

4.12 PUBLIC SERVICES AND RECREATION

This chapter describes the regulatory framework and existing conditions in the Southeast Greenway Area related to public services and recreation facilities and evaluates the potential impacts to public services and recreation from future development that could occur by adopting and implementing the proposed project.

4.12.1 FIRE PROTECTION SERVICES

4.12.1.1 ENVIRONMENTAL SETTING

Regulatory Framework

State Regulations

California Building Code

The State of California provides a minimum standard for building design through Title 24 of the California Code of Regulations, commonly referred to as the “California Building Code” (CBC). The CBC is located in Part 2 of Title 24. The CBC is updated every three years, and the current 2016 CBC went into effect in January 2017. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. The 2016 CBC has been adopted for use by the City of Santa Rosa in Chapter 18-16, California Building Code, of the Santa Rosa City Code (SRCC).

Commercial and residential buildings are plan-checked by local City and County building officials for compliance with the CBC. Typical fire safety requirements of the CBC include: the installation of sprinklers in all buildings in accordance with State and City codes; the establishment of fire resistance standards in accordance with State and City codes, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas.

California Fire Code

Part 9 of the CBC contains the California Fire Code (CFC), which includes provisions and standards for emergency planning and preparedness, fire service features, fire protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution. Typical fire safety requirements include: installation of sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildlife hazard areas. Like the CBC, the CFC is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. The 2016 CFC has been adopted for use by the City of Santa Rosa in Chapter 18-14, California Fire Code, of the SRCC.

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Local Regulations

General Plan 2035

The Public Services and Facilities (PSF) and Noise and Safety (NS) elements of the General Plan 2035 includes the following goals and policies specific to fire protection services and applicable to the proposed project:

- **Goal PSF-E:** Provide fire and police services that ensure the safety of the community.
 - **Policy PSF-E-1:** Provide for citizen safety through expedient response to emergency calls.
 1. The Fire Department shall achieve 90 percent performance of arrival of the first fire company at an emergency within 5 minutes of notification by the dispatch center.
 2. The Fire Department shall achieve 90 percent performance of arrival of all units on first alarm fire suppression incidents within 9 minutes of notification by the dispatch center.
 - **Policy PSF-E-2:** Provide for the safety of Santa Rosa citizens by maintaining efficient, well-trained and adequately equipped police and fire personnel.
 - **Policy PSF-E-3:** Collaborate with other local jurisdictions in the provision of some police and fire services, if such collaboration can improve service levels and is cost effective.
 - **Policy PSF-E-4:** Require implementation of fire protection measures, such as non-combustible roofing materials and fire sprinklers in areas of high fire hazard.
 - **Policy PSF-E-6:** Develop a new fire station in southeast Santa Rosa.
 - **Policy PSF-E-7:** To better serve the community, move the fire station on Parker Hill Road to a new location near Fountaingrove Parkway and Parker Hill Road and move the fire station on Burbank Avenue to a new location near Sebastopol Road and Timothy Road.
- **Goal NS-A:** Prepare for disasters.
 - **Policy NS-A-3:** Establish community programs which train volunteers to assist police, fire, and civil defense personnel during and after disaster.

Santa Rosa City Code

The Santa Rosa City Code (SRCC) includes Title 18, Buildings and Construction, which is relevant to the provision of public services, including fire protection under Chapter 18-16, California Building Code and Chapter 18-44, California Fire Code. As described under State Regulations above, the SRCC adopted the 2016 CBC and 2016 CFC, which includes, but is not limited to, the provisions and standards for the installation of sprinklers in all buildings in accordance with State and City codes, establishment of fire resistance standards in accordance with State and City codes, building materials, and particular types of construction, the clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas, emergency planning and preparedness, fire service features, fire

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protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution.

Existing Conditions

The Santa Rosa Fire Department (SRFD) provides fire protection services, including paramedic emergency medical service, and rescue and hazardous materials response services to Santa Rosa and the Roseland Fire Protection District. The SRFD also has an agreement with the Rincon Valley Fire District.¹

The SRFD responds to more than 25,000 calls for service per year specific to fire, emergency medical, rescue, operations-level hazardous materials response, fire-prevention, and life-safety services. SRFD serves 42 square miles within the service area, which includes a population of over 181,000 residents.² The SRFD has 10 engines with a captain, engineer and firefighter, and two truck companies with a captain, two engineers, and a firefighter. The SRFD is staffed with a total of 123 firefighters/emergency medical technicians (EMTs) and daily staffing includes 42 firefighter/EMTs. The Southeast Greenway Area would be served by the following three fire stations: Fire Station 1, located at 955 Sonoma Avenue; Fire Station 4, located at 1775 Yulupa Avenue; and Fire Station 6, located at 205 Calistoga Road.³

The City Council has set a goal for the SRFD of responding to 80 percent of all calls for service within 4 minutes or less, to 90 percent of all calls for service within 5 minutes or less, and to all calls for service within 6 minutes or less. According to the SRFD 2016 Strategic Plan, which includes the SRFD's goals and strategies to provide fire protection services, the SRFD's response times are at 5 minutes 55 seconds, 90 percent of the time.⁴ In 2007, 28.46 percent of Code 3 calls were responded to within 4 minutes; 54.62 percent of these calls were responded to within 5 minutes; 77.86 were responded to within 6 minutes or less, and 22.14 percent of Code 3 calls were responded to in more than 6 minutes.⁵

The Fire Department Budget for 2016 to 2017 was \$34,800,000. The cost to Santa Rosa citizens is \$198 per person per year for 8,760 hours of all risk fire and emergency service provided 24-hours a day, 365 days a year.⁶

The Insurance Services Organization (ISO) is an advisory organization that, amongst other things, collects information on municipal fire-protection efforts in communities throughout the United States.⁷ In each of those communities, ISO analyzes the relevant data using their Fire Suppression Rating Schedule (FSRS). The ISO then assigns a Public Protection Classification from 1 to 10. Class 1 generally represents superior

¹ City of Santa Rosa, 2009. Santa Rosa General Plan 2035, Chapter 6 (Public Services and Facilities), pages 6-8, November.

² City of Santa Rosa, Santa Rosa Fire Department: Fire Stations, <http://srcity.org/598/Fire-Stations>, accessed on April 28, 2017.

³ Moon, Scott, Fire Marshall, Santa Rosa Fire Department, Personal communication with PlaceWorks, May 24, 2017.

⁴ City of Santa Rosa, Santa Rosa Fire Department Strategic Plan 2016, <http://ca-santarosa.civicplus.com/DocumentCenter/View/3152>, accessed on April 28, 2017, page 16.

⁵ City of Santa Rosa, 2009. Santa Rosa General Plan 2035 Draft EIR, Chapter 4 (Environmental Setting, Impacts, and Mitigation Measures), Section I, (Public Services), pages 4-I-1, March.

⁶ City of Santa Rosa, Santa Rosa Fire Department: Budget, <http://ca-santarosa.civicplus.com/642/Budget>, accessed on April 28, 2017.

⁷ ISO Mitigation Online, *About ISO*, <https://www.isomitigation.com/about-us/about-iso.html>, accessed on April 28, 2017.

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property fire protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria.⁸ The ISO rating is used by the SRFD to evaluate their public fire-protection services. As of December 2016, the SRFD has been upgraded from a Class 3 rating to a Class I rating. The ISO evaluates over 40,000 Fire Departments Nationwide, with only 178 earning the Class I Rating as of 2016.⁹

4.12.1.2 STANDARD OF SIGNIFICANCE

Implementation of the proposed project would have a significant impact related to fire protection and emergency services if, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection and emergency services, it would result in new or physically altered fire protection facilities, or the need for new or physically altered facilities, the construction of which could cause significant environmental impacts.

4.12.1.3 IMPACT DISCUSSION

PS-1	Implementation of the proposed project would not result in the 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.
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The proposed project has the potential to add 244 multi-family residential units and 12,000 square feet of commercial development into the SRFD's service area. Potential future development could result in approximately 632 new residents and 40 employees¹⁰ that would increase fire protection demands on the SRFD. As such, this represents an increase in population of 0.27 percent, which would not likely warrant the construction of a new fire station or require modifications to an existing station that could result in future environmental impacts.¹¹ In addition, General Plan buildout would occur over an 18-year horizon, which would result in an incremental increase in demand for fire protection services to be accommodated by the SRFD.

