

## 3.14 Public Services and Recreation

This chapter provides an evaluation of potential impacts on public services and facilities as a result of the Proposed Project, including impacts related to fire, police, and school services and park and recreation facilities. This chapter describes existing public services and facilities in the Planning Area, as well as relevant federal, State, and local regulations and programs.

There were no responses to the Notice of Preparation (NOP) or recirculated NOP regarding topics in this section.

### Environmental Setting

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#### PHYSICAL SETTING

##### Public Safety Services

###### *Fire and Emergency Medical Services*

The City of Fairfield Fire Department (FFD) provides fire protection and emergency medical services within Fairfield's city limits, as well as for over 900 square miles of surrounding Solano County. The Department is divided into two sections: Operations and Support. These sections are organized into six divisions, which include Administration, Emergency Response, Emergency Medical Services, Prevention, Emergency Management, and Training. The city is divided into five districts each with a specific fire station responding to its service area.

According to FFD's Annual Report for 2022, the Department maintains a minimum daily staffing of 18 firefighters across its five stations. Each of the Department's five fire stations is staffed with an engine company composed of a captain, engineer and firefighter/paramedic. Station 37 houses an additional unit, the tiller truck, as well as the shift battalion chief. Station 37 consistently ranks among the top 100 busiest stations in the country while the entire FFD ranks just shy of the 100 busiest fire departments. Station 35 in the Cordelia area temporarily houses a second engine company (Engine 36) until Station 36 opens at the end of 2024. In 2022 the department responded to a record 16,051 calls for service, which represents a 6.5 percent increase in volume from the previous year (Fairfield, 2022).

The currently adopted General Plan Public Facilities and Services Element establishes the following standards for fire service:

“Provide enough staffing and fire stations to ensure that at least 80 percent of the residential dwelling units in any response area are located within five minutes maximum travel time of a station. Where the number of dwelling units within five minutes’ travel time of any response area falls below 80 percent, the City shall take the appropriate steps to ensure that the above standard is maintained. In addition, fire stations shall be located to ensure that all target hazards are within five minutes travel time from a fire station where feasible.”

As of 2020, FFD had a response time of five minutes and 53 seconds on average, which does not meet the targeted five minutes (Fairfield, 2022). However, the existing General Plan response standard is not an industry standard. The National Fire Protection Association (NFPA) Standard 1710 establishes a response time of 240 seconds (four minutes) or less travel time for arrival of first engine company at fire suppression incident, which is lower than the five-minute General Plan standard.

In 2022, FFD acquired the Cordelia Fire Protection District (CFPD) contract. The short-term contract is limited to 9-1-1/emergency calls for service including fire apparatus response and chief officer coverage. The FFD also signed a memorandum of understanding with the City of Vacaville, an agreement that allows public safety agencies in both cities to communicate easily via radio.

FFD also secured a federal grant of \$3.3M to hire 5 additional full-time Firefighter/Paramedics. The grant allowed the department to meet increased minimum staffing required to deploy a seventh company in June 2022. The seventh company is temporarily housed in Station 35 while Station 36 is being designed and built off Business Center Drive. FFD also anticipates replacing and relocating Station 39 to a location west of Peabody Road across from Dobe Lane and remodeling Station #40 to meet current and future apparatus and equipment needs (Fairfield Fire, 2022).

In response to development under the Heart of Fairfield Specific Plan (HOF SP), FFD would also renovate Station 38 at 1633 Union Ave (currently fleet maintenance). This would require an additional engine company with personnel and apparatus. To accommodate the Train Station Specific Plan (TSSP), FFD already has a 1-acre lot reserved on New Canon Road. A new station would need to be built on that site that would require an additional engine company or truck company with personnel and apparatus. In the Claybank/Dover area, FFD anticipates a new station would need to be built near that location depending on call volume and future growth. This would require an additional engine company or truck company with personnel and apparatus. Finally, if FFD and the Suisun City Fire Department ever merge, then a mutually beneficial site for a new station would be near the intersection of E Travis Blvd and Sunset Ave (Herrick, 2024).

### *Police Services*

Police services in the City of Fairfield jurisdiction are provided by the Fairfield Police Department (FPD). The FPD is headquartered at 1000 Webster Street, part of the Fairfield Civic Center complex. FPD provides law enforcement services within the City of Fairfield. The Department is divided into two bureaus: Operations and Support Services. Operations consists of Patrol, Traffic, Investigations, and the Special Operations Divisions, while Support Services consists of Administrative staff, Community Services, Records, and Dispatch Divisions. FPD divides the city into five Public Service Areas (PSA). As of 2020, 62 percent of all calls for service occur in the

Central and South Public Service Areas of Fairfield. Officers are deployed throughout the 40 square miles in order to maintain a reasonable response time to calls for service, however, officers spend significant time responding back to the South and Central PSAs.

The existing General Plan establishes a performance standard response time of under five minutes for emergency calls and an average non-emergency response time of under 20 minutes. Additionally, the General Plan states that the ratio of sworn officers to the population should be in the range of 1.13-1.20 per one thousand residents, which equates to 142 officers. For the Fiscal Year 2023-2024, FPD had 202 police officers (Fairfield, 2023). Based on Fairfield's 2024 population of about 120,339, FPD has approximately 1.68 officers per one thousand residents, which is above the target range established in the existing General Plan. In 2020, FPD had an average response time of four minutes and eleven seconds, which meets the performance standard established in the current General Plan (Personal, 2021). Continued development may impact this response time moving forward.

## **Schools**

### *Public Schools*

There are two public school districts that cover the Planning Area – the Fairfield-Suisun Unified School District (FSUSD) and the Travis Unified School District (TUSD). FSUSD manages 29 schools in the Planning Area: 17 elementary schools, four middle schools, three high schools, four alternative schools, and one adult school. TUSD manages seven in the boundaries expanding into Vacaville, but seven schools in the Planning Area: three elementary schools, one middle school, one high school, and two alternative schools. For consistency, the latest year of available enrollment data for both school districts, is shown in **Table 3-14-1**. **Figure 3.14-1** shows all educational institutions and public facilities.

Two other public schools within the Planning Area are overseen by the Solano County Office of Education. These Juvenile Court and Community Schools providing alternative education options for those in grades seven through 12. There are also five private schools within the Planning Area.

Long-term demographic trends reveal that the school age population is expected to decline in most jurisdictions in California. Based on demographic projections for Solano County, the percentage of school-aged children (ages 5-17) will decrease from 15.9 percent of the total population in 2024, to 14.2 percent in 2050.

According to the FSUSD 2023/24 Demographics and Enrollment Projections, the FSUSD has experienced declining enrollment over the past ten years from an enrollment of 21,318 students during the 2014/15 school year to the 2023/2024 enrollment of 20,424 students, with continued decline projected until the 2029/2030 school year (Fairfield-Suisun, 2023).

