per 1,000 persons residing in the subdivision. The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan recreation element if it is to adopt a parkland dedication/fee ordinance.

Local

City of Hemet General Plan

The City's General Plan includes policies aimed at providing adequate recreational facilities and amenities in the City. The following are policies contained within the General Plan that are relevant to the Project:

GOAL RC-1

Provide an appropriate range of active and passive parkland facilities to meet park acreage standards and the recreational needs of residents.

RC-1.1 Diversity of Parks: Develop a high-quality network of parks and open spaces that meet the needs of families, young adults, adults, seniors, children, and disabled individuals.

RC-1.2 Park Standard: Require adequate open space in new development for both passive and active recreation. Achieve and maintain a standard of 5 acres of parkland per 1,000 residents in the City.

RC-1.3 **Park Distribution:** Develop, upgrade, and rehabilitate parks in a manner to ensure neighborhood needs are met by neighborhood parks, community needs by community parks, and citywide needs by regional parks.

RC-1.5 **Conversion of Marginal Land:** Require the utilization and maintenance of stormwater basins and undevelopable areas of any project (e.g., utility easements, undersized lots) for recreational uses such as tot lots, picnic areas, community gardens, or passive open space, as feasible.

GOAL RC-2

Increase the amount and diversity of recreation areas and facilities within the City through the development process, multi-agency partnerships, and the use of creative funding strategies.

RC-2.1 **Development Standards:** Require developers of new residential developments to provide on-site recreational amenities commensurate with the size of the project or contribute in-lieu fees for the development of facilities in accordance with the nexus standard.

RC-2.2 **Concurrent Development:** Require that development of recreation facilities occur concurrent with other residential development in an area.

RC-2.3 **Quimby Act:** Continue to implement the Quimby Act to provide park dedication and in-lieu fees for community recreational facilities.

RC-2.4 **Specific Plan Requirement:** Require a parks and recreation component in specific plans for new residential developments that:

- Identifies public and private park sites in accordance with approved service standards;
- Defines park types, design guidelines, landscape standards, and user demand;
- Integrates parks with neighborhood centers and schools;
- Physically links parkland to residential areas and facilities through an integrated system of green spaces and the City's off-road and on-road trail system;
- Defines design standards and programming needs consistent with the demographic trends of the City; and
- Incorporates principles of energy, water, and natural resources conservation.

GOAL RC-3

Create and maintain a parkland system that is identifiable, safe, and accessible to all users.

RC-3.1 Park Siting: Situate community parks along major arterials and ensure adequate parking. Site neighborhood parks in high visibility areas on local or collector streets within the neighborhoods they serve and foster pedestrian access.

RC-3.2 Park Design: Design new parks and facilities consistent with modern safety and accessibility design codes and practices.

GOAL RC-4

Design and manage a parkland system that is compatible with adjacent land uses

RC-4.1 Park Design: Design new parks and redesign existing parks to ensure that site activities, such as sports fields, nighttime lighting and parking areas, do not adversely affect adjacent land uses.

RC-4.2 Accessibility: Provide well-designed and easily accessible linkages to pedestrian and bike trails to encourage park users to access the park by non-vehicular means.

GOAL RC-5

Design and manage a parkland system that respects the features of the natural environment and incorporates conservation features into park design and operations.

RC-5.1 Open Space Corridors: Maintain open space corridors containing watercourses, riparian habitat, floodplains, wetlands, grasslands, and other natural resource areas as integral components of an open space system that is part of a continuous community.

RC-5.3 Environmentally Sensitive Design and Landscaping: Require that new parks be sited and developed in an environmentally sensitive manner with drought-tolerant landscaping, recycled water for irrigation, and natural drainage courses that recharge groundwater.

RC-5.5 Sustainable Recreation: Promote water, energy, and resource conservation and best practices in the design, operation, and maintenance of new and existing parks, trails, and recreational facilities.