According to the SRFD, potential future construction and operation as a result of the proposed project would not prevent the SRFD from maintaining acceptable service ratio, response times, or other

⁸ ISO Mitigation Online website, *ISO's Public Protection Classification (PPC™) Program*, <https://www.isomitigation.com/ppc/iso-s-public-protection-classification-ppc-program.html>, accessed on April 28, 2017.

⁹ City of Santa Rosa, Santa Rosa Fire Department Strategic Plan 2016, <http://ca-santarosa.civicplus.com/DocumentCenter/View/3152>, accessed on April 28, 2017, page 4.

¹⁰ Assumes 2.59 persons per household per Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2016. (244 units x 2.59 person per household = 632 residents); 300 square feet (sf) per employee consistent with the General Plan, Table 2-1, Permitted Densities/Intensities under General Plan, page 2-6 (12,000 sf commercial/300 sf per employee = 40 employees).

¹¹ Percent population increase is calculated by dividing the number of new residents by the number of total residents in the city of Santa Rosa under the General Plan 2035 projections multiplied by 100 ((632 new residents/233,520 population) X 100 = 0.27 percent.)

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performance objectives that would require the new construction of or modifications to an existing fire station. There are plans for expansion and construction of new facilities in the city, however, not as a result of the proposed project.¹²

Future development under the proposed project would be required to comply with the City's Fire Code (SRCC Chapter 18-44) and Building Code (SRCC Chapter 18-16), including installation of sprinklers, proper protection systems such as fire extinguishing systems and alarms, fire hydrants, water fire flow requirements, and access points to accommodate fire equipment. Compliance with the SRCC would also be required to ensure the SRFD standards to provide the minimum access and water supplies would be met for any future development on the project site.¹³ The ongoing compliance with the existing General Plan 2035 policies identified in the local regulations sections above would ensure risks associated with fire hazards in the Southeast Greenway Area and the SRFD service area would be minimized. In addition, the proposed Land Use and Livability Policy LUL-PP-3 would require the design of all structures, utilities and access roads in the Southeast Greenway Area to maximize public safety.

Therefore, with compliance with regulations related to fire protection, impacts to fire protection services as a result of implementing the proposed project would be *less than significant* and no mitigation measures are required.

Significance Without Mitigation: Less than significant.

4.12.1.4 CUMULATIVE IMPACTS

PS-2	Implementation of the proposed project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to fire protection services.
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The cumulative setting for fire protection services consists of the current service area boundaries of the SRFD, which include the current city limits. The proposed project, in combination with other reasonably foreseeable development, would increase the population of Santa Rosa, and subsequently the SRFD service area, and could contribute to the need for expanded fire protection and emergency medical services that could cause significant physical impacts to the environment. As described in impact discussion PS-1, the proposed project's contribution to this cumulative impact would be less than cumulatively considerable. Furthermore, the General Plan 2035 EIR evaluated potential impacts to public safety services resulting from buildout of Santa Rosa and the City's Urban Growth Boundary. The General Plan 2035 EIR determined that with implementation of the goals and policies in the General Plan 2035, potential cumulative impacts to fire protection services would be less than significant.¹⁴ Like future development under the proposed project, all future development in the city would be required to comply

¹² Moon, Scott, Fire Marshall, City of Santa Rosa. Personal communication with PlaceWorks. May 24, 2017.

¹³ Moon, Scott, Fire Marshall, City of Santa Rosa. Personal communication with PlaceWorks. May 24, 2017.

¹⁴ The City of Santa Rosa General Plan 2035, Environmental Impact Report, State Clearinghouse Number 2008092114 certified November 2009, Draft EIR page 4.1-7.

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with regulations established to reduce adverse impacts from fire hazards. For these reasons, the cumulative impact on the provision of fire services would be *less than significant*.

Significance Without Mitigation: Less than significant.

4.12.2 POLICE SERVICES

4.12.2.1 ENVIRONMENTAL SETTING

Regulatory Framework

There are no federal or State regulations pertaining to law enforcement that apply to the proposed project.

Local Regulations

General Plan 2035

The Public Services and Facilities (PSF) and Noise and Safety (NS) elements of the General Plan 2035 include the following goals and policies specific to police services and applicable to the proposed project:

- **Goal PSF-E:** Provide fire and police services that ensure the safety of the community.
 - **Policy PSF-E-2:** Provide for the safety of Santa Rosa citizens by maintaining efficient, well-trained and adequately equipped police and fire personnel.
 - **Policy PSF-E-3:** Collaborate with other local jurisdictions in the provision of some police and fire services, if such collaboration can improve service levels and is cost effective.
 - **Policy PSF-E-5:** Assist neighborhoods and increase community contact through the Neighborhood Oriented Policing Program.
- **Goal Youth and Family (YF)-A:** Create an environment where children can grow and develop in secure and supportive families and neighborhoods.
 - **Policy YF-A-4:** Expand the placement of police officers at middle and high schools to positively interact with students.
- **Goal Noise and Safety (NS)-A:** Prepare for disasters.
 - **Policy NS-A-3:** Establish community programs which train volunteers to assist police, fire, and civil defense personnel during and after disaster.

Existing Conditions

The Santa Rosa Police Department (SRPD) provides law enforcement services in Santa Rosa including neighborhood-oriented policing services via patrol operations and traffic enforcement. The SRPD has 251 employees working within the community to provide public safety services, and 165 sworn officers.¹⁵ The

¹⁵ Kohut, Richard, Lieutenant, City of Santa Rosa. Personal communication with PlaceWorks. May 26, 2017.

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SRPD is organized into four areas: Administrative; Field Services (patrol); Special Services (Investigations Bureau and Support Bureau); and Technical Services (Communications Bureau and Records Bureau). Officers comprise eight patrol teams, which are divided among nine beats. Under the field services division, officers are assigned to a beat for six months at a time. The patrol teams are managed by a lieutenant and staffed with sergeants, patrol officers, and field and evidence technicians.¹⁶ The Southeast Greenway Area is located within Beat 6, located in the eastern area of the city. All SRPD employees work from a central location at 965 Sonoma Avenue, in Santa Rosa.¹⁷

In 2016, the SRPD received 137,140 patrol calls. The average response time for emergency calls (Priority 1) was 6.25 minutes, the average response time for urgent calls (Priority 2) was 10.47 minutes, and the average response time for routine calls (Priority 3) was 21.33 minutes. The total number of crime incidents (majority of types of crimes) for the same time period was 4,956. The total number of arrests for the same time period was 8,522.¹⁸ Response time to calls for service from SRPD varies depending on the activity level at the time of the call is received. The average response times for SRPD are currently in line with national standards.¹⁹

4.12.2.2 STANDARDS OF SIGNIFICANCE

Implementation of the proposed project would have a significant impact related to police protection services if, in order to maintain acceptable service ratios, response times, or other performance objectives for police services, it would result in new or physically altered facilities, or the need for new or physically altered facilities, the construction or operation of which could cause significant environmental impacts.

4.12.2.3 IMPACT DISCUSSION

PS-3	Implementation of the proposed project would not result in the 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.
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The proposed project has the potential to add 244 multi-family residential units and 12,000 square feet of commercial development into the SRPD's service area. Potential future development could result in approximately 632 new residents and 40 employees²⁰ that would increase police protection demands on

¹⁶ City of Santa Rosa, 2009. Santa Rosa General Plan 2035 Draft EIR, Chapter 4 (Environmental Setting, Impacts, and Mitigation Measures), Section I, (Public Services), pages 4-I-1, March.

¹⁷ Kohut, Richard, Lieutenant, City of Santa Rosa. Personal communication with PlaceWorks. May 26, 2017.

¹⁸ City of Santa Rosa, Santa Rosa Police Department, Monthly Staff Activity Report: December 2016, <http://www.srcity.org/ArchiveCenter/ViewFile/Item/2231>, accessed on May 31, 2017.

¹⁹ Kohut, Richard, Lieutenant, City of Santa Rosa. Personal communication with PlaceWorks. May 26, 2017.