FSUSD is in the process of implementing its 2016 Facilities Master Plan, which provides an assessment of the conditions at each school facility. Subsequently, the plan provides proposed modernizations, reconfigurations, and new construction to ensure schools can meet their programming standards and requirements. The Plan is regularly updated to account for any

changes in priorities or estimates. The FSUSD 2022 Facilities Master Plan Priorities identified 10 FSUSD schools in the Planning Area with planned upgrades (Fairfield-Suisun, 2022).

As indicated in the 2024 TUSD School Facilities Needs Assessment, the Travis Unified School District owns a 30-acre school site on Nut Tree Road in Vacaville and a 10-acre school site with the Goldridge development, though this land has recently been declared surplus. The sites were purchased with 2006 Certificates of Participations (COPs) funds supported by Community Facilities Districts (CFD) No. 2 special tax proceeds. As identified in TUSD’s 2024 needs analysis, these sites are assumed to be available for one of the two next elementary schools and the next middle school. Since CFD No. 2 proceeds are intended to fund school facilities required for the students generated by new development within CFD No. 2, the land acquisition cost for this site is recovered in the fee at the actual cost. One additional K-6 elementary school site was also identified in the needs analysis that would become part of the TUSD.

**Table 3.14-1: School Enrollment**

<i>School Name</i>	<i>Grade Level</i>	<i>Address</i>	<i>2023-2024 Capacity Enrollment</i>	
<b>Fairfield-Suisun Unified School District</b>				
Anna Kyle Elementary School	Elementary	1600 Kidder Ave.	572	816
Cleo Gordon Elementary School	Elementary	1950 Dover Ave.	469	760
Cordelia Hills Elementary School	Elementary	4770 Canyon Hills Dr.	756	777
David Weir Preparatory Academy	Elementary	1975 Pennsylvania Ave.	711	764
Dover Elementary School	Elementary	301 E. Alaska Ave.	457	592
Fairview Elementary School	Elementary	830 First St.	564	668
K. I. Jones Elementary School	Elementary	2001 Winston Dr.	757	812
Laurel Creek Elementary School	Elementary	2900 Gulf Dr.	614	856
Nelda Mundy Elementary School	Elementary	570 Vintage Valley Dr.	775	804
Oakbrook Academy of the Arts	Elementary	700 Oakbrook Dr.	573	620
Rolling Hills Elementary School	Elementary	2025 Fieldcrest Ave.	501	560
Sheldon Academy of Innovative Learning	Elementary	1901 Woolner Ave.	491	712
Suisun Elementary School	Elementary	4985 Lambert Rd.	545	680
Suisun Valley K-8 School	Elementary	4985 Lambert Rd	511	672
Sullivan Language Immersion Academy	Elementary	2195 Union Ave.	427	616
Tolenas Academy of Music & Media	Elementary	4500 Tolenas Rd.	535	816
Virtual Academy of Fairfield-Suisun	Elementary	1901 Woolner Ave.	200	N/A
<b>Subtotal: Elementary Schools</b>			<b>9,458</b>	<b>11,525</b>
B. Gale Wilson Middle School	Middle	3301 Cherry Hills Ct.	572	810
Green Valley Middle School	Middle	1350 Gold Hill Rd.	830	958
Matt Garcia Career & College Academy	Middle	1100 Civic Center Dr.	201	400
Grange Middle School	Middle	1975 Blossom Ave.	750	1,280
<b>Subtotal: Middle Schools</b>			<b>2,353</b>	<b>3,448</b>
Armijo High School	High	824 Washington St.	1,899	2,532

**Table 3.14-1: School Enrollment**

<i>School Name</i>	<i>Grade Level</i>	<i>Address</i>	<i>2023-2024 Capacity Enrollment</i>	
Fairfield High School	High	205 E. Atlantic Ave.	1,560	2,100
Rodriguez High School	High	5000 Red Top Rd.	2,053	2,220
<b>Subtotal: High Schools</b>			<b>5,512</b>	<b>6,852</b>
H. Glenn Richardson Special Education	K-12	1069 Meadowlark Dr.	26	N/A
Public Safety Academy	5-12	230 Atlantic Ave.	739	930
Sem Yeto High School	Other	205 E. Atlantic Ave.	310	300
Fairfield Suisun Adult School <sup>1</sup>	Adult	900 Travis Blvd.	N/A	N/A
<b>Subtotal: Misc. Schools</b>			<b>1,075</b>	<b>1,230</b>
			<i>Enrollment Subtotal</i>	<i>18,398 23,055</i>
<b>Travis Unified School District</b>				
Scandia Elementary School <sup>2</sup>	Elementary	100 Broadway	446	425
Travis Elementary School <sup>2</sup>	Elementary	100 Hickam Ave.	454	750
Center Elementary School	Elementary	2900 Armstrong St.	592	675
<b>Subtotal: Elementary Schools</b>			<b>1,492</b>	<b>1,850</b>
Golden West Middle School	Middle	2651 Deronde Dr.	742	1,080
Vanden High School	High	2951 Markley Lane	1,619	1,809
Travis Education Center High School	High	2775 DeRonde Dr.	70	N/A
Travis Community Day School	7-12	2785 DeRonde Dr.	20	N/A
<b>Subtotal: Middle and High Schools</b>			<b>2,451</b>	<b>2,889</b>
			<i>Enrollment Subtotal</i>	<i>3,943 4,739</i>
<b>Solano County Office of Education</b>				
Solano County Juvenile Detention Facility	High	740 Beck Ave.	17	N/A
Solano County Community School	7-12	2460 Clay Bank Rd.	35	N/A
			<i>Enrollment Subtotal</i>	<i>52</i>
			<b>Enrollment Total</b>	<b>23,155</b>

Notes:

1. Enrollment data not available.
2. Located on Travis Air Force Base property.

Source: California Department of Education, 2023; Dyett & Bhatia, 2024.

Table 3.14-2 illustrates school district capacity projections under the Proposed Project. Additional enrollment under the Proposed Project were estimated using FSUD’s and TUSD’s published student generation rates, with adjustments for declining/aging population projections for Solano County using Department of Finance projection data, and multiplying them by the buildout units under the Proposed Project. According to the calculations presented in the table, there is adequate capacity in FSUSD schools in the Planning Area, but a capacity deficit for all grade levels under TUSD.

**Table 3.14-2: School District Capacity Projections**

School District	Grade Level	2023/2024 Enrollment	Additional Enrollment under the Proposed Project <sup>1</sup>	Total Enrollment with the Proposed Project	Existing Capacity	Capacity Need <sup>2</sup>
Fairfield-Suisun Unified School District	Elementary	9,458	749	10,207	11,525	-1,318
	Middle	2,353	128	2,481	3,448	-967
	High	5,512	175	5,687	6,852	-1,165
Travis Unified School District	Elementary	1,492	1,204	2,696	1,850	846
	Middle	742	398	1,140	1,080	60
	High	1,619	738	2,357	1,809	548

Notes:

1. Calculated by multiplying student generation rates by the total number of housing units under the Proposed Project. Student generation rates provided as part of FSUSD’s 2023/2024 Demographics and Enrollment Projections Report and TUSD’s 2024 fee study are modified to account for declining student population in Solano County provided by FSUD and TUSD. The 2023/2024 Demographics and Enrollment Projections Report fee study did not break down units by multifamily or single family type. See Appendix F for a detailed explanation of calculations.
2. Capacity need calculated by summing current enrollment and additional enrollment under the Proposed Project, then subtracting the sum by existing capacity.

