

4.13 PUBLIC SERVICES

This section describes public services in the City of Santa Paula that may be affected by implementation of the proposed project. This section addresses impacts to fire protection and emergency services, police protection, schools, and other public facilities such as libraries. It also addresses the potential impacts that the proposed project may have on those services. This section provides a brief discussion of these issues and summarizes the findings of the analysis. A discussion of wildland fires is provided within Section 4.10 (Hazards & Hazardous Materials) of this EIR. In addition, Section 4.15 (Utilities & Service Systems) of this EIR addresses fire flow requirements and discusses fire hydrant location and spacing. Section 4.4 (Transportation & Circulation) of this EIR addresses Santa Paula Fire Department (SPFD) requirements for roadway widths, ingress and egress and turnaround radius requirements.

4.13.1 EXISTING CONDITIONS

4.13.1.1 Fire Protection and Emergency Services

Fire Protection Services

Fire prevention and suppression services are provided to City residents and adjacent unincorporated areas by the SPFD on a paid-call basis. Additional SPFD duties include business hazardous materials regulation, code enforcement, plan checking, fire safety inspections, information programs, fire investigations, and disaster preparedness. The City maintains two fire stations in the City, located within two miles of the project site. Fire Station 81 is located at 114 South 10th Street. Fire Station 82 is located at 536 West Main Street. The Department consists of fourteen full-time personnel and 35 Reserve Firefighter/Emergency Medical Technicians (EMTs). The fourteen full-time personnel are the Fire Chief, Assistant Fire Chief, six Captains, three Engineers and three full-time Firefighters who are currently temporarily acting engineers. The City Council has approved the hiring of another full time engineer in the current budget year with the expectation of at least two others within the next couple years.

The equipment at Fire Station 81 includes two (2) engines, and also light and air heavy-duty pick up. The equipment at Fire Station 82 includes two engines. Both of the City's fire stations are functional, but are considered antiquated.¹ These facilities are in need of improvements, especially regarding fire suppression equipment and personnel. The City leased a new Engine in March 2007 which is being housed in Station 82. Capital Improvements are made on an as needed basis, pending availability of funds.

Routine fire, medical and other calls are handled by the two on-duty Engine Companies on a rotating 24 hour-shift system. Engine 81 responds out of Station 81 with a full-time Captain, Engineer and Reserve Firefighter/EMT. Engine 82 responds out of Station 82 with a full-time Captain, full-Time firefighter currently acting as an Engineer and a Reserve Firefighter/EMT. All available personnel are dispatched to major emergencies. Station 82's crew is also responsible for responding to mutual aid calls in Santa Paula's Light and Air unit when requested. This duty alternates daily between the Santa Paula Fire Department and Fillmore Fire Department. The average response time for both fire stations to emergency calls in the City is approximately 4.5 minutes.²

¹ Telecommunication with Captain Araiza, SPFD, dated January 3, 2007.

² Ibid.

Incoming 911 calls generated within the City are routed to Santa Paula Police Dispatch. Fire and Medical calls are transferred to the Ventura County Fire Protection District's Fire Communications Center, which handles fire and medical dispatching for most fire and ambulance agencies within Ventura County. For Santa Paula this dispatching service is provided pursuant to a contract by which SPFD provides certain automatic aid services in exchange. The City also contracts with the Ventura County Fire Protection District on a fee-for-service basis for hazardous materials responses requiring more than the City's own resources, and for continuing EMT training.

The SPFD participates in Automatic and Mutual Aid Agreements with other agencies including the County of Ventura. These agreements are intended to assist participating jurisdictions during emergencies in which their services and/or capabilities require assistance.

Emergency Medical Services

The American Medical Response (AMR) ambulance company and the SPFD provide emergency medical services to the City. The City receives approximately 1,800 calls per year, about 75 percent of which are for emergency medical services. The SPFD's average emergency medical services response time is approximately 4.5 minutes. The SPFD is trained in basic life support (BLS) and the AMR company is trained in advance life support (ALS).³ The SPFD follows the Personnel Training and Emergency Response Plan Outlined in the California Code of Regulations Title 26, Divisions 19 and 19.1. The SPFD is ultimately responsible for coordinating evacuation necessitated by an emergency.