²⁰ Assumes 2.59 persons per household per Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2016. (244 units x 2.59 person per household = 632 residents); 300 square feet (sf) per employee consistent with the General Plan, Table 2-1, Permitted Densities/Intensities under General Plan, page 2-6 (12,000 sf commercial/300 sf per employee = 40 employees).

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the SRPD. As such, this represents an increase in population of 0.27 percent, which would not likely warrant the construction of a new police station or require modifications to an existing station that could result in future environmental impacts.²¹ In addition, General Plan buildout would occur over an 18-year horizon, which would result in an incremental increase in demand for police services to be accommodated by the SRPD.

The SRPD has confirmed that future development under the proposed project would not result in the need for expansion or addition of facilities.²² In addition, while the number of calls for services as a result of future development under the proposed project can be hard to predict, city management continually evaluates the need to increase services to its citizens, including the need to add law enforcement personnel.²³

Ongoing compliance with the existing General Plan 2035 policies identified in the local regulations sections above would ensure adequate police protection services are available for the existing and future residents of Santa Rosa. In addition, the proposed Land Use and Livability Policy LUL-PP-3 would require the design of all structures, utilities and access roads in the Southeast Greenway Area to maximize public safety. Therefore, with compliance with regulations related to police protection, impacts to police services as a result of implementing the proposed project would be *less than significant* and no mitigation measures are required.

Significance Without Mitigation: Less than significant.

4.12.2.4 CUMULATIVE IMPACTS

PS-4	The proposed project, in combination with past, present and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to police services.
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The cumulative setting for police services consists of the current service area boundaries of the SRPD, which include the current city limits. The proposed project, in combination with other reasonably foreseeable development, would increase the population of Santa Rosa, and subsequently the SRPD service area, and could contribute to the need for expanded police services that could cause significant physical impacts to the environment. As described in impact discussion PS-3, the proposed project's contribution to this cumulative impact would be less than cumulatively considerable. Furthermore, the General Plan 2035 EIR evaluated potential impacts to public safety services resulting from buildout of Santa Rosa and the City's Urban Growth Boundary. The General Plan 2035 EIR determined that with implementation of the goals and policies in the General Plan 2035, potential cumulative impacts to police

²¹ Percent population increase is calculated by dividing the number of new residents by the number of total residents in the city of Santa Rosa under the General Plan 2035 projections multiplied by 100 ((632 new residents/233,520 population) X 100 =0.27 percent.)

²² Kohut, Richard, Lieutenant, City of Santa Rosa. Personal communication with PlaceWorks. May 26, 2017.

²³ Kohut, Richard, Lieutenant, City of Santa Rosa. Personal communication with PlaceWorks. May 26, 2017

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services would be less than significant.²⁴ For these reasons, the cumulative impact on the provision of police services would be *less than significant*.

Significance Without Mitigation: Less than significant.

4.12.3 SCHOOLS

4.12.3.1 ENVIRONMENTAL SETTING

Regulatory Framework

State Regulations

The following sections explain State of California regulations pertaining to schools, relevant to the proposed project.

Senate Bill 50

Senate Bill (SB) 50 (funded by Proposition 1A, approved in 1998) limits the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and provides instead for a standardized developer fee. SB 50 generally provides for a 50/50 State and local school facilities funding match. SB 50 also provides for three levels of statutory impact fees. The application level depends on whether State funding is available, whether the school district is eligible for State funding and whether the school district meets certain additional criteria involving bonding capacity, year-round school and the percentage of moveable classrooms in use.

California Government Code Section 65995 to 65998 (School Facilities)

The California Government Code Section 65996 specifies that an acceptable method of offsetting a project's effect on the adequacy of school facilities is the payment of a school impact fee prior to issuance of a building permit. Sections 65995 to 65998 set forth provisions for the payment of school impact fees by new development by "mitigating impacts on school facilities that occur (as a result of) the planning, use, or development of real property" [Section 65996(a)]. The legislation goes on to say that the payment of school impact fees "are hereby deemed to provide full and complete school facilities mitigation" under CEQA [Section 65996(b)]. The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code. In accordance with California Government Code Section 65996, developers pay a school impact fee to the school district to offset the increased demands on school facilities caused by their proposed residential development project.

²⁴ The City of Santa Rosa General Plan 2035, Environmental Impact Report, State Clearinghouse Number 2008092114 certified November 2009, Draft EIR page 4.1-7.

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Local Regulations

General Plan 2035

The Land Use and Livability (LUL) and Public Services and Facilities (PSF) elements of the General Plan 2035 include the following goals and policies specific to school services and applicable to the proposed project:

- **Goal LUL-E:** Promote livable neighborhoods by requiring compliance with green building programs to ensure that new construction meets high standards of energy efficiency and sustainable material use. Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents.
 - **Policy LUL-E-1:** Provide new neighborhood parks and recreation facilities, elementary schools, and convenience shopping in accordance with the General Plan Land Use Diagram.
- **Goal PSF-C:** Provide superior education opportunities for children and all members of the community.
 - **Policy PSF-C-1:** Assist the various school districts in developing school sites and facilities to serve all neighborhoods in the city, and to respond to the educational needs of various sectors of the population.
 - **Policy PSF-C-2:** Maintain good communication with area school districts on all matters pertaining to the need for and the provision of school sites and facilities. Integrate the planning efforts of the city and the school districts by:
 - Locating school facilities that allow safe pedestrian and bicycle access, as well as ensuring construction of traffic calming measures in the vicinity; and
 - Designing attractive facilities that contribute to neighborhood identity and pride.

Existing Conditions

The Southeast Greenway Area is located within the Santa Rosa City School District (SRCSD), and the Rincon Valley Union School District (RVUSD). The following subsections provide a brief summary of each school district's enrollment trends, capacity, and financing.

Santa Rosa City School District

The SRCSD includes 14 elementary schools, including four charter schools. In the 2016 to 2017 school year, the elementary schools had a total of 5,422 elementary school students from kindergarten through eighth grade. The SRCSD also includes 19 schools, including middle schools, high schools, necessary schools, and continuing education schools. In the 2016 to 2017 school year, the high schools had a total of 11,295 high school students from ninth to twelfth grade.²⁵

Enrollment and Capacity

The SRCSD schools that serve the Southeast Greenway Area are as follows:

²⁵ Sonoma County Office of Education. 2017. Education Facts for *Sonoma County School 2016-17*. <http://www.scoe.org/pub/htdocs/aboutschools.html>. Accessed June 20, 2017.

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- **Brook Hill Elementary School:** This school serves kindergarten through sixth grade and is located at 1850 Vallejo Street in Santa Rosa. According to information provided in the Santa Rosa City Schools Facilities Master Plan, Brook Hill Elementary School has capacity for 525 students and a projected student enrollment of 392 for the year 2020. In 2015, there were 494 students enrolled at this elementary school.²⁶
- **Herbert Slater Middle School:** This school serves seventh through eighth grade and is located at 3500 Sonoma Avenue in Santa Rosa. According to information provided in the Santa Rosa City Schools Facilities Master Plan, Herbert Slater Middle School has capacity for 787 students and a projected student enrollment of 784 for the year 2020. In 2015, there were 759 students enrolled at this middle school.²⁷
- **Montgomery High School:** This school serves ninth through twelfth grade and is located at 1250 Hahman Drive in Santa Rosa. According to information provided in the Santa Rosa City Schools Facilities Master Plan, Montgomery High School has capacity for 1,853 students and a projected student enrollment of 1,641 for the year 2020. In 2015, there were 1,626 students enrolled at this high school.²⁸

Student Generation Rates

When analyzing the impacts of future residential development, student generation factors are used to estimate the number of students the SRCSD can expect from a planned development. The data is used to determine if and when new school facilities will be needed and to make critical facility decisions, such as potential boundary adjustments or the addition of new classrooms to existing sites. Additionally, the number of years a new development will take to be completed is calculated with the projected number of students from various housing types, including detached units, attached units and apartments, to determine how many students from each grade level will be generated over the build-out of the new community. The SRCSD uses a blended transitional kindergarten through sixth grade of 0.147 students per household²⁹ and a blended seventh through twelfth grade factor of 0.148 students per household.³⁰

Developer Impact Fees

The Santa Rosa City School District collects residential developer fees for elementary and secondary schools at a rate of \$3.34 per square foot and \$1.87 per square foot, respectively. If the development is in both the elementary and the secondary school district boundaries, future developers would be subject to the total fee of \$5.21 per square foot. Commercial development is collected at a rate of \$0.51 per square foot.³¹

²⁶ Santa Rosa City Schools Facilities Master Plan, Existing Conditions Summary, Approved April 27, 2016, page 74.