Source: FSUD, 2023; TUSD, 2024; Dyett & Bhatia, 2024.

Solano Community College

There is one junior college located within the Planning Area, Solano Community College (SCC). SCC sits on a 192-acre campus just off of I-80 near Cordelia Junction. The college was established in 1945 as Vallejo Junior College as part of the Vallejo Unified School District. SCC became a countywide institution in 1967 and moved to its current location in 1971, when it had an enrollment of 5,000 students. SCC also oversees three satellite facilities across the county, one within the Planning Area on the Travis Air Force Base, and two outside the Planning Area in Vacaville and Vallejo.

Prior to 2016 all SCC programs were two-year programs resulting in an associate degree. In 2016 the college began offering its first four-year bachelor’s degree in Biomanufacturing. Sacramento State University also offers an upper-division program out of SCC’s Fairfield campus that leads to a Bachelor of Arts Degree in Child Development. Additionally, Sonoma State University provides two baccalaureate degree programs out of the SCC Vallejo Center, one leading to a Bachelor of Arts in Liberal Studies and the other to a Bachelor of Science in Business Administration.

In the Fall 2022 term, SCC enrolled 8,386 students across all its facilities, with 6,154 of those students at SCC’s Fairfield campus (Solano, 2023). Based on the SCC’s 2020 Facilities Master Plan, the total number of students attending SCC dropped by five percent from Fall 2014 to Fall 2018. Despite this drop, SCC is planning for an enrollment increase from 2018 to 2030 based on the California College Chancellor’s Office projection Option #1. According to SCC’s 2020 Facilities

Master Plan, the Fairfield campus currently has a surplus of space for its enrolled student population across all categories of spaces (lecture, lab, office, library, and instructional media).

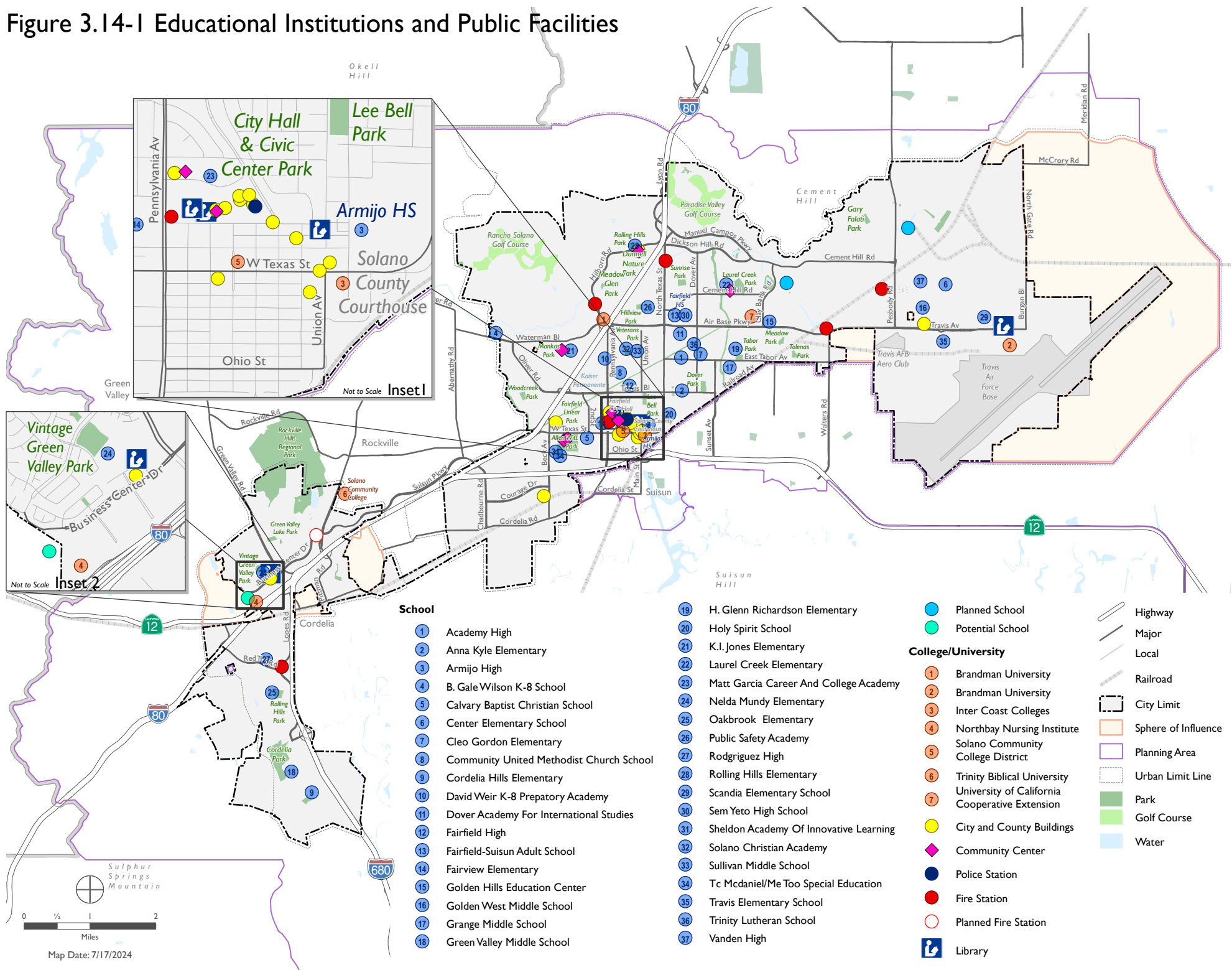
#### *Private Schools*

The Planning Area is also served by five private schools: one Kindergarten school, one Kindergarten through eighth grade school, and three Kindergarten through twelfth grade schools resulting in a total of 39 public and private schools throughout the Planning Area. Locations of schools throughout the Planning Area are shown in **Figure 3.14-1**.

#### **Libraries**

There are four libraries within the Planning Area. The Solano County Library oversees three of these locations: the Fairfield Civic Center Library, the Fairfield Cordelia Library, and the Law Library, which is located within the Solano County Hall of Justice. The fourth library, Mitchell Memorial Library, is on Travis AFB and is overseen by Air Force Libraries. The 2021 Solano County Library Facilities Master Plan proposes to maintain and update the Fairfield Civic Center Library and Fairfield Cordelia Library as well as build a new library of at least 15,000-20,000 square feet in Fairfield to address future population growth (Solano, 2021). Therefore, as part of the development of the TSSP area, a new, 30,000 square foot County-operated library is planned as part of the One Lake master-planned community. In addition, per the Solano County Library 2023-2028 Strategic Plan, the County aims to leverage technology to make meeting spaces collaborative and strengthen virtual spaces, which can help accommodate increased demand.