Santa Paula Hospital (SPH) is an acute-care community hospital, serving the Santa Clara Valley residents. Acute-care means that the hospital is equipped to provide medical and surgical care for injured or seriously ill people, which includes equipment and facilities for emergency treatment as well as surgical and extensive diagnostic procedures. SPH is located at 825 N. Tenth Street, and is a campus of Ventura County Medical Center that is governed by the Ventura County Board of Supervisors.

SPH has 49 beds and 19 private rooms.⁴ The hospital also has state-of-the-art equipment, a comprehensive roster of services and dedicated ICU, and maternity/surgical units. SPH offers a comprehensive list of inpatient and outpatient services and full-service departments for diagnostic procedures, treatment, aftercare and ongoing care, including: radiology, surgery, maternity, critical care, 24/7 emergency room, laboratory, and dietetics.

Multi-Jurisdictional Hazard Mitigation Plan for Ventura County⁵

The Multi-Jurisdictional Hazard Mitigation Plan for Ventura County (Plan) was prepared in March 2005 to meet the Department of Homeland Security's Federal Emergency Management Agency (FEMA) requirements of the Disaster Mitigation Act of 2000 (Public Law 106-390) (DMA 2000) and Interim Final Rule (the Rule). The Rule establishes the minimum hazard mitigation planning requirements for states, tribes, and local entities. The City of Santa Paula is a participating member of the Plan.

³ Ibid.

⁴ County of Ventura. "Santa Paula Hospital." 2007. https://www.vchca.org/mc/SPhospital_V7.pdf

⁵ Source: Multi-Jurisdictional Hazard Mitigation Plan for Ventura County, March 2005.

The Plan is intended to serve many purposes, including the following:

- Enhance Public Awareness and Understanding – to help residents of the county better understand the natural and human-made hazards that threaten public health, safety, and welfare; economic vitality; and the operational capability of important institutions.
- Create a Decision Tool for Management – to provide information that managers and leaders of local government, business and industry, community associations, and other key institutions and organizations need to take action to address vulnerabilities to future disasters.
- Promote Compliance with State and Federal Program Requirements – to ensure that Ventura County and its incorporated cities comply with laws and regulations that encourage or mandate local governments to develop comprehensive mitigation plans.
- Enhance Local Policies for Hazard Mitigation Capability – to provide the policy basis for mitigation actions that should be promulgated by participating jurisdictions and districts to create a more disaster-resistant future.
- Provide Inter-Jurisdictional Coordination of Mitigation-Related Programming – to ensure that proposals for mitigation initiatives are reviewed and coordinated among the participating jurisdictions within the county.
- Achieve Regulatory Compliance – to qualify for the Pre-Disaster Mitigation (PDM) program, local jurisdictions must have an approved mitigation plan to receive a project grant. Local jurisdictions must have approved plans by November 1, 2004, to be eligible for Hazard Mitigation Grant Program (HMGP) funding for Presidentially declared disasters after this date. Plans approved at any time after November 1, 2004, will make communities eligible to receive PDM and HMGP project grants.

The Plan addresses four major hazard profiles which including, earthquakes, flooding, geologic hazards and wildfires. These major hazard profiles are discussed within the following sections of this EIR:

- Earthquakes – These issues are addressed in Section 4.8 (Geology & Soils)
- Geologic Hazards – These issues are addressed in Section 4.8 (Geology & Soils)
- Flooding Hazards – These issues are addressed in Section 4.9 (Hydrology & Water Quality)
- Wildfires – These issues are addressed in Section 4.10 (Hazards & Hazardous Materials)

4.13.1.2 Police Protection

The Santa Paula Police Department (SPPD) provides police protection service to the community within the corporate boundaries. The main police station is located at 214 South Tenth Street. The SPPD is responsible for all police services for the entire city of Santa Paula, estimated to be approximately 4.6 square miles.⁶ The SPPD currently operates out of a 7,500-square foot facility on the 10th Street and a 1,440-square foot Las Piedras Park Community Policing Building.