²⁷ Santa Rosa City Schools Facilities Master Plan, Existing Conditions Summary, Approved April 27, 2016, page 222.

²⁸ Santa Rosa City Schools Facilities Master Plan, Existing Conditions Summary, Approved April 27, 2016, page 327.

²⁹ Santa Rosa City Schools Facilities Master Plan, Existing Conditions Summary, Approved April 27, 2016, Appendix 2, Demographics and Capacity Analysis, page 545.

³⁰ Santa Rosa City Schools Facilities Master Plan, Existing Conditions Summary, Approved April 27, 2016, Appendix 2, Demographics and Capacity Analysis, page 453.

³¹ Trumbly, Christine, Accounting Technician II, Santa Rosa City School District Business Department. Personal communication with PlaceWorks. August 3, 2017.

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Rincon Valley Union School District

The RVUSD is located in the eastern part of Santa Rosa and is comprised of eight elementary schools and one charter school for seventh and eighth grade students.³² In the 2016 to 2017 school year, this district had 3,571 students from transitional kindergarten through twelfth grade.³³

Enrollment and Capacity³⁴

The RVUSD schools that serve the Southeast Greenway Area are as follows:³⁵

- **Spring Creek Elementary School:** This school serves transitional kindergarten through third grades and is located at 4675 Mayette Avenue. Spring Creek Elementary School has a capacity for 374 general education students and current enrollment is 318 general education students. Spring Creek Elementary also houses two special education classes with a capacity of 24 students and current enrollment of 19 special education students.
- **Matanzas Elementary School:** This school serves fourth through sixth grades and is located at 1687 Yulupa Avenue. Matanzas Elementary School has a capacity for 270 general education students and current enrollment is 235 general education students. Matanzas Elementary School also houses two special education classes with a capacity of 24 students with current enrollment of 19 special education students and a home school program with a current enrollment of 45 students.
- **Rincon Valley Charter School:** This is an alternative middle school program housed at Matanzas Elementary that serves seventh through eighth grades. The Rincon Valley Charter School has a capacity of 180 students with a current enrollment of 164 students.

The enrollment capacities listed above assume 22 students per grade level for transitional kindergarten through third grade and 30 students per grade level in fourth through eighth grades. The RVUSD prefers to keep primary grades at 20 students; therefore, the capacity is actually slightly greater than the optimal class loads. The teacher to student ratio is 20 to 1 for primary grades and 30 to 1 for upper grades. The RVUSD does not consistently meet this standard.

Student Generation Rate

The elementary school student generation rate for the RVUSD is 0.75 students per multi-family unit.³⁶

Developer Impact Fees

The Rincon Valley Union School District adopted budget for the 2016 to 2017 school year is over \$39 million, which provides resources to educate, transport, provide food service, day care and other ancillary

³² City of Santa Rosa, 2009. Santa Rosa General Plan 2035 Draft EIR, Chapter 4 (Environmental Setting, Impacts, and Mitigation Measures), Section I, (Public Services), pages 4-I-2, March.

³³ Sonoma County Office of Education. 2017. Education Facts for *Sonoma County School 2016-17*. <http://www.scoe.org/pub/htdocs/aboutschools.html>. Accessed June 20, 2017.

³⁴ Roehrick, Tony, Superintendent of RVSD, City of Santa Rosa. Personal communication with PlaceWorks. May 19, 2017

³⁵ Roehrick, Tony, Superintendent of RVSD, City of Santa Rosa. Personal communication with PlaceWorks. May 19, 2017

³⁶ Roehrick, Tony, Superintendent of RVSD, City of Santa Rosa. Personal communication with PlaceWorks. May 19, 2017.

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programs, as well as build new and maintain and modernize existing facilities.³⁷ Rincon Valley Union School District collects development impact fees, which fund improvements and new facilities to mitigate impacts from new development. Rincon Valley Union School District collects developer fees of \$2.44 per square foot for residential and \$0.39 per square foot of commercial development.

4.12.3.2 STANDARDS OF SIGNIFICANCE

Implementation of the proposed project would have a significant impact related to school services if, in order to maintain acceptable service ratios or other performance objectives for school services, it would result in new or physically altered school facilities, or the need for new or physically altered facilities, the construction of which could cause significant environmental impacts.

4.12.3.3 IMPACT DISCUSSION

PS-5 Implementation of the proposed project would not result in the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.

This section reviews the need for existing school facilities to accommodate any increases in public school enrollment due to the proposed project. However, the California State Legislature, under Senate SB 50, has determined that payment of school impact fees shall be deemed to provide full and complete school facilities mitigation. All new developments proposed pursuant to the adoption of the proposed project will be required to pay the school impact fees adopted by each school district. According to California Government Code Section 65995(3)(h), the payment of statutory fees is “deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization...on the provision of adequate school facilities.”

As described in Chapter 3 of this Draft EIR, the potential future development associated with the proposed project could generate as many as 244 new residential units on three separate parcels in the Southeast Greenway Area that could provide housing for families with school-aged children. Two of the parcels (4.7-acre parcel and 3.7-acre parcel) are located in the SRCSD and one of the parcels (1.2 acres) is located in the RVUSD. As some of the multi-family units could be studio and one-bedroom units accommodating single residents and/or couples without children, it is likely that the student generation estimates are high, thereby, allowing for a conservative analysis of potential impact to schools. All 244 multi-family units would be in the Montgomery High School and Herbert Slater Middle School attendance area. It is possible that some middle school students could attend Rincon Valley Charter School; however, Herbert Slater Middle School is the middle school option for most students.³⁸ The elementary students

³⁷ Rincon Valley Union School District, Budget 2016-2017, June 11, 2016, <http://rvusd.org/library/pdfs/business%20services%20pg/2016-17%20Original%20Budget.pdf>, accessed June 8, 2017.

³⁸ Roehrick, Tony, Superintendent of RVSD, City of Santa Rosa. Personal communication with PlaceWorks. May 19, 2017.

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would be distributed between the SRCSD and RVUSD. The distribution of the proposed housing potential by the two school districts is described below.

Santa Rosa City School District

The 4.7-acre site designated for 2- to 3-story units at the terminus of State Route 12 (SR 12), bordered by Farmers Lane, Hoen Frontage Road and the SR 12 on-ramp would have Medium High Density Residential and Retail and Business Services General Plan land use designations and would be zoned Commercial General (CG) under the proposed project with a density restriction of 18 to 30 dwelling units per acre. Additionally, this location of the Southeast Greenway Area also includes a 3.7-acre site that would have a 2- to 3-Story Attached Housing land use designation and would be zoned Multi-Family Residential (R-3-18) with a density restriction of 8 to 18 dwelling unit per acre. To see where these proposed designations would be allowed, see Figure 3-9 in Chapter 3, Project Description. Applying these proposed density ranges for each of the two sites, the 4.7-acre site could result in 85 to 142 multi-family dwelling units and the 3.7-acre site could result in up to 30 to 67 attached housing units. When combined, the total residential build-out range in the SRCSD would be 115 to 209 multi-family units under future development that could house families with elementary school children.

Elementary Schools

Applying the SRCSD blended transitional kindergarten through sixth grade student generation rate of 0.147 students per unit to the maximum 209 potential multi-family units in the SRCSD, future development could generate up to 31 elementary students.³⁹ As previously stated, the Brook Hill Elementary School has the capacity for 525 students and is projected to have 392 students by 2020. Therefore, it is not likely that the addition of 31 additional students from the proposed project would not cause Brook Hill Elementary School to exceed capacity in the near future (2020) or by the General Plan 2035 buildout horizon.