Figure 3.14-I Educational Institutions and Public Facilities





## **Parks and Recreational Facilities**

### *Existing and Planned Parks*

Parks within the Planning Area can be broken down into the following categories, as follows. **Table 3.14-3** and **Figure 3.14-2** below outlines the current inventory of parks in each category. **Table 3.14-4** also outlines planned parks for the Planning Area.

### **Neighborhood Parks**

Ranging from five to ten acres in size, neighborhood parks are medium-sized parks that provide passive and active recreation opportunities within walking or biking distance for residents in one or more neighborhoods. Neighborhood parks provide space and facilities for active, neighborhood-level sports, as well as space for casual and passive recreation and leisure.

### **Community Parks**

Approximately 25 to 40 acres or more, community parks are large-scale parks that provide opportunities for community scale facilities to serve a substantial portion of the city. Community parks provide a broad range of fields, facilities, and spaces for sports and other recreational activities.

### **Pocket Parks**

Pocket parks are small-sized parks typically less than two acres in size that provide basic recreation amenities for nearby residents in a specific neighborhood or subdivision. Pocket parks include at least one amenity for active use as well as site furnishings and areas for passive recreation and landscaping.

### **Sports Complex Parks**

Ranging from ten acres to over 100 acres, sports complex parks are single use parks that provide recreational amenities that serve the regional scale. Sports complex parks serve as regional destinations with compatible amenities including parking, picnic facilities, restrooms, and sports facilities.

### **Linear Parks**

Linear parks serve a dual use to the community as recreational amenities and alternative transportation corridors. The primary park within this category is Linear Park, which connects across much of Fairfield and is planned to provide a complete link across the city. Other linear parks include Laurel Creek Trail and Ledgewood Creek Trail.

## Special Use Parks

Special use parks vary widely in size, shape, location, and use. They generally center one non-traditional amenity. In the City of Fairfield, special use parks include golf courses but also include Civic Center Park, and could include future plazas or other special uses.

## Regional Parks

Regional parks are large preserves meant to meet passive and nature-oriented open space and recreation needs. Regional parks need not be owned and operated by the City of Fairfield. They may be owned and operated by the County, a park district or other public entity, or private organization such as the Solano Land Trust. Rockville Hills Regional Park is currently the only Regional Park in Fairfield and serves as the benchmark for this category.

## Open Space Conservation

Open Space Conservation areas are primarily dedicated to conserving natural resources or protecting the public from natural hazards. They may also include trails for public use and enjoyment of the natural environment.

## Municipal Recreation Standards

Fairfield’s existing General Plan has not established any service ratio for recreational facilities.

**Table 3-14.3: Existing Parks and Planned Parks**

Park	Address	Ownership	Acres
<b>EXISTING PARKS</b>			
<b>Existing Neighborhood and Community Parks</b>			
<i>Neighborhood Parks</i>			
Dover Park	800 East Travis Boulevard	City	8.7
Dunnell Nature Park & Education Center	3351 Hillridge Drive	City	5.6
Gary Falati Park	5100 Falati Lane	City	7.0
Hillview Park	300 Atlantic Avenue	City	5.5
Lake Park - HOA Maintained	Train Station Specific Plan Area	City	18.3
Lee Bell Park	1401 Washington Street	City	6.9
Mankas Park	2800 Owens Street	City	5.6
Meadow Glen Park	2800 Parkview Terrace	City	2.0
Meadow Park	1520 Meadowlark Drive	City	4.2

**Table 3-14.3: Existing Parks and Planned Parks**

Park	Address	Ownership	Acres
Ridgeview Park	4910 Silver Creek Road	City	8.6
Rolling Hills Park	3520 Glenwood Drive	City	4.4
Sunrise Park	2920 Camrose Avenue	City	6.9
Tabor Park	1084 East Tabor Avenue	City	6.1
Tolenas Park	1700 Catlin Drive	City	4.2
Veterans Memorial Park	2050 Fairfield Avenue	City	5.0
Vintage Green Valley Park	600 Vintage Valley Drive	City	6.0
Woodcreek Park	1470 Astoria Drive	City	5.5
Octo Inn Soccer Complex	1600 Capitola Way	City	39.5
Green Valley Lake Park		Private	5.1
Mountain Meadows Dr Park		Private	5.4
Paradise Cove		Private	6.1
Paradise Valley Estates		Private	6.1
Rancho Solano Park - HOA Owned		Private	4.2
Woodlake		Private	16.4
<b>Neighborhood Parks Subtotal</b>			<b>154.2</b>
<b>Community Parks</b>			
Allan Witt Park	1741 West Texas Street	City	47.8
Cordelia Park	1300 Gold Hill Road	City	65.7
Laurel Creek Park	2986 Gulf Drive	City	29.0
<b>Community Parks Subtotal</b>			<b>142.5</b>
<b>TOTAL: Neighborhood and Community Parks</b>			<b>398.3</b>
<b>Existing Other Park Land</b>			
Civic Parks and Plazas		N/A	N/A
			10.4
Sports Complexes		N/A	N/A
			8.9
Special Use Parks		N/A	N/A
			39.5
Regional Parks		N/A	N/A
			385.7
Greenways, Paths and Trails		N/A	N/A
			97.9
Open Space/Conservation		N/A	N/A
			2,764.5
Other		N/A	N/A
			10.4
<b>TOTAL: Existing Other Parkland</b>			<b>3,944.3</b>
<b>GRAND TOTAL: EXISTING PARKS</b>			<b>6,337.64</b>