The authorized strength of the SPPD is 32 full-time police officers.⁷ The sworn officer positions are funded by grants and the existence of these positions is contingent on the grant funding available. It should be noted that one of the full-time officer positions will be eliminated as of March 1, 2007 as a result of a grant position ending. A second position will likely be eliminated July 1 as another grant is ending.⁸ The SPPD has an authorized strength of 20 reserve (part-time) police officers. The current actual strength of this unit is 12 reserve police officers. However, in the recent past, it has not been at 20 officers at any given time. Based on the 31 full-time officers, the number of officers to 1,000 residents

⁶ Written correspondence from Chief MacKinnon of the Santa Paula Police Department dated January 23, 2007.

⁷ *Ibid.*

⁸ Note: The City of Santa Paula City Council recently authorized two new positions.

is 1.06 to 1,000 residents based on a population of 29,281.⁹ It should be noted that this staffing level is below the County average of 1.13¹⁰ officers to 1,000 residents.¹¹

The SPPD has a minimum staffing policy of two police vehicles and a police supervisor vehicle on the road at all times. Typically, the SPPD fields at least three patrol vehicles at all times. The City is divided into two patrol districts with a third roving patrol. Depending on staffing and the use of reserve Police Officers, the SPPD can increase patrols on a given shift up to five vehicles. In addition, a traffic officer on a motorcycle patrols citywide on a random schedule of 40 hours a week.

The approximate average response time for all Calls for Service is 4 minutes and 20 seconds. There is no recognized County or City standard for response times. The SPPD does not track this time as a measure of service delivery.

Mutual Aid agreements exist with all other cities within the County of Ventura and the Ventura County Sheriff's Office. The agreements are intended to assist participating jurisdictions during emergencies in which their services and/or capabilities require assistance. With the anticipated long-range economic predictions, the SPPD is seeking to be able to maintain existing service levels, while investigating options for reduction of police service levels.

Table 4.13-1 shows the City of Santa Paula Uniform Crime Records (UCR) for Part I and Part II Crimes statistics for 2005. It should be noted that the UCR for 2006 has not been completed.

**TABLE 4.13-1
CITY OF SANTA PAULA UCR PART I AND II CRIMES (2005)**

Part I Crimes for 2005	
Homicide	0
Rape	8
Robbery	29
Assault	64
Burglary	140
Theft	412
Auto Theft	96
Arson	1
Total	750
Part II Crimes for 2005	
Recovered/Possession Stolen Property	10
Narcotic/Drug Violations	357
Weapon Violations	87
Warrant Arrests	270
Drunk Driving	93
Drunk in Public	24
Liquor Law Violations	33
Misdemeanor Traffic Violations	683
Total	1,557

Source: Written correspondence from Chief MacKinnon of the Santa Paula Police Department dated January 23, 2007.

⁹ Written correspondence from Chief MacKinnon of the Santa Paula Police Department dated January 23, 2007.

¹⁰ Note: Average is derived from officer ratio per 1,000 residents for the Cities of Oxnard (1.22), Port Hueneme (1.04), Simi Valley (1.03), and Ventura (1.13) and is based upon written correspondence received from Chief MacKinnon of the Santa Paula Police Department dated July 5, 2007.

¹¹ Written correspondence from Chief MacKinnon of the Santa Paula Police Department dated July 5, 2007.

Part I Crimes include robbery, rape, assault, theft, and arson type crimes. Part II Crimes include all other types of crimes not mentioned in the Part I Crimes index, such as misdemeanor traffic violations, drunk driving, and narcotic/drug violations. As indicated in Table 4.13-1 above, there were a total of 750 Part I Crimes and a total of 1557 Part II crimes for 2005. The most frequent Part I and Part II Crimes in the City of Santa Paula in 2005 were theft and misdemeanor traffic violations, respectively.

Multi-Jurisdictional Hazard Mitigation Plan for Ventura County

Refer to Section 4.13.1.1 (Fire Protection and Emergency Services) above.

4.13.1.3 Schools

The project site is currently served by the Santa Paula Elementary School District (SPESD) for Kindergarten (K) through Grade 8, and the Santa Paula Union High School District (SPUHSD) for Grades 9 through 12. Currently, the SPESD has six elementary schools and one middle school located within the City; the SPUHSD has one high school and one alternative high school within the City.

Table 4.13-2 indicates the acreages, capacities, and California Department of Education (CDE) recommendations for each school in Santa Paula. Based on current enrollment figures, three elementary schools are over capacity and three are under capacity. The only middle school is also over capacity. The high school and continuation high school are both over capacity. However, according to the CDE guidelines for school site acreage, five of the six elementary schools, the middle school and the high school facilities are considered undersized.