Middle and High Schools

Applying the SRCSD blended seventh through twelfth grade student generation rate of 0.148 students per unit to the maximum 244 potential multi-family units in the SRCSD, future development could generate up to 37 middle school and high school students.⁴⁰ As previously stated, Herbert Slater Middle School has the capacity for 787 students and is projected to have 784 students by 2020 and Montgomery High School has the capacity for 1,853 students and is projected to have 1,641 students by 2020. Therefore, it is not likely that the addition of 37 additional middle and high school students from the proposed project would not cause either of these schools to exceed capacity in the near future (2020) or by the General Plan 2035 buildout horizon. While Herbert Slater Middle School would near its capacity limits by 2020 according to the SRCSD's projections, it is likely that not all 37 students would be of middle-school age and would only attend Herbert Middle School. As described above, it is possible that some middle school students could attend Rincon Valley Charter School.

³⁹ 209 multi-family units 0.147 students per unit = 30.723 elementary school students.

⁴⁰ 244 multi-family units 0.148 students per unit = 36.112 middle and high school students.

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Rincon Valley Union School District

The 1.2-acre site off of Yulupa Avenue would have Medium High Density Residential and Retail and Business Services General Plan land use designations and would be zoned Neighborhood Commercial (CN) under the proposed project. See Figure 3-9 in Chapter 3. Under these proposed designations, a density of 18 to 30 dwelling units per acre would be allowed. Therefore, the 1.2-acre site could result in 21 to 35 multi-family dwelling units under a future development proposal that could house families with elementary school children. Applying the RVUSD student generation rate of 0.75 students per unit to the maximum number of potential units, a future project could generate up to 26 elementary students.⁴¹ As described by RVUSD, the students could be accommodated within existing facilities⁴² since enrollment at both Spring Creek Elementary and Matanzas Elementary is under capacity. A slight shifting of attendance boundaries might be necessary, and if students are out of proportion within grade levels, then additional classrooms may become necessary. The RVUSD is considering the purchase of 15 acres to accommodate a future school when enrollment increases to the degree a new school is needed.⁴³ When all RVUSD schools exceed their capacity, new or expanded facilities to serve the overflow would be required, and a separate project-specific environmental analysis would be completed under the authority of RVUSD.

In summary, under Section 65996 of the California Government Code, the payment of the developer fees for residential and commercial development required for any future residential development in the SRCSD and the RVUSD would fully mitigate the impacts of new development on school facilities. Therefore, overall, impacts related to schools would be *less than significant*.

Significance Without Mitigation: Less than significant.

4.12.3.4 CUMULATIVE IMPACTS

PS-6	Implementation of the proposed project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to school services.
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Cumulative projects would add new students to the SRCSD and RVUSD, in addition to those generated by potential future development under the proposed project, which could result in the need for new or expanded school facilities. However, like the proposed project, these cumulative projects would also be subject to the school mitigation fees regulated by State law. Under Section 65996 of the California Government Code, the payment of impact fees is deemed to fully mitigate the impacts of new development on school facilities. Therefore, cumulative impacts related to school facilities would be *less than significant*.

Significance Without Mitigation: Less than significant.

⁴¹ 35 multi-family units x 0.75 students per unit = 26 elementary students.

⁴² Roehrick, Tony, Superintendent of RVSD, City of Santa Rosa. Personal communication with PlaceWorks. May 19, 2017

⁴³ Roehrick, Tony, Superintendent of RVSD, City of Santa Rosa. Personal communication with PlaceWorks. May 19, 2017

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4.12.4 LIBRARIES

4.12.4.1 ENVIRONMENTAL SETTING

Regulatory Framework

There are no federal or State regulations pertaining to library services that apply to the proposed project.

Regional Regulations

Sonoma County Library Strategic Plan 2015-2020

The Sonoma County Library Joint Powers Authority (Library JPA) adopted the *Sonoma County Library Strategic Plan: 2015-2020*. This Strategic Plan is intended to provide a framework for better library services by establishing a vision, mission, goals, and objectives. The Sonoma County Library Strategic Goals contained in the Strategic Plan are listed below.⁴⁴

- **People First:** The library's positive organizational culture, commitment to customer service, and collaborative approach to serving all members of our community results in an outstanding library experience for everyone.
- **Welcoming Place and Spaces:** Inside and outside, the library's facilities and grounds exemplify our mission and enhance the customer experience with functional, appealing, creative, and fun design.
- **A World of Information:** Library staff connects our residents to information, experiences, and experts that help learn, relax and interact with others.
- **A Partner in Education:** The library is an integral part of the K-12 and post-secondary education system in Sonoma County. Our partnerships with academic and other libraries ensure success as an education institution.
- **A leader in Health:** We provide our communities' most vulnerable populations—the homeless, the unemployed and underemployed, and people with disabilities- with tools and resources that support independence, individual achievement and equity.
- **Service Delivery Innovation:** We develop innovative services and embrace technologies that improve our libraries.
- **A Risk –Taking Culture:** We are a national leader in developing and delivering outstanding public programs and services, community engagement activities, and staff development opportunities that improve our libraries and our communities.
- **Going Green:** We utilize proven methods and explore innovative, eco-friendly practices that move the library to the forefront of positive environmental stewardship in the county.
- **Powerful Partnerships:** We build and maintain strong partnerships throughout the community to meet the needs of all Sonoma County residents.
- **A Visible Community Asset:** The library and its staff are a vital part of our community and are recognized by the public and our local leaders for our service and contributions to our community.

⁴⁴ Sonoma County Library, Sonoma County Library Strategic Plan 2015-2020, https://sonomalibrary.org/sites/default/files/reports/SCL_StrategicPlan_20160811.pdfm, accessed June 8, 2017.

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- **Citizen Engagement:** We engage community members through meaningful volunteer opportunities and community activities that contribute to the library’s mission and the betterment of our community.
- **Solid Financial Policies:** The library’s financial strategies are based on sound financial policies and procedures, thoughtful decision-making, and ongoing financial sustainability.
- **Working Smart:** We continuously improve processes and remove barriers to effective customer service.
- **A Savvy Organization:** We develop financially savvy leaders within our organization who are visible in our communities and actively engaged with our residents.

Local Regulations

General Plan 2035

The Public Services and Facilities (PSF) element of the General Plan 2035 includes the following goal and policies specific to library services and applicable to the proposed project:

- **Goal PSF-D: Provide library facilities necessary to meet the needs of the community.**
 - **Policy PSF-D-1:** Provide a wide range of library services through a strong central facility and local branches needed to serve a growing and varied population.
 - **Policy PSF-D-2:** Develop additional library facilities and assist the library administration in its attempts to secure state and federal funds for facilities and services.
 - **Policy PSF-D-3:** Require community shopping centers and other major developments to consider incorporating sites and/or building spaces for branch facilities, when the locations coincide with the library administration’s Master Plan.
 - **Policy PSF-D-4:** Explore new ways in which the city can support the goal of expanded facilities and services.

Existing Conditions

Santa Rosa is part of the Sonoma County Library System which has 14 branches. The county-wide library system serves approximately 495,000 residents in Cloverdale, Cotati, Guerneville, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Windsor. The Central Santa Rosa Library, Northwest Santa Rosa Library and the Rincon Valley Library serve the residents of Santa Rosa.

The Central Santa Rosa Library, located at 211 East Street, has been providing library services since 1859. This library provides reader seats, computers, printers, copy machines, research stations, and microfilm reader printers.⁴⁵ The Northwest Santa Rosa Library located on 150 Coddington Center, is an 8,000 square foot one-story building with a collection of 13,000 books. The library provides reader seats, copy machines, research stations, printers and copiers.⁴⁶ The Rincon Valley Library has served the northeastern

⁴⁵ Sonoma County Library, About Central Library, <https://sonomalibrary.org/locations/central-santa-rosa-library/about-central-library>, accessed on May 8, 2017.

⁴⁶ Sonoma County Library, About Northwest Santa Rosa Library, <https://sonomalibrary.org/locations/northwest-santa-rosa-library/about-northwest-santa-rosa-library>, accessed on May 8, 2017.