**Table 3-14.3: Existing Parks and Planned Parks**

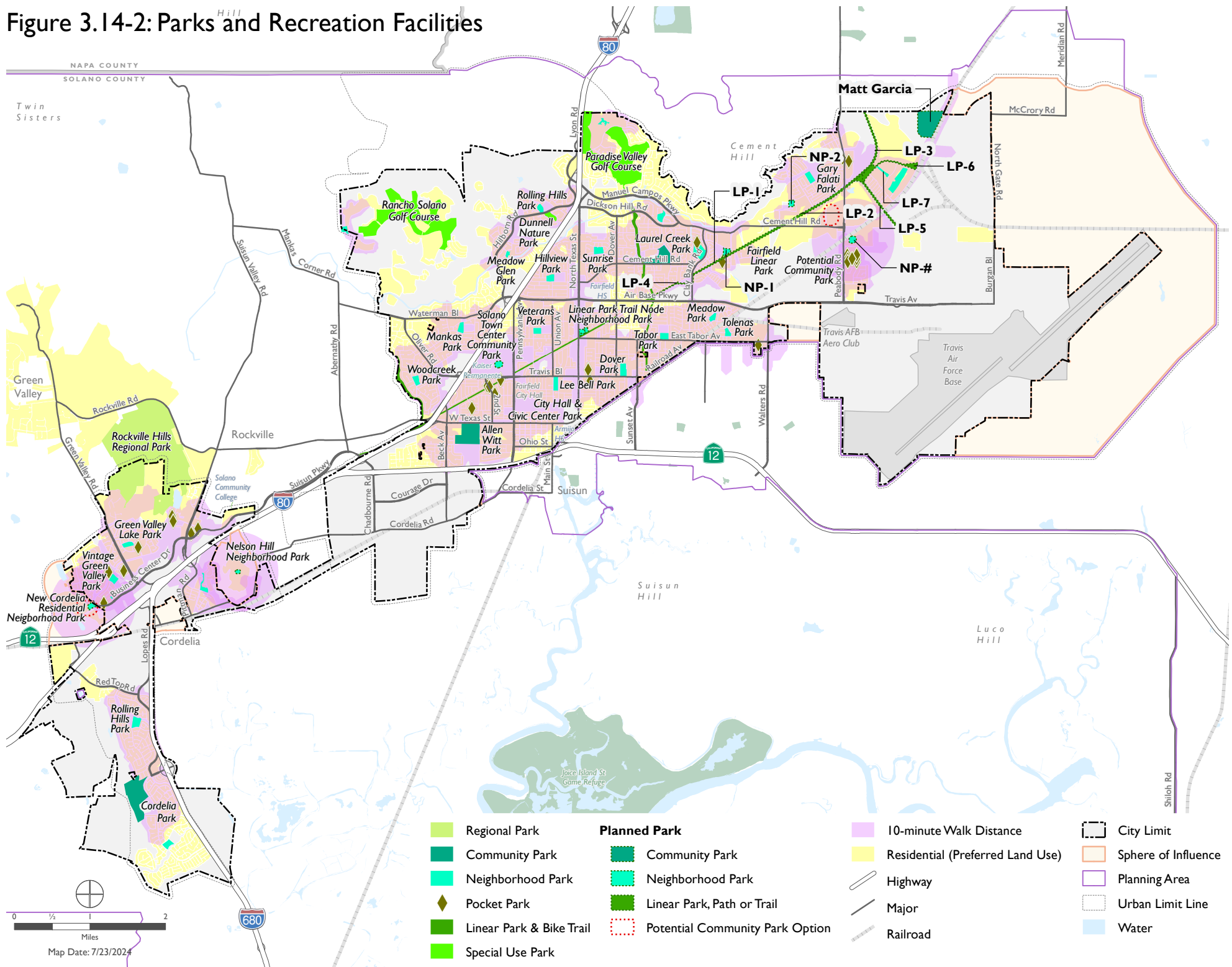
Park	Address	Ownership	Acres
<b>PLANNED PARKS</b>			
Community Parks Subtotal		N/A	N/A
Neighborhood Parks Subtotal <sup>1</sup>		N/A	N/A
Other Parks Subtotal		N/A	N/A
<b>GRAND TOTAL: PLANNED PARKS</b>			<b>150.9</b>

Notes:

I. Octo Inn Park transitions from Sports Complex to Neighborhood Park category

Source: WRT; 2024; City of Fairfield, 2024; Dyett & Bhatia, 2024.

Figure 3.14-2: Parks and Recreation Facilities



### **Recreational Facilities**

In addition to the parks described above, the city features recreational facilities designed to meet the community's needs. Below are descriptions of the city's existing recreational facilities. Recreational facilities are also shown in **Figure 3.14-2**.

#### **The Fairfield Adult Recreation Center**

The Fairfield Adult Recreation Center is a facility for use by adults 50 and over with opportunities for room rentals and a commercial kitchen. The facility is located adjacent to Civic Center Lake.

#### **Fairfield Community Center**

The Fairfield Community Center, located at 1000 Kentucky Street, offers space rentals including banquet-style seating for groups of just under 500 or audience seating for 600, and a variety of patio areas and rooms with lakeside views that are ideal for meetings, workshops, and seminars.

#### **Dunnell Nature Park and Education Center**

Located on the corner of Hilborn Road and Hillridge Drive in the Rolling Hills subdivision, the Dunnell Property is known by several names including the Peacock Ranch and Dunnell-Burton Ranch. It is adjacent to 770 acres of City-owned and managed open space properties. The Dunnell Nature Park and Education Center was envisioned by a citizen advisory committee. The interactive nature park features a demonstration garden, conservation themed bi-lingual interpretive signage, home for the peacocks, woodlands, grassland restoration area, a creek, overlook and adventure play area.

#### **Neighborhood Centers**

There are two Neighborhood Centers that are ideal to rent for small business gatherings and meetings. The Laurel Creek Neighborhood Center is adjacent to Laurel Creek School at 2980 Gulf Drive, and the Mankas Neighborhood Center is located in Mankas Park at 2800 Owens Street.

#### **Fairfield Sports Center**

The Fairfield Sports Center is a sporting complex Located at 1741 W Texas Street on the corner of West Texas and 5th Streets that includes tennis courts, volleyball courts, full court basketball, and horseshoes.

#### **Allan Witt Aquatic Center**

The City of Fairfield provides year round aquatic operation at the Aquatics Complex at Allan Witt Park. The Aquatic Center features the following facilities:

- A natatorium with retractable roof, a zero-depth entry play area, a lazy river current for fun and exercise, and a six-lane activity pool with a drop slide and 1-meter diving board.
- Playland Lagoon - an outside shallow play area for kids including slides, climbing structures, water dumping toys and water spray features adjacent to a grass area for families to lounge and enjoy the sunshine.
- Two 30-foot serpentine pool slides to keep anyone over 48 inches entertained.
- Shaded group picnic areas.

## TRAILS

Local and regional trails are vital elements of the city's parks and recreation network. The Linear Park Trail is one of the city's most notable of such trails, currently running from Solano Community College eastward across the city approximately six miles and ending at Dover Avenue in central Fairfield. At its full completion, the Linear Park would add an additional nine miles to the existing six and provide a multimodal transportation corridor linking parks, schools, shopping, industry, residential, and other community activity centers.

Other important trail resources are the Laurel Creek Trail, which extends approximately seven miles from north of the city limits near Paradise Valley Golf Course to south of the city limits in the Suisun Marsh, and the Ledgewood Creek Trail, which extends approximately one mile from Rockville Road north to Portsmouth Court. While some trails can also be categorized as linear parks, described above, not all trails fall into that category.

## EXISTING AND PLANNED/PROPOSED PARKLAND PROVISION

As shown in **Tables 3.14-3**, Fairfield currently contains 154.2 acres of neighborhood parks with an additional 52.4 acres planned for development, and 143 acres of community parks with 59 additional acres planned for development.