**TABLE 4.13-2
SANTA PAULA SCHOOL CHARACTERISTICS**

School	Current Capacity	Enrollment 2004-2005	Remaining Capacity	Site Acreage	CDE Recommended Acreage	CDE Recommended Capacity
Elementary (K-5)						
Thelma Bedell	474	338	136	6.85	10	350
Blanchard	432	484	-52	9.96	7.3	450
Glen City	644	647	-3	10.43	11.9	600
McKevett	385	337	48	3.49	7.3	150
Grace S. Thille	320	344	-24	3.5	7.3	150
Barbara Webster	535	482	53	8.95	10	450
Middle (6-8)						
Isbell	824	1,277	-453	12.77	19.9	750
High (9-12)						
Santa Paula Union (9-12)	1,377	1,639	-262	18.54	40.8	N/A
Renaissance High (Alternative)	75	121	-46	*	3.6	N/A

1 CBED (California Basic Educational Data System) Actual School Enrollment as of October 2005 (Source: Francine Torrigiani, SPUHSD, May 2, 2006)

* Renaissance High School is located in six portable classrooms on the Santa Paula Union High School campus.

According to the SPUHSDs Long-Term Facilities Master Plan (February 2005), the number of elementary school students has been declining in recent years, and is expected to continue to decline. By the 2009-2010 school year, these declines will affect high school enrollment, which is anticipated to begin declining at a rate of 150 students per year; in the four years to 2015, the high school population is projected to decline by about 600 students.

4.13.1.4 Parks and Recreation Facilities

Refer to Section 4.14 (Recreation) of this EIR for a detailed discussion of existing parks and recreation facilities in the City and vicinity.

4.13.1.5 Libraries

The Blanchard/Santa Paula Public Library District (Blanchard Community Library), located at 119 N. 8th Street, provides library services to the City of Santa Paula residents. The library is open 10:00 A.M. to 8:00 P.M. Monday through Thursday, and 10:00 A.M. to 2:00 P.M. on Saturday. Library program services include a children's story time, a teen program, homework center assistance, adult and family literacy programs, and ESL (English-as-a-Second Language) classes.¹²

In fiscal year 2005-2006, the library recorded 15,994 borrowers/patrons and circulated 71,549 items to borrowers. The 22,554 square foot facility includes computers for free public use, a local history room, a literacy center, and one meeting room. The library is currently undergoing an electrical retrofit. The electricity to the building was recently upgraded. Also, the library is in the initial stages of an electrical upgrade in the parking lots around the building. Energy efficiency and conservation within the building is planned for 2008, should funding become available. An interior expansion and facilities upgrade is envisioned, which would convert an undeveloped storage area into a literacy office, a multipurpose room, and a work/storage area for the Friends of the Library. The City has also estimated that the library facility is in need of \$800,000 worth of maintenance repairs and upgrades.

Using the 2005 City population estimate of 29,281 persons, the library has a ratio of 0.77 square feet of public library space per capita. This figure is above the commonly accepted industry standard of 0.60 square feet of public library space per capita.¹³

The Santa Paula Union High School District boundaries serve as the Blanchard Community Library special district boundaries. The library generates revenue from current secured property taxes collected by the County of Ventura, and from a flat \$40 per parcel tax levied on the approximately 7,500 parcels within the district boundaries. Santa Paula voters approved Measure B4 in March 2004, which increased the parcel tax from \$25 to \$40, and enhanced annual revenues by more than \$110,000. As a result of the increased revenues, the library was able to avoid cuts in service hours and programs. In November 2004, Santa Paula voters approved Measure L, which increased the ceiling of the spending limit by \$350,000 to utilize the anticipated increased revenues for a period from July 2006 to June 2010.

¹² Blanchard/Santa Paula Public Library. "Library Services & Programs." 29 May 2007. <http://www.rain.org/~stapaula/>

¹³ Telecommunication with Daniel Robles, Director, Blanchard/Santa Paula Public Library District, January 23, 2007.