Measure C

On June 7, 1998, City voters approved Measure C requiring updates to the City's General Plan to incorporate performance measures related to park and recreational facilities. Measure C establishes a park ratio of 5.0 acres of developed parkland for every 1,000 residents.

City of Hemet Municipal Code

The City's Municipal Code identifies land use categories, development standards, and other general provisions that ensure consistency between the City's General Plan and proposed development projects. The following are provisions within the City's Municipal Code that are relevant to the Project:

Chapter 70 (Subdivisions), Article X (Public Parklands and/or Dedication)

- **Section 70-281 (Development fee or dedication of land required for certain developments).** A park development fee shall be required and dedication of land in lieu of fees may be required when a residential subdivision is within the radius area defined by the latest adopted Park and Recreation Element of the Hemet General Plan for a neighborhood park site and where a park site does not presently exist. When a residential subdivision is 50 parcels or less, park development fees shall be required; however, for a condominium project, stock cooperative, or community apartment project exceeding 50 dwelling units, dedication of land in lieu of fees may be required in accordance with Section 70-285.
- **Section 70-282 (Parkland standard).** The City parkland standard is five acres per 1,000 people residing within the City.
- **Section 70-284 (Amount of fee; applicability of fee).** Park development fees shall be as set aside by city council resolution from time to time based upon an amount per dwelling unit, regardless of size. All residential dwelling units including, but not limited to, mobile homes, condominium conversions, condominiums, multiple-family, and single-family are subject to the park development fee.
- **Section 70-285 (Standard for dedication of land in lieu of fee).** The standard for dedication of land in lieu of the park development fee is five acres per 1,000 people. The standard for the number of people per dwelling unit shall be two for each unit with two bedrooms or less, and three for each unit with three bedrooms or more.
- **Section 70-287 (Procedure for payment of fee or dedication of land).** At the time of approval of the tentative map, the approval body shall determine the land to be dedicated and the park development fees to be paid, or both, by the subdivider. The dedication of land shall be made prior to the approval of the final map. The fees shall be due and payable with the application for building permits.

ENVIRONMENTAL IMPACT ANALYSIS

Threshold of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant environmental impact if the following were to occur:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives of the parks department;
- b) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- c) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Project Impacts

Impact IV.N-4: The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks and recreational facilities, or need for new or physically altered parks and recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for park services, and impacts related to this issue would be less than significant. In addition, the Project would not increase the use of existing parks or recreational facilities such that physical deterioration would be accelerated, nor would the Project include construction of recreational facilities which would have an adverse physical effect on the environment, and impacts related to these issues would be less than significant.

According to the Recreation and Trails Element of the General Plan and Section 70-285 of the Municipal Code, five acres of parkland and/or recreation facilities per 1,000 people is required for residential development projects. Maximum buildout of the Project would accommodate 1,077 dwelling units,¹² which includes approximately 346 three-bedroom (or larger) units and 731 two-bedroom (or smaller) units. Using the City standard of three people per unit with three bedrooms (or more), and two people per unit with two bedrooms (or less), the Project would generate approximately 2,500 residents, as shown below:

¹² *The Project as described in Section III (Project Description), includes development of 954 residential dwelling units. However, for the purposes of providing a conservative analysis of the Project's demand for park and recreational facilities, the analysis in this section assumes maximum development of 1,077 residential dwelling units.*

- 346 three-bedroom units x 3 people per unit = 1,038 people
- 731 two-bedroom units x 2 people per unit = 1,462 people
- Total = 2,500 people

Therefore, based on the City's performance standard, the Project would generate the need for approximately 12.5 acres of parkland.¹³

The Project proposes approximately 35.1 acres of open space and recreational areas. This includes approximately 22.8 acres of passive recreational space in Planning Area 1, known as the Ramona Creek Corridor. This area would extend generally through the central portion of the Project site and would serve as a drainage basin and corridor as well as provide approximately 2.0 miles of walking trails, picnic areas, seating areas, and exercise courses. In addition, the Project includes an approximately 2.0-acre open space area in the central portion of the Project site (Planning Area 2), known as the Community Green. This would serve as the "central park" of the community and would accommodate community uses such as an amphitheater and community room. The Community Green would host outdoor concerts, plays, and events. The Project would also include an approximately 9.2-acre recreational area, known as the Recreation Spine, which would cross the site from the northeast to the southwest. The Recreation Spine would include recreational amenities such as open fields, sports courts, play equipment, picnic areas, and exercise opportunities.