This updated General Plan continues the current General Plan's park ratio standard of 2.00 acres of neighborhood park land and 1.50 acres of community park land per 1,000 residents, for a total neighborhood and community park ratio standard of 3.5 acres of parkland per 1,000 residents.

**Table 3.14-4** shows existing parkland, planned parkland under the (underway and under the Proposed Project), and total parkland and service ratios. The existing neighborhood and community parkland total of 296.7 acres amounts to 2.5 acres per 1,000 population. Parks planned and those proposed in the General Plan total 151.5 acres, or 4.5 acres/1,000 population for the projected population increase of 33,350. At buildout, the existing parkland ratio would increase to 2.9 acres per 1,000 population.

The General Plan identifies locations for several neighborhood parks in areas that are underserved and areas where future development is anticipated:

- **New Cordelia neighborhood.** At this new neighborhood, the City will require dedication of land for a neighborhood park to serve needs of an increased population in Cordelia and

promote development of an integrated, publicly-accessible trails system in the area that connects Cordelia’s resources. The City should target dedication of 5-10 acres at this site.

- **Nelson Hill development.** Development of a new neighborhood at Nelson Hill may result in up to 350 new housing units. The City shall encourage development of a neighborhood park or playfield of approximately 5 acres at this location, as well as promote trails and a vista point.
- **Solano Town Center redevelopment.** Future redevelopment of the Solano Town Center site is envisioned as a lively community hub with housing and significant public amenities like a public green. Given the area’s significant acreage, the City should encourage development of a neighborhood park of up to 10 acres at this site.
- **Community Park.** Two general locations serve as options for a 25-40-acre community park are shown on Figure 3.14-2, with exact location to be determined as part of the next PROSMP update.

**Table 3.14-4: Parkland Service Standards**

Park Type	Existing Parkland			Planned Parkland				Total Parkland	
	Parkland Standard (Acres per 1,000 Residents)	Acres	Acres Per 1,000 Residents	Planned Parks (Acres)	Parks Planned in General Plan (Acres)	Total Planned (Acres)	Acres Per 1,000 Residents	Acres	Acres Per 1,000 Residents
Community Parks	2.0	142.5	1.2	52.4	25.0	77.4	2.3	219.9	1.4
Neighborhood Parks	1.5	154.2	1.3	49.1	25.0	74.1	2.2	228.3	1.5
<b>Total</b>	<b>3.5</b>	<b>296.7</b>	<b>2.5</b>	<b>101.5</b>	<b>50.0</b>	<b>151.5</b>	<b>4.5</b>	<b>448.2</b>	<b>2.9</b>

Notes:

Assuming a buildout population of 153,690 by 2050.

Source: Dyett & Bhatia, 2024.

## REGULATORY SETTING

### Federal Regulations

There are no federal regulations related to public services or recreation that apply to the Planning Area.



## **State Regulations**

### *California Fire and Building Code*

The State of California provides minimum standards for building design through the California Building Code (CBC), which is located in Part 2 of Title 24, California Building Standards Code, of the California Code of Regulations (CCR). The CBC is based on the International Building Code but has been amended for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by local building officials for compliance with the CBC. Typical fire safety requirements of the CBC include: the 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 wildfire hazard areas.

### *California Code of Regulations and the School Facilities Act of 1986*

The California Code of Regulations, Title 5 Education Code, governs all aspects of education within the State.

California State Assembly Bill 2926 (AB 2926) – School Facilities Act of 1986 – was enacted by the State of California in 1986 and added to the California Government Code (Section 65995). It authorizes school districts to collect development fees, based on demonstrated need, and generate revenue for school districts for capital acquisitions and improvements. It also established that the maximum fees which may be collected under this and any other school fee authorization are \$1.50 per square foot (\$1.50/ft<sup>2</sup>) for residential development and \$0.25/ft<sup>2</sup> for commercial and industrial development.

AB 2926 was expanded and revised in 1987 through the passage of AB 1600, which added Section 66000 et seq. of the Government Code. Under this statute, payment of statutory fees by developers serves as total mitigation under CEQA to satisfy the impact of development on school facilities. However, subsequent legislative actions have alternatively expanded and contracted the limits placed on school fees by AB 2926.

In addition, Title 5, Section 14010, outlines several standards for school site selection that aim to reduce environmental impacts. All districts shall select a school site that provides safety and that supports learning. The net usable acreage and enrollment for a new school site shall be consistent with the numbers of acres and enrollment established. The site shall not contain an active earthquake fault or fault trace as well as not be within an area of floor or dam inundation unless the cost of mitigation the impact is reasonable. The site is not subject to moderate to high liquefaction or landslides. The site shall be easily accessible by arterial roads and not be on major arterial streets with a heavy traffic pattern. Existing or proposed zoning of the surrounding properties shall be compatible with schools in that it would not pose a potential health or safety risk to students or staff. The site shall be located within the proposed attendance area to encourage student walking and promote joint use of parks, libraries, museums and other public services. The district shall consider environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process.

***Senate Bill 50, California Government Code 65995(b), Education Code Section 17620, and the Mitigation Fee Act***

Senate Bill (SB) 50 (funded by bonds sold under 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.

SB 50 amended the California Government Code Section 65995, which contains limitations on Education Code Section 17620, the statute that authorizes school districts to assess development fees within school district boundaries. Government Code Section 65995(b)(3) requires the maximum square footage assessment for development to be increased every two years, according to inflation adjustments. Most recently, on January 24, 2024, the State Allocation Board approved increasing the allowable amount of statutory school facilities fees (Level I School Fees) to \$5.17 per square foot of assessable space for residential development of 500 square feet or more, and to \$0.84 per square foot of chargeable covered and enclosed space for commercial/industrial development.

Enacted as Assembly Bill (AB) 1600, the Mitigation Fee Act requires a local agency establishing, increasing, or imposing an impact fee as a condition of development to identify the purpose of the fee and the use to which the fee is to be put. The agency must also demonstrate a reasonable relationship between the fee and the purpose for which it is charged, and between the fee and the type of development plan on which it is to be levied. The act came into force on January 1, 1989.

***Quimby Act***

The 1975 Quimby Act (California Government Code section 66477) authorized cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Under the Quimby Act, fees must be paid and land conveyed directly to the local public agencies that provide park and recreation services communitywide; however, revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. The act states that the dedication requirement of parkland can be up to three acres per thousand residents, and equal to the existing parkland provision (up to five acres per thousand residents) if the existing ratio is greater than the minimum standard. In 1982, the Act was substantially amended. The amendments further defined acceptable uses of or restrictions on Quimby funds, provided acreage/population standards and formulas for determining the exaction, and indicated that the exactions must show a reasonable relationship to a project's impacts as identified through studies required by CEQA.

***California Public Park Preservation Act***

The primary instrument for protecting and preserving parkland is California's Public Park Preservation Act of 1971. Under the Public Resources Code, cities and counties may not acquire

any real property that is in use as a public park for any nonpark use unless compensation, land, or both, are provided to replace the parkland acquired. This ensures no net loss of parkland and facilities.