4.13.2 THRESHOLDS OF SIGNIFICANCE

Based upon the thresholds contained in Appendix G of the CEQA Guidelines, the proposed project would have a significant impact on the environment if it would:

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

4.13.3 METHODOLOGY RELATED TO PUBLIC SERVICES

The potential impacts of implementation of the proposed Specific Plan on public services were evaluated based on review of the City of Santa Paula's *General Plan* and written and verbal correspondence with public service agencies in the City of Santa Paula and Ventura County.

4.13.4 POTENTIAL IMPACTS

4.13.4.1 Construction Impacts

Construction impacts related to fire and emergency medical services may occur during site preparation and building activities associated with the proposed project. Heavy machinery including cranes, scrapers, backhoes and other common construction equipment would be required to build the proposed project. Although construction workers would be required to follow California Occupational Safety Health Administration (Cal/OSHA) procedures and safety requirements during construction activities, work-related injuries may occur. Construction injuries or a fire incident would require the services of the SPFD and the AMR. The occurrence of these incidents would be expected to be infrequent and would not require additional fire prevention or suppression services or emergency medical services beyond the capabilities of the SPFD or AMR. Therefore, impacts to fire prevention or suppression services or emergency medical services provided by the SPFD or AMR during construction would be less than significant.

Construction access for employees, machinery and materials delivery for the proposed project site would be limited to SR-126, Hallock Drive and Telegraph Road. Increased traffic along these and adjacent roads may increase the potential for vehicle congestion and accidents during the construction of the proposed project. In addition, the delivery of over-size equipment and/or machinery may require temporary road closures (i.e., limited to a one to three hour period) or traffic detours. These temporary activities may affect response times and/or service routes, thereby affecting the provision of police services, fire suppression and emergency medical services in the immediate vicinity of the project site. These potential project-related impacts to response times and the provision of police services, fire suppression and emergency medical services during construction would be adverse and significant.

4.13.4.2 Operational Impacts

Fire and Emergency Services

As previously noted, Section 4.15 (Utilities & Service Systems) of this EIR addresses the proposed project's ability to meet fire flow requirements and discusses fire hydrant location and spacing. Section 4.4 (Transportation & Circulation) of this EIR addresses the proposed project's ability to meet SPFD requirements for roadway widths, ingress and egress and turnaround radius requirements. A discussion of wildland fires is provided within Section 4.10 (Hazards & Hazardous Materials) of this EIR.

The proposed project includes development of 1,500 residential units, 150,000 square feet of light industrial, 285,000 square feet of commercial and 375,800 square feet of civic uses. These uses would be constructed in phases over an approximate 10 year period. At the end of this period, the proposed project is estimated to generate approximately 5,275 new residents.¹⁴ In addition, the commercial, light industrial and civic institutional uses are estimated to generate a daytime population of 1,305¹⁵ persons.

At build out, a project of this size would generate an anticipated level of service calls ranging from one to three each day, with most calls occurring in the evenings. The majority (75%) of these calls would likely be medical emergencies. Additionally, the receipt of multiple calls (which currently occur 2-4 times per week) could exacerbate response times and require greater dependence on mutual aid (i.e., adjacent jurisdictions). Because mutual aid responders would be coming from as far as the Cities of Fillmore or San Buenaventura (approximately 10 miles east and west of the City, respectively), this circumstance could result in substantial response delays. Emergency vehicle response times on-site and within the City could also be affected by traffic generated from the proposed project.

Common guidelines for serious medical emergencies (e.g., heart attack) recommend response times within five minutes of notification. Similarly, national standards for fire response also have a five minute response benchmark for intervention of incipient fires to prevent rapid fire escalation and extensive or life threatening fire development. However, national guidance on emergency vehicle response speeds recommends no response speed greater than 20 miles per hour (MPH) beyond the posted speed limit. Although Stations 81 and 82 are located approximately 2.0 and 3.5 miles west of the project site¹⁶, respectively, the age of the SPFD vehicles and some on-site roadway grades of eight to 10 percent would reduce response times to northern areas of the project site. It is estimated that response times¹⁷ to these areas from Stations 81 and 82 would be approximately 5.0 and 7.25 minutes,¹⁸ respectively. Utilizing national standards and the SPFD's average incident response times, implementation of the proposed project would exceed response time standards for both Station 81 and Station 82 without a new fire station located on-site or within close proximity of the project site. Therefore, impacts on response times from implementation of the proposed project would be adverse and significant.