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Santa Rosa communities of Rincon Valley, Bennett Valley, and Oakmont since 1994. The library provides reader seats, computers, printer, copy machines, bilingual early learning stations, a CD listening station, and a research station.⁴⁷ On November 8, 2017, 72 percent of the voters in Sonoma County voted to support Sonoma County Library by passing Measure Y to increase sales taxes by an eighth of a cent. The increased revenue will be used to restore, and enhance library services including both materials and facilities throughout Sonoma County.⁴⁸ As of July 2015, the library operates with a budget of approximately \$17.8 million and 130 full time employees.⁴⁹ The current ratio of square feet of library space per number of population is 2.54 persons per square feet. More staff will be added to increase the level of service to accomplish the goals and objectives of the Library's 5-year Strategic Plan.⁵⁰

4.12.4.2 STANDARD OF SIGNIFICANCE

Implementation of the proposed project would have a significant impact related to library services if, in order to maintain acceptable service ratios or other performance objectives, the proposed project would result in new or physically altered facilities, or the need for new or physically altered facilities, the construction or operation of which could cause significant environmental impacts.

4.12.4.3 IMPACT DISCUSSION

PS-7	The proposed project would not result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.
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Potential future development under the proposed project could generate approximately 244 new housing units, including 632 new residents and 40 employees. The permanent new residents could increase the demand for the library services at the Sonoma County Library. General Plan 2035 Goal PSF-D requires the City to retain and enhance the high quality library service at the Sonoma County Library, and explore ways to improve service such as developing existing facilities. Sonoma County Library staff indicated that increased demand from the proposed project would not require physical expansion of new library facilities.⁵¹ Therefore, a *less-than-significant* impact would occur with respect to the need for new or physically altered library facilities.

Significance Without Mitigation: Less than significant.

⁴⁷ Sonoma County Library, About Rincon Valley Library, <https://sonomalibrary.org/locations/rincon-valley-library/about-rincon-valley-library>, accessed on May 8, 2017.

⁴⁸ Sonoma County Library, Funding, <https://sonomalibrary.org/funding> accessed on May 8, 2017.

⁴⁹ Sonoma County Library, Strategic Plan 2015-2020, https://sonomalibrary.org/sites/default/files/reports/SCL_StrategicPlan_20160811.pdf, accessed on June 8, 2017.

⁵⁰ Okazaki, Kiyo, Public Services Division Manager, Sonoma County Library. Personal communication with PlaceWorks. May 30, 2017

⁵¹ Okazaki, Kiyo, Public Services Division Manager, Sonoma County Library. Personal communication with PlaceWorks. May 30, 2017

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4.12.4.4 CUMULATIVE IMPACTS

PS-8 The proposed project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to the construction of other public facilities.

Future growth within the Sonoma County Library service area would increase the demand for library services and facilities. The Sonoma County Strategic Plan: 2015 to 2020 accounts for the entire Sonoma County Library service area and provides a framework for continuous improvement of library services. This effort would ensure that Sonoma County libraries are adequate to fulfill demand and that the plans for future improvements are in coordination with its member communities.

As discussed above, the proposed project would not require the need for new or altered library facilities. Accordingly, the proposed project's contribution would not be cumulatively considerable and cumulative impacts to library services would be *less than significant*. Furthermore, if and when new or expanded facilities do become necessary due to cumulative development projects in the service area, construction or expansion projects would be subject to separate CEQA review in order to identify and mitigate potential environmental impacts. Therefore, a *less-than-significant* cumulative impact associated with libraries would occur.

Significance Without Mitigation: Less than significant.

4.12.5 PARKS AND RECREATIONAL FACILITIES

4.12.5.1 ENVIRONMENTAL SETTING

Regulatory Framework

State Regulations

The Quimby Act

The Quimby Act of 1975 authorizes cities and counties to pass ordinances requiring developers to set aside land, donate conservation easements or pay fees for park improvements. The Quimby Act sets a standard park space to population ratio of up to 3 acres of park space per 1,000 persons. Cities with a ratio of higher than three acres per 1,000 persons can set a standard of up to 5 acres per 1,000 persons for new development.⁵² The calculation of a city's park space to population ratio is based on a comparison of the population count of the last federal census to the amount of city-owned parkland. A 1982 amendment (AB 1600) requires agencies to clearly show a reasonable relationship between the public

⁵² California Government Code Section 66477, California Department of Parks and Recreation website, *Quimby Act 101: An Abbreviated Overview*, <http://www.parks.ca.gov/pages/795/files/quimby101.pdf>, accessed on May 2, 2017.

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need for a recreation facility or park land, and the type of development project upon which the fee is imposed.

Local Regulations

General Plan 2035

The Land Use and Livability (LUL), Urban Design, (UD) and Public Services and Facilities (PSF) elements of the General Plan 2035 include goals and policies relevant to parks and recreation, and are applicable to the proposed project:

- **Goal LUL-E:** Promote livable neighborhoods by requiring compliance with green building programs to ensure that new construction meets high standards of energy efficiency and sustainable material use. Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents.
 - **Policy LUL-E-1:** Provide new neighborhood parks and recreation facilities, elementary schools, and convenience shopping in accordance with the General Plan Land Use Diagram.
- **Goal LUL-S:** Develop an attractive, safe, and extensive network for pedestrian and bicyclist movements
 - **Policy LUL-S-3:** Link pedestrian and bicycle paths to community destinations (parks, etc.), the surrounding rural countryside trail system, and the downtown area.
 - **Policy LUL-S-4:** Coordinate with the Sonoma County Parks Department regarding potential linkages to the rural countryside.
- **Goal LUL-BB:** Enhance quality of life in the project area by providing parks, trails, and recreational and cultural opportunities.
- **Goal UD-E:** Create a framework of public spaces at the neighborhood, city , and regional scale.
 - **Policy UD-E-1:** Provide for new open space opportunities throughout the city, especially in neighborhoods that have less access to open spaces.
 - **Policy UD-E-2:** Provide an open space network that is linked by pedestrian and bicycle paths, and that preserves and enhances Santa Rosa’s significant visual and natural resources.
 - **Policy UD-E-4:** Enhance pedestrian activity and safety by designing streets, buildings, pathways, and trails to provide a visual connection with public spaces such as parks and Santa Rosa Creek. Review and revise the Zoning Code and Subdivision Guidelines to support this policy.
- **Goal PSF-** Provide recreational facilities and parks for all sectors of the community
 - **Policy PSF-A-1:** Provide recreation and park facilities and services needed by various segments of the population – including specific age groups, persons with special physical requirements, and groups interested in particular activities – and make these facilities and services easily accessible and affordable to all users.
 - **Policy PSF-A-2:** Acquire and develop new park facilities to achieve a citywide standard of 6 acres of parkland per thousand residents:
 - 3.5 acres of city park land;
 - 1.4 acres of publicly accessible school recreational park land (defined as parkland that is open to the public during standard park hours when school is not in session);
 - 1.1 acres of public serving open space.

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- This will require a total of 1,401 acres of city parks, publicly accessible school recreation areas, and open space to be available in 2035.
- **Policy PSF-A-3:** Develop a balanced park system throughout the city by incorporating the following parkland classification system into the 3.5 acres per thousand residents of city park land.
 - Neighborhood Parks: generally more than two acres but less than ten acres; provide spaces for informal or casual play, family or small group activities such as picnics, community gardens, children’s play areas, a special feature such as a splash area, hard court or multiuse field space for fitness, and passive natural areas. The city aims to provide access to neighborhood parks within one-half mile of residential neighborhoods.
 - Community Parks: generally 10 to 25 acres; provide spaces for organized sports, larger group events, several unique features, pathways and natural areas, community gardens, and recreational facilities such as community centers. The city aims to provide access to community parks within one mile of residential neighborhoods.
 - Citywide Parks: generally larger than 25 acres; include special signature elements such as lakes, sports complexes, amphitheaters, lighted features, recreational facilities and buildings, large play structures, and spaces for large play structures, and spaces for large group activities such as citywide camps or corporate picnics.
 - Special Purpose Parks and Facilities: park lands generally designated for single use such as golf courses, heritage museums, botanical gardens, and environmental interpretive experiences.
- **Policy PSF-A-4:** Continue planning efforts to acquire and develop parklands for all Santa Rosa residents, families, and neighborhoods that promote and encourage access by a variety of alternative methods such as biking and walking, and connect public spaces using the following guidelines:
 - Provide access to public plazas and gathering places within one-quarter mile of residential neighborhoods.
 - Provide access to neighborhood parks within one-half mile of residential neighborhoods.
 - Provide access to community parks within one mile of residential neighborhoods.
- **Policy PSF-A-5:** Developing areas of the city (e.g., southwest Santa Rosa) should be given a higher priority for new park development, and underserved neighborhoods should be given priority during redevelopment and renovation of the park system. Priority for park development should also be given to areas of greatest density and areas that allow for safe and easy access and visibility. Priority should also be given to locations that minimize impacts to sensitive environmental resources that could require extensive and expansive mitigation; the most sensitive environmental resource areas should generally be preserved for more passive recreation that assures their protection.
- **Policy PSF-A-6:** Design new parks so that they are highly visible from adjacent streets and neighborhoods to increase safety and enhance visual quality.
- **Policy PSF-A-7:** Acquire park sites adjacent to existing and proposed schools, where possible, and develop these sites as joint use facilities. Develop joint use agreements to ensure public access and provide for sustainable resources to maintain parks.
- **Policy PSF-A-8:** Integrate the bicycle and pedestrian path networks envisioned in both the Citywide Creek Master Plan and updated Bicycle and Pedestrian Master Plan with regional park plans, so that users can safely and comfortably access the full range of public open spaces.