### *California Commission on Peace Officer Standards and Training*

The California Commission on Peace Officer Standards and Training (POST) advocates for, exchanges information with, sets selection and training standards for, and works with law enforcement and other public and private entities. POST was established by the Legislature in 1959 to identify common needs that are shared by representatives of law enforcement.

## **Local Regulations**

### *Solano County Public Facilities Fees*

Public Facilities Fees are used for the expansion of facilities to accommodate growth, not for operating or maintenance costs. Revenue will be used to maintain per capita facility standards for five major facility types. Most recently updated in 2019 (Solano County Code Section 11-130), the public facilities fee includes the following components: Countywide Public Protections; Health and Social Services; Library; General Government; Regional Transportation. Library fee revenues are used to expand library buildings, book holdings, audiovisual and computer equipment; expand library technical capabilities; and automation systems. General Government fee revenue will be used for the purchase and development of parkland, expansion and construction of offices and warehouses, and administrative items such as computers and County general purpose vehicles.

### *Solano County General Plan*

#### Public Facilities and Services Chapter

The Public Facilities and Services chapter of the Solano County General Plan was separated from the County's Circulation Element in the General Plan to better address public facilities and services such as utilities, water services, sewer and wastewater, and law enforcement supporting existing and future development, as described in the County's General Plan Land Use chapter. The County's aim is to provide these services in effort to achieve its vision, while maintaining its foundation in the environment, economy, and equity. The Solano County General Plan sets policy guidelines for providing adequate and accessible public services and facilities, particularly responsive fire and police protection as well as emergency response service.

### *Fairfield Municipal Code*

The City of Fairfield maintains several ordinances with regards to public services and recreational facilities, such as the Bedroom Tax, which funds park maintenance and improvements, and the Community Facilities District to fund fire, police, and parks. It is the intent of the City to require every person who develops land to mitigate the impacts of that development on public facilities. The City will therefore require developers to construct public facilities in accordance with specific

capital programs or pay fees that will be used to construct such facilities pursuant to those specific capital programs. Said fees are known as AB 1600 fees and are governed by the Mitigation Fee Act. The fees are broken down into four categories: Traffic Impact, Urban Design Impact, Public Facilities Impact, Park and Recreational Facilities Impact. These impact fees are used towards to design and construction of various public improvements and facilities such as public streets and sidewalks, public utilities, public parks, and police and fire stations. AB 1600 fees are collected at the time of Building Permit issuance and are limited to the cost of public facilities attributable to the new development only.

*Fairfield Quimby Ordinance.*

The City of Fairfield has developed its own local ordinance in accordance with the State Quimby Act per Municipal Code Chapter 25, Division 13 (Park Land Dedication). The ordinance requires that, prior to the approval of a Tentative Map, the City may require the subdivider to dedicate land and/or pay a fee in lieu thereof for park and recreational purposes. The general standard for dedication is 3.5 acres per 1,000 residents.

## Impact Analysis

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### SIGNIFICANCE CRITERIA

For the purposes of this EIR, a significant impact would occur if implementation of the Proposed Project would:

- Criterion 1:** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- a. Fire protection,
  - b. Police protection,
  - c. Schools,
  - d. Parks, or
  - e. Other public facilities;
- Criterion 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; or
- Criterion 3:** Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

## METHODOLOGY AND ASSUMPTIONS

Criteria from Appendix G of the State CEQA Guidelines were used to determine whether the Proposed Project would have a significant impact related to public services and recreation. Potential project-related impacts were analyzed based on their potential to result in either physical degradation of public facilities, or a reduction of public service ratios such that construction of a new public service facility would be required to meet service ratio needs. Future service ratios anticipated under project conditions were compared to goal ratios identified in applicable documents (e.g., the General Plan), as well as other local planning documents, to identify the project's potential to result in impacts.

## RELEVANT POLICIES

The Proposed Project contains the following goals and policies relevant to public services and recreation.

### Land Use Element

**LU-1.1**            **Orderly Growth.** Promote and prioritize orderly development and growth of Fairfield through the following:

- Support a cohesive overall development pattern by promoting higher densities near downtown, along specific corridors, and near transit, and lower densities near hillsides and where appropriate for resource conservation and supporting TAFB operations.
- Promote infill development that makes efficient use of limited land supply, while ensuring compatibility and integration with adjacent uses.
- Maintain separation of urban and rural uses, including through maintaining strong urban growth boundaries. Any urban development requiring basic municipal services shall occur only within the urban boundaries established by the General Plan, except for support of mutually beneficial agritourism opportunities outside the urban boundaries as designated by adopted Solano County plans, and for supporting Travis Air Force Base operations.
- Support the Middle Green Valley Specific Plan in unincorporated Solano County to augment permanent agricultural preservation.
- Ensure that new development mitigates and provides for its fair share of impacts to the environment, public facilities, services, and infrastructure.

### Circulation Element

**CIR-4.4**            **School Circulation.** In partnership with Fairfield Suisun Unified School District, intercity departments, and other regional and county agencies,

promote efficient circulation planning at schools, partner with the local school districts to optimize school drop-off/pick-ups, and continue to conduct annual school walk audits to identify safety solutions.

## **Public Facilities and Services Element**

**PFS-1:** Provide excellent public services and utilities that address current needs and are commensurate with future growth.

**PFS-1.1**      **Meet Projected Needs.** Foster the orderly and efficient expansion of facilities and infrastructure to adequately meet projected needs, comply with current and future regulations, and maintain public health, safety, and welfare through the following:

- Monitor the pace and location of development in Fairfield and strive to ensure that public facilities capacity and delivery of services keeps pace with development and growth in the city.
- Discourage over-sizing of infrastructure that could induce growth at the edges of the city beyond what is anticipated in the General Plan.

**PFS-1.2**      **Development Impact Fair Share.** Through the development review process, ensure that adequate public utilities and services are available to serve new development and that new development pays its fair share of the public costs attached to each development project, which include, but are not limited to, the acquisition of permanent open space, provision of adequate school facilities, the provision of streets, police and fire service, street lighting, sidewalks, landscaping, storm drains, water, sewer, and other infrastructure needs.

**PFS-1.3**      **Financing Tools.** Continue to implement comprehensive solutions to the financing of public facilities that adequately distribute costs based on the level of benefit received and the timing of development. Tools may include:

- Benefit assessment districts;
- Mello-Roos Community Facilities Districts;
- Tax increment financing; and
- Other financing mechanisms in combination with programmed capital improvements to eliminate existing public service and facility gaps, and to provide necessary facilities in advance of the impacts created by development.

**PFS-1.4**      **Concurrent Annexation.** Aim for concurrent annexation of adjacent unincorporated properties whenever possible in order to facilitate the formation of assessment districts, Mello-Roos districts, and other financial mechanisms.