Although new development within the project site would be constructed incrementally and required to pay development impact fees to offset the impacts to existing fire and emergency services, such as paying for new equipment, expanded facilities, and new staff, neither Stations 81 nor 82 would currently be capable of accommodating these new resources. In addition, the proposed project would add a substantial

¹⁴ Stanley R. Hoffman Associates, Inc. *East Area One Specific Plan Fiscal Analysis of Annexation City of Santa Paula*. August 20, 2007.

¹⁵ *Ibid.*, page 6.

¹⁶ Note: Distance to project site is estimated as being the northeast corner of the East Area 1 Specific Plan.

¹⁷ Note: Roadway speed is assumed to be 40 miles per hour (MPH) since higher speeds may not be achievable due to elevation gains within the northern portion of the site.

¹⁸ Note: Response times assume the following: (1) Call and dispatch time of 2.00 minutes; (2) Station distance (miles) to northeast corner of project site divided by miles per hour (40 mph) multiplied by 60 minutes.

new geographic area (501 acres or 0.78 square miles) and emergency call demands for the SPFD. As previously noted, the City's existing equipment is antiquated and has largely reached the end of its useful life. Based upon land uses and population estimates proposed under the Specific Plan the following additional personnel and equipment would be required in order to meet projected emergency service calls and fire suppression demands:

- Equipment
 - New Fire Station located within the proposed Santa Paula Creek Civic District or Railroad District
 - One new fire engine apparatus (pumper)
- Fire Personnel
 - 12 full time fire personnel comprised of the following:
 - Three Battalion Chiefs
 - Three Captains
 - Three Engineers
 - Three Fire fighters
- Civilian Staff
 - One Fire Prevention Officer
 - One Office Secretary

Therefore, implementation of the proposed project would result in an adverse and significant impact to the provision of emergency services and fire suppression.

Police Services

SPPD would provide police protection services to the project site. Estimated response times from the police station to the project site would be under two (2) minutes for emergency responses and under five (5) minutes for routine responses.¹⁹ As previously discussed, there is no recognized County or City standard for response times. The SPPD thus does not track this time as a measure of service delivery. According to SPPD, additional manpower and equipment would be required in order for SPPD to adequately serve the project site.²⁰ The existing level of police protection service would therefore not be adequate to serve the project site.

Based upon build out population estimates proposed under the Specific Plan a total of 5.5²¹ full-time sworn officers would be required to meet service demands. In addition, the following equipment and civilian support staff would also be required:

- One police vehicle (cruiser) (including associated equipment (e.g., radios, laptop, etc.))²²
- 1.5 full time civilian support staff²³
- Additional office space totaling 2,142 square feet²⁴

¹⁹ Telecommunication with Chief MacKinnon, SPPD, dated June 22, 2007.

²⁰ *Ibid.*

²¹ Note: Sworn officer requirements are based upon the City's existing ratio of 1.06 officers per 1,000 persons. It should be noted however, that this rate is below both the County and national averages.

²² Source: Correspondence dated July 5, 2007 from Chief MacKinnon, SPPD.

²³ *Ibid.*

²⁴ *Ibid.* In addition, this estimate is based upon American Architectural Institute standards for police facilities which recommends a total of 306 square feet of space per fulltime employee. The assumption includes a total of seven full time employees.

Implementation of the proposed project would therefore result in less than significant impacts on police services.

4.13.4.3 School Impacts

Table 4.13-3 shows the student generation factors for residential developments. The proposed project proposes 1,500 dwelling units (du), 1,430 du²⁵ of which would generate approximately a combined total of 1,064 K-8 and high school students.

**TABLE 4.13-3
STUDENT GENERATION**

Type of Housing Unit	Number of Housing Units	K-8		9-12		Total
		Generation Rate ²⁶	Student Generation	Generation Rate ²⁷	Student Generation	
Multi-family residential	557	0.677	377	0.254	142	519
Single-family residential	873	0.423	369	0.201	176	545
Total	1,430		746		318	1,064

Source: HDR Town Planning. *East Area One Specific Plan, Santa Paula, California*. June 2006.