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- **Policy PSF-A-9:** When building new parks, consider expanding existing parks or consolidating proposed parks to provide larger acreage and greater range of recreation activities, while maintaining park standards.
- **Policy PSF-A-10:** Schedule activities in Prince Memorial Greenway, the Santa Rosa Creek park/promenade connecting downtown to Railroad Square.
- **Policy PSF-A-12:** Hold neighborhood meetings when new facilities are proposed to discuss major recreation and parks issues and solicit comments from groups and individuals with special needs, including those unable to attend public meetings. Incorporate the community sentiments into ongoing recreation and parks planning, and General Plan updates.
- **Policy PSF-A-17:** Develop special purpose parks and facilities for each recreation and park planning area throughout the city, including but not limited to multi-generational recreational centers, aquatic centers, education and community service centers and other unique facilities, with priority given to areas experiencing high growth.
- **Policy PSF-A-18:** Develop multi-use pathways and linear parks along creeks designated by the Santa Rosa Citywide Creek Master Plan. Create a system of interconnected linear parks that provide access to parks used for active recreation as well as to open space preserve areas that are used primarily for more passive recreation such as hiking and wildlife viewing.
- **Goal PSF-B:** Ensure adequate funding for recreation and parks improvements and maintenance.
 - **Policy PSF-B-1:** Project acquisition and maintenance costs for new park facilities, and ensure that sustainable resources and funding mechanisms are available to meet approved maintenance management plans and acceptable levels of maintenance services.
 - **Policy PSF-B-2:** Annually evaluate the in-lieu fees allowed under the Quimby Act for park acquisition to ensure sufficient funds to acquire parks consistent with General Plan acreage totals.
 - **Policy PSF-B-3:** Annually evaluate Park Impact Fees to ensure sufficient funds for park acquisition and development from proposals that do not meet Quimby guidelines.
 - **Policy PSF-B-3:** Establish and annually evaluate mitigation fees for environmentally sensitive resource lands and/or endangered species habitat areas that are subject to development, and apply mitigation fees according to the quadrant of the city where these issues are applicable. Evaluate fees annually to update land costs and mitigation ratios.
 - **Policy PSF-B-6:** Develop a citywide Resource Management Plan for park and facility maintenance that addresses core versus non-core services, appropriate levels of service, and factors that affect park maintenance practices.

Santa Rosa City Code

Chapter 19.70, Park and Recreation Land and Fees, outlines the requirements for the dedication of land or payment of fees for park and recreational services and land for public right of access. Under Section 19-70.090 a fee shall be paid for park development by the developer of each new dwelling unit irrespective of whether the developer is required to dedicate land or pay fees in lieu of land dedication. This fee shall be used to pay for those improvements including, but not limited to, landscaping, and installation of recreational facilities. The fee shall be determined by the residential formula listed under Section 19-70-040, which is based on 6 acres per 1,000 persons. When a fee is to be paid in lieu of land dedication, the amount of the fee shall be based on the fair market value of the amount of land which would otherwise be required by dedication pursuant to Section 19-70-040 plus 20 percent towards costs of off-site

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improvements, such as extension of utility lines. The formula is the number of dwelling units multiplied by the population per dwelling units.

Recreation and Parks Business and Strategic Action Plan

In 2008, the City developed the *Santa Rosa Recreation and Parks Business and Strategic Action Plan* to identify and assess current and anticipated parks and recreation needs and priorities as well as to provide practical and strategic direction for meeting these needs and prepare a financial plan for the financing and funding of parks and recreation. This plan outlines several goals that are relevant to the proposed project:

- **Goal 1- Park Development Standards**
 - **Strategy 1.2:** Pursuant to the General Plan, apply the standard of six acres of parkland per 1,000 residents to all development projects and ensure the following allocation is met:
 - 3.5 acres of parkland designated as city parks,
 - 1.4 acres of parkland as accessible school recreational land, and
 - 1.1 acres of public serving open space.
 - **Strategy 1.3:** Redefine access to park and public spaces for all residents to meet the following:
 - within ¼ mile to public plazas and gathering spaces,
 - within ½ mile to neighborhood parks, and
 - within 1 mile to community parks.
- **Goal 4- Facilities**
 - **Strategy 4.2:** Continue ongoing efforts to locate new facilities throughout the community and not concentrated in one planning area.
 - **Strategy 4.3:** Provide a balance of new facility types in all recreation and park planning areas.
- **Goal 5-Connectivity**
 - **Strategy 5.1:** Add trails and pathways to connect destinations throughout the city such as schools, libraries and parks.
 - **Strategy 5.3:** Integrate corridors and pathways into overall community design, planning and development decisions.
 - **Strategy 5.4:** Encourage new development to include a system of internal trails and pathways within developments and identify opportunities to connect with established trails and pathways.

Existing Conditions

City-owned Parks and Facilities

The Santa Rosa Recreation and Parks Department (SRRPD) provides and manages a total of 558 acres of neighborhood and community parklands, 231.8 acres of acquired, but undeveloped land, and 150 acres of golf course for a total of 940 acres.⁵³ The City categorizes parks into a two-tier classification system: neighborhood parks and community parks. Neighborhood parks are between 2 and 10 acres in size and

⁵³ City of Santa Rosa, Annual Review 2015, General Plan 2035, Growth Management Ordinance and Housing Allocation Plan Ordinance, City Council and Planning Commission Joint Session, March 29, 2016, <http://srcity.org/ArchiveCenter/ViewFile/Item/358>, accessed June 9, 2017.

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are located about 0.05 miles from the residents they serve. Facilities at neighborhood parks typically include picnic areas, playground equipment, and basketball courts. Community parks are 10 to 25 acres in size and contain more space and have cost intensive recreational facilities, such as ball fields and tennis courts. The SRRPD has 52 neighborhood parks and ten community parks. In addition to neighborhood and community parks, Santa Rosa has two community centers, two aquatic facilities, the Bennett Valley Golf Course, and the Senior Center on Bennett Valley Road. The city also owns two clubhouse facilities at Doyle Park and Franklin Park.⁵⁴

The General Plan 2035 has established level of service benchmarks for parks and community centers. The City has a service objective of 6 acres of parkland per 1,000 residents. Within the standard, the ratio of city parks, school recreation land, and open space is determined by City Council resolution. Currently, the City's standard includes 3.5 acres of city parks, (neighborhood, community, citywide and special purpose parks and facilities) per 1,000 residents, plus 1.4 acres of publicly accessible school recreational land, and 1.1 acres of public-serving open space.⁵⁵ As of January 2015, Santa Rosa had an estimated population of 172,066 and therefore, had approximately 5 acres of parkland per 1,000 residents.^{56, 57}

Regional Parks and Preserves

Larger open space areas in the city are generally developed in association with the Sonoma County Agricultural Preservation and Open Space District and the Sonoma County Water Agency under joint acquisition and maintenance agreements. These spaces allow some public access for hiking and wildlife viewing. These areas are counted as part of the standard of 1.1 acres of public-serving open space per 1,000 residents described above.