**PFS-1.5 Service Agreements Outside of City Limits.** Work cooperatively with Solano County and the Solano County Local Agency Formation Commission to support compatible land use planning outside city limits, as well as focused, mutually beneficial opportunities to support agritourism through service agreements where aligned with City priorities, provided the City does not bear the cost to improve existing infrastructure to City standards.

**PFS-2:** Provide responsive, efficient, and effective police and fire services that promote a high level of public safety.

**PFS-2.1 Fire and Police Service and Response Needs.** Establish suitable response times for Police and Fire departments as part of strategic planning processes for each department.

**PFS-2.2 Public Safety Technology.** Evaluate, invest in, and incorporate new technologies and innovations that enhance the efficient, cost-effective delivery of public safety services.

**PFS-2.3 Mutual Aid.** Continue to enact mutual aid agreements with neighboring police and fire jurisdictions as well as state agencies.

**PFS-3:** Foster feelings of safety through environmental design, community partnerships, and interdepartmental/interjurisdictional collaboration.

**PFS-3.1 Development Review.** Continue to incorporate input from the police and fire departments in the development review process to include requirements for development projects to be designed and operated in a manner that minimizes the potential for criminal activity (including provision of adequate public lighting; windows overlooking streets or parking lots; and paths to increase pedestrian activity within private development projects, etc.) and fire hazards, and maximizes the potential for responsive police and fire services.

**PFS-3.2 Community Policing.** Explore options for community volunteer programs and initiatives that continue to strengthen community policing.

**PFS-4:** Work cooperatively with the Travis and Fairfield-Suisun Unified school districts in planning for future school facility needs, with focus on locations integrated into the existing urban fabric, when possible.

**PFS-4.1 Long Range School Plans.** Work with the school districts in developing long-range land use plans to allow adequate time for the preparation of school facility plans for servicing new planned growth, while reflecting decreasing enrollment stemming from an aging population.

- PFS-4.2 School Facility Needs.** Continue to work with the school districts to designate additional potential sites for additional school facilities and reuse of surplus school sites. that may no longer be needed as future needs become known. *Land for a tentative school site is designated and planned as shown in Figure 5-2.*
- PFS-4.3 School Siting.** Ensure that school sites are sited to avoid major arterial streets as possible and are linked with recreational parks and community corridors serving residential neighborhoods. *See the Circulation Element for more information on Safe Routes to School and other methods to reduce congestion, improve air quality, and reduce vehicle trips.*
- PFS-4.4 School Impact Fees.** Cooperate with the Fairfield-Suisun Unified School District and the Travis Unified School District in the assessment and collection of school impact fees on new development.
- PFS-4.5 Cooperative Facilities Agreements.** Facilitate cooperative arrangements between the Fairfield-Suisun Unified School District, the Travis Unified School District, Solano Community College, and/or the City to share facilities.
- PFS-6:** Improve “knowledge infrastructure”, including maintenance and access to libraries, community centers, cultural centers, internet and communications networks, and other systems that support Fairfield’s future.
- PFS-6.1 Access to Quality Public Facilities and Programs.** Strive to ensure that community centers, arts/cultural facilities, senior centers and other public facilities and programs are distributed equitably and conveniently throughout Fairfield, and address inequities through the capital improvement planning process.
- PFS-6.3 Library Services.** Work with the Solano County Library and Travis Air Force Base Library to ensure adequate library services and facilities are maintained for all residents.
- PFS-6.4 Digital Literacy and Access.** Through coordinated marketing education and communications efforts, support community partners in expanding access to digital resources and information tools and in delivering language, digital literacy, and workforce skills development programs and services.
- PFS-6.5 City-Owned Resources.** Enhance the quality of existing City-owned arts and cultural resources and facilities through reinvestment, communications, and marketing.
- PFS-6.6 Public/Private Collaboration.** Pursue public/private technology infrastructure projects that support business and municipal efficiency.



## Open Space, Conservation, and Recreation Element

**OSCR-2.3 Open Space Buffers.** Maintain permanent open space buffers between Fairfield and neighboring jurisdictions, including in the following areas:

- Fairfield-Vallejo Buffer Zone. Maintain open space buffer zones between Vallejo and Fairfield along I-80 and between Fairfield and Benicia along I-680. Ensure all land uses and activities in buffer zones conform to the policies contained in the Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation.
- Fairfield-Vacaville Buffer Zone. Maintain open space buffer zones between Fairfield and Vacaville consistent with the Fairfield Train Station Specific Plan and the amended Greenbelt boundary established by the Solano-Vacaville-Fairfield Joint Powers Authority.

**OSCR-6:** Provide, improve, and maintain a comprehensive system of parks, trails, and recreational facilities to meet the diverse needs of the city's current and future residents, workers, and visitors.

**OSCR-6.1 Parks, Recreation, & Open Space Master Plan.** Use the Parks, Recreation, & Open Space Master Plan as the primary tool for planning specific capital improvements and parks and recreation programming in Fairfield. Update the Parks Master Plan to plan for the additional parkland as needed to maintain the established service ratio in 2050. *See planned parks in Figure 6-5.*

**OSCR-6.2 Parks Service Ratios and Access Standards.** Establish and maintain parkland provision ratios as shown in Table 6-4.

- Require that proponents of new development projects contribute to the acquisition and development of adequate neighborhood and community parks and greenways, and paths and trails within the community, either through the dedication of park land or the payment of in-lieu fees.
- Prioritize acquisition of parkland in areas that do not meet the service area standard of access to a neighborhood or community park within a one-half mile walking radius.
- Strategically pursue the development of a sports complex, as warranted by recreation needs and in consideration of land opportunities.

**OSCR-6.3 School Facilities Partnerships.** Continue to partner with Fairfield school districts and consider partnerships with other agencies such as Solano Community College or the County to expand public use of school facilities (such as sports fields, pools, and community meeting facilities), and explore funding mechanisms for use.

- OSCR-6.4 Equitable Park Infrastructure.** Focus improvements in existing parks and facilities to meet the diversified and long-term needs of residents of all ages.
- OSCR-6.5 Recreation and Leisure Programs.** Maintain a diverse range of publicly available recreation and leisure programs and community centers which serve the needs of all sectors of Fairfield’s population, including youth, adult, senior, and family-oriented activities. Reflect changing demographics and community needs and desires as part of parks and facilities improvements and programming by including diverse community participants in parks and recreation planning efforts.
- OSCR-6.6 Regional Park and Open Spaces Coordination.** Work with regional partners to promote development of regional parks and open space preserves to meet passive and natural-oriented regional open space and recreation needs. Regional parks need not be owned and operated by the City of Fairfield but may be owned by Solano County, a park district or other public entity, or a private organization such as the Solano Land Trust.
- OSCR-6.7 Linear Park System.** Preserve and develop the entire Linear Park system, from Solano Community College eastward through the Fairfield Train Station Specific Plan area, as illustrated on the Land Use