The proposed parks and open space acreage of the Project would meet and exceed the amount of parkland and/or recreation facilities defined by the Quimby Act and the more conservative performance standard outlined in the City's General Plan and Municipal Code. Therefore, the Project's parks and open space components would ensure that recreational facilities would be available to new residents of the Project and thus would not cause increased use of existing parks or require the construction or expansion of recreational facilities within the City. Additionally, the proposed parks and open space components would also serve the residents of the existing and future surrounding communities.

Since park needs would be met and exceeded on-site, it is not expected that the residents of the Project would, in any appreciable manner, need to use City or regional parks that are located off-site. While it is anticipated that Project residents would utilize off-site recreational facilities, significant park and recreational facilities would be provided on-site to adequately serve the needs of Project residents. As such, impacts to existing parks and recreational facilities would be less than significant.

CUMULATIVE IMPACTS

The Project, in combination with the related projects (refer to Table II-1 in Section II [Environmental Setting]), would increase the cumulative demand for park services in the City. However, each related

¹³ (5 acres x 2,500 people) / 1,000 people = 12.5 acres.

project would be required to comply with the City's parkland dedication requirements as contained in the City's Recreation and Trails Element of the General Plan and the Municipal Code. As a result, new parkland and recreational facilities would be developed as new residential development occurs, or applicable Quimby fees would be paid in lieu of parkland dedication. Therefore, no significant cumulative impacts related to parks and recreational facilities would occur.

MITIGATION MEASURES

No significant impacts related to parks and recreational facilities have been identified, and no mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to parks and recreational facilities would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS
N. PUBLIC SERVICES
5. LIBRARIES

ENVIRONMENTAL SETTING

Existing Library Facilities

City of Hemet

Library services are provided to the Project area by the City of Hemet (the “City”) Public Library (the “HPL”), which is at 300 East Latham Avenue, approximately 3.3 miles east of the Project site. The library has a collection of approximately 104,000 items in a two-story building comprising approximately 50,000 square feet. According to the HPL, circulation has doubled in recent years. The state standard for library services is approximately 2.5 to 2.75 books per capita. The book collection of the HPL is currently approximately 60,000 to 70,000 volumes short of that standard.¹⁴

The HPL provides a broad array of library services, from the traditional loaning of books and audiovisual materials, answering of questions, and provision of children's programming to the "new basic" services of public computers, book discussion groups, and free wireless access for those who bring their own laptops to the library.¹⁵ The library provides a number of electronic databases that provide fast, easy, and timely access to newspaper and magazine articles, homework assistance, genealogical research material, test preparation guides and practice tests, and information geared to assist California families. In addition, the library has made online reference services available to its users 24 hours a day, 7 days a week, so a question can be asked and answered at any time, even when the library is closed. A community support group, the Friends of the Library, provides fundraising and recently provided funds for an inventory wand that can be used to take inventory at the shelves without removing each item to scan barcodes.¹⁶ On average, 1,600 people visit the library each day, and of these, 320 use the public Internet services. Recent growth in the community has occurred largely among the groups that make the greatest use the public library system—families and children.¹⁷

¹⁴ <http://www.hemetpubliclibrary.org/>; accessed July 5, 2013.

¹⁵ *City of Hemet General Plan 2030, Section 5.4.3, Library Services, Page 5-37.*

¹⁶ *Ibid.*

¹⁷ *Ibid.*

Other Nearby Libraries

Riverside County operates a separate public library system. The nearest County branch is in the City of San Jacinto, approximately 4.8 miles northeast of the Project site.