In addition, Spring Lake County Park is operated by Sonoma County Regional Parks and includes 320 acres for walking, hiking, bicycling, horseback riding, swimming, boating, fishing, camping, access to picnic areas and access to the Environmental Discovery Center.⁵⁸ Spring Lake County Park is located in northeast Santa Rosa which connects to the eastern part of the project site.

⁵⁴ City of Santa Rosa, 2009. Santa Rosa General Plan 2035 Draft EIR, Chapter 4 (Environmental Setting, Impacts, and Mitigation Measures), Section P, (Parks and Recreation), pages 4-P-1, March.

⁵⁵ City of Santa Rosa, 2009. Santa Rosa General Plan 2035, Chapter 6 (Public Services and Facilities), pages 6-2, November.

⁵⁶ 2011-2015 American Community Survey 5-Year Estimates, Demographic and Housing Estimates, <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>, accessed on June 9, 2017.

⁵⁷ 940 acres divided by 172 [(172,066/1000)] =5 acres per thousand resident.

⁵⁸ Sonoma County Regional Parks, Spring Lake Regional Park, http://parks.sonomacounty.ca.gov/Get_Outdoors/Parks/Spring_Lake_Regional_Park.aspx, accessed on May 8, 2017.

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Trione-Annadel State Park operated by the California Department of Parks and Recreation includes 5,000 acres and offers bike trails, hiking trails, horseback riding, fishing, interpretive exhibits, vista points, nature and wildlife viewing, picnic areas, and an environmental learning and visitor center. The park is adjacent to Spring Lake Regional Park and provides connections to both Sonoma County Regional Park system as well as to the proposed project. While both Spring Lake Regional Park and Trione-Annadel State Park are not operated by the City of Santa Rosa, they provide additional recreational opportunities for residents of Santa Rosa.⁵⁹

4.12.5.2 STANDARDS OF SIGNIFICANCE

Implementation of the proposed project would have a significant impact related to parks if it would:

1. Result in new or physically altered park facilities, or the need for new or physically altered facilities, the construction or operation of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for parks and recreational facilities.
2. 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.
3. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.12.5.3 IMPACT DISCUSSION

PS-9	Implementation of the proposed project would not result in the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.
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As described in Chapter 3, Project Description, of this Draft EIR, potential future development under the proposed project is expected to generate approximately 244 new housing units, which could result in 632 permanent residents that would likely use City parks.⁶⁰ While the routine use of the parks and recreational facilities by the 40 estimated future employees from the 12,000 square feet of potential commercial development⁶¹ is not anticipated, the new permanent residents could increase the demand for the parks and recreational facilities in the city.

Implementation of the proposed project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered parks and recreational

⁵⁹ City of Santa Rosa, 2009. Santa Rosa General Plan 2035, Chapter 6 (Public Services and Facilities), pages 6-2, November.

⁶⁰ Assumes 2.59 persons per household per Department of Finance, E-5 City/County Population and Housing Estimates, January 1, 2016. (244 units x 2.59 person per household = 632 residents).

⁶¹ Assumes 300 square feet (sf) per employee consistent with the General Plan, Table 2-1, Permitted Densities/Intensities under General Plan, page 2-6 (12,000 sf commercial/300 sf per employee = 40 employees).

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facilities in order to maintain the City's adopted ratio of 6 acres of parkland per 1,000 residents are required. The 632 residents would require approximately 3.8 acres of parkland.⁶²

As described under Existing Conditions, the City currently does not meet its standard of 6 acres per 1,000 residents. However, the proposed project would add 47.2 acres of park and recreational uses including open space to the city. As described in Chapter 3, Project Description, public open space would be areas with a mostly natural appearance and would maintain a minimum width of 100 feet (but often wider) for the length of the Greenway (1.9 miles), and would include pathways for pedestrians, bicyclists, and non-motorized access; native plantings; and some areas dedicated to play areas, picnic areas near access points, restored orchards, and community gardens. Within the park and recreational uses including open space, select areas are appropriate for the following uses:

- **Public Plaza.** Locations for small gatherings, trailheads, and gateways. These areas would include signage and seating, and could include restrooms, kiosks, public art, and public parking. (4 plazas times 0.25 each equals 1.0 acres)
- **Natural Open Space.** These areas would be for wildlife habitat and planted with appropriate native plants. (17.8 acres)
- **Creek Restoration.** Areas around creeks would be restored with riparian vegetation where appropriate. Aside from designated trails, these areas would have minimal access. (3.1 acres)
- **School Facilities.** This is intended to be an area for joint-use active recreational uses (swim center, running tracks, basketball or tennis courts), "outdoor classrooms," and associated restrooms and lighting that could serve as an extension of Montgomery High School. The area could be usable by other schools, as well as the community at-large, and could benefit from sharing the school's existing parking lots. (1.4 acres)
- **Community Gathering Place.** This space would benefit from its proximity to the school facilities, potentially sharing Montgomery High School's existing parking lot and would allow facilities for large, organized community events like celebrations, festivals and concerts. It could include a small amphitheater. (0.5 acres)
- **Urban Agriculture.** These areas would allow community gardens or working farms, including orchards. They are primarily located near pedestrian/bicycle cross intersections and new housing. Community gardens serve the neighborhood and bring more "eyes to the Greenway" enhancing the safety for all users. They would be sited at pedestrian pathways to neighboring residential areas. (5.1 acres)

Because the proposed project includes publically accessible park and recreational uses including open spaces up to 47.2 acres, this would contribute to the City's goals for providing recreational opportunities to the residents of Santa Rosa and impacts be *less than significant* impacts.

Significance Without Mitigation: Less than significant.

⁶² 632 residents x 0.006 (6 acres of parkland per 1,000 residents) = 3.792 acres.

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PS-10 Implementation of the proposed project would not 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.

The park and recreational opportunities under the proposed project combined with the wide range of parks and recreational facilities available for public use in Santa Rosa and the surrounding area would not be expected to increase the use of recreational facilities to the extent that substantial deterioration would occur. As described under impact discussion PS-9, the proposed project would introduce recreational facilities in Santa Rosa and the region. In addition, Sonoma County Regional Parks has identified five new improvements and extensions to existing parks in the southeast park planning quadrant, which is located southeast of the intersection of Highway 101 and SR 12, adding to the existing regional park facilities.⁶³ Consequently, the proposed project would not result in substantial physical deterioration of existing neighborhood and regional parks or other recreational facilities, and a *less-than-significant* impact would occur.

Significance Without Mitigation: Less than significant.

PS-11 The proposed project would include recreational facilities and would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

As described under impact discussion PS-9, implementation of the proposed project would include park and recreational facilities up to 47.2 acres that would contribute to an increase in access to recreation facilities for residents of Santa Rosa and the region. For this reason, implementation of the propose project would not warrant the construction of recreational facilities elsewhere that could result in physical impacts to the environment. Therefore, implementation of the proposed project would not require the expansion of an existing facility, nor would it require the addition of new parks in Santa Rosa or the surrounding area and impacts would be *less than significant*.

Significance Without Mitigation: Less than significant.

⁶³ Ehret, Steve, Planning Manager, City of Santa Rosa. Personal communication with PlaceWorks. June 7, 2017.

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4.12.5.4 CUMULATIVE IMPACTS

PS-12	The proposed project, in combination with past, present and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to parks.
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Implementation of the proposed project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered parks and recreational facilities in order to maintain the City's adopted ratio of 6 acres of parkland per thousand residents.

While cumulative growth in the resident and employee population would result in increased use of neighborhood and regional parks and recreational facilities, buildout of the reasonably foreseeable projects in Santa Rosa would not result in substantial adverse impacts to parks and recreational facilities in Santa Rosa. The new residents and employees that would be generated by cumulative development would use existing local and regional parks and recreational facilities, and continued implementation of the parkland dedication requirements established in the SRCC would ensure that existing parks or public facilities are well-maintained and improved as needed, avoiding substantial physical deterioration of recreational facilities.

Overall, implementation of the proposed project, in combination with other past, present, and reasonably foreseeable projects, would result in a *less-than-significant* cumulative parks and recreation impact.

Significance Without Mitigation: Less than significant.