Based upon the student generation rate factors shown in Table 4.13-3, the 1,430 housing units which may be developed under the maximum build-out of the proposed project would be expected to generate approximately 746 K-8 students and 318 high school students.

As discussed previously, currently three elementary schools, the middle school, high school and continuation high school are over capacity. Even though the number of elementary and high school students is anticipated to decrease in the next few years, these schools would not be able to support the increase in students generated by the proposed project.

The proposed project therefore includes three school sites to accommodate the students generated by the proposed project. Specifically, the proposed project includes development of a new K-5 Elementary School on 10.8 acres which could accommodate approximately 500-600 elementary school students. The proposed Elementary School would be centrally located within the project site so that it would be easily accessible and enable it to function as an integral part of the urban core. In addition, a new High School and Community College (or private college, university learning center, or similar facility) is proposed within the project site. The high school is anticipated to accommodate approximately 1,200 students. Shared use facilities, such as a library and auditorium, would also be provided in the common area between the High School and college/learning center facility. The provision of these on-site facilities would result in less than significant impacts to schools.

²⁵ The remaining 70 dwelling units are planned for work/live housing units. There are no student generation rates available at this time for work/live housing units and thus were not included as part of the student generation analysis.

²⁶ Electronic correspondence from Catherine Bojorquez of SPESD dated February 5, 2007.

²⁷ Student Generation Factors provided by SPHUSD, May 2006.

4.13.4.4 Library Services Impacts

According to the Blanchard/Santa Paula Public Library, the current library facilities would be inadequate to serve the proposed project as the library is currently pressed to provide services to City residents. The City has also estimated that this library facility is in need of \$800,000 worth of maintenance repairs and upgrades. At this time, there are no new library facilities proposed or planned in the City.

However, the proposed project includes a 5.6 acre site within the Santa Paula Creek Civic District, set aside for Civic – Shared Facilities, potentially including a library. The Santa Paula Creek Civic District would be able to serve both the greater Santa Paula community as well as the residents of the East Area 1 neighborhoods.

In addition, the future development within the project site would be required to pay library developer fees. Specifically, for new development within the project site, a per parcel tax of \$40 would be required, which would go directly to the library and is tied in with the County tax collector.

Therefore, the proposed project would result in less than significant impacts on library services.

4.13.5 MITIGATION MEASURES

4.13.5.1 Fire and Emergency Mitigation Measures

PS-1 The project applicant and/or its contractor must dedicate one acre of land (at no cost to the City) within the proposed Santa Paula Creek Civic District or Railroad District, the location of which is to be determined in consultation with the SPFD. The facility must include office and living features necessary to serve assigned employees. The location must not be within a flood zone or seismic zone of concern, protected from wildfire, and have good road access unhindered from potential collapse threats such as bridges or power lines. In addition, the land must meet all facility standards within adopted code.

PS-2 The project applicant and/or its contractor must provide a new type one fire apparatus (pumper) to meet fire suppression, medical emergency and response time requirements for the proposed project.

PS-3 The project applicant and/or its contractor must contribute its fare share portion for the following:

- Fire Personnel
 - 12 full time fire personnel comprised of the following:
 - Three Battalion Chiefs
 - Three Captains
 - Three Engineers
 - Three Fire fighters
- Civilian Staff
 - One Fire Prevention Officer
 - One Office Secretary

PS-4 Automatic fire sprinkler systems must be installed in all new construction within the project site (as required by State law). The design and installation of this automatic fire sprinkler system must follow the applicable NFPA 13, 13-D, or 13-R requirements. Before installation, plans must

be submitted for approval to the City of Santa Paula Fire Department. In addition, all underground and overhead portions of fire sprinkler systems and their water supplies must be inspected, tested, and accepted as witnessed by the SPFD before occupancy.

4.13.5.2 Police Services

PS-5 The project applicant and/or its contractor must dedicate office space totaling 2,142 square feet (at no cost to the City) within the proposed Civic District, the location of which is to be determined in consultation with the SPPD. The facility must include office and facilities necessary to serve sworn officers and civilian staff. The location must not be within a flood zone or seismic zone of concern, protected from wildfire, and have good road access unhindered from potential collapse threats such as bridges or power lines.

4.13.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Implementation of mitigation measures PS-1 through PS-5 would reduce impacts to public services to less than significant levels. No additional mitigation measures are necessary.