REGULATORY SETTING

Local laws, regulations, plans or guidelines that are potentially applicable to the Project are summarized below.

City of Hemet General Plan

The Hemet General Plan includes goals and policies aimed at providing adequate library services in the City of Hemet. The following are goals and policies contained within the City's General Plan that are relevant to the Project:

- **Goal CSI-9:** Maintain and enhance a City library system that contributes to quality of life through accessible and diverse library collections, technologically improved services, and a welcoming environment.
 - **Policy CSI-9.1:** Library Collections: Expand and adapt the library collection to meet the changing needs of the community for different formats and interests while preserving a core collection of materials of continuing value.
 - **Policy CSI-9.2:** Community Responsiveness: Ensure that the library system is responsive to residents' and businesses' specialized needs.
 - **Policy CSI-9.3:** Library Programming: Enhance library programming and services for children and teens.
 - **Policy CSI-9.4:** Funding: Maintain, expand, and develop public and quasi-public facilities by identifying and soliciting funding from additional sources to supplement cultural, community, and library facilities and services.
 - **Policy CSI-9.5:** Impact Fees: Continue to use City-collected, library-specific fees for the development, expansion, or rehabilitation of existing library facilities.

City of Hemet Library Expansion Facilities Development Impact Fee (City Council Resolution No. 3981)

The City assesses a Library Expansion Facilities Development Impact Fee (DIF) to new development projects. These fees are used to construct new facilities commensurate with increased demand. The location and target dates for construction of these facilities will not be identified until a sufficient amount of impact fees are collected within the service area to warrant property acquisition and facility development. DIF rates are reviewed periodically, and the most recent update occurred in August 2006.

In accordance with City Council Resolution No. 3981, the current DIF for Library Expansion Facilities is \$735 per single-family residence and \$557 per condominium or duplex.

ENVIRONMENTAL IMPACT ANALYSIS

Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could result in a significant impact if the following would occur:

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

Project Impacts

Impact IV.N-5: The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, or need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for library services, and impacts related to this issue would be less than significant.

Development of the Project would increase demand for library services by increasing the residential population in the Project area by approximately 2,470 persons (refer to Section IV.M [Population and Housing]). It should be noted that this analysis is conservative since it assumes that all future Project residents would be relocating to the area from elsewhere, and that no portion of the demand for library services represented by the Project currently exists in the area.

For cities with populations between 356,000 and 100,000, many public libraries in California use the following library service standards:

- Book stock – 2.5 to 2.75 per person
- Square feet – 0.5 to 0.6 per person
- Seats – 0.0035 per person

Based on these standards, the Project would create a need for approximately 6,175 to 6,792 books, 1,235 to 1,482 square feet of library space, and 9 library seats. The HPL has a second floor available for expansion in the future, as demand is needed. Additionally, the City provides for library services through the City's DIF in accordance with City Council Resolution No. 3981. The additional library facilities and material costs in the City due to buildout of the Project would be offset through the payment of the required DIF.

Individual development projects under the Specific Plan would be reviewed by the City and would be required to comply with requirements in effect at the time building permits are issued, including payment of library fees. As a result, sufficient revenue would be available for necessary improvements to provide for adequate library facilities and materials upon buildout of the Project. Therefore, Project impacts related to library services would be less than significant.

CUMULATIVE IMPACTS

Implementation of the Project in combination with other related projects in the City (refer to Table II-1 in Section II [Environmental Setting]) would result in an increase in demand for library services within the area. Cumulative projects would add approximately 13,945 new housing units and approximately 36,118 new residents to the City. The library funding sources from the City's DIF for library facilities in accordance with City Council Resolution No. 3981 would finance an adequate level of library services to City residents. Therefore, to the extent that library facilities are expanded to serve cumulative development, no significant cumulative impacts to the library services would occur.

MITIGATION MEASURES

No significant impacts related to library services have been identified, and no mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to libraries would be less than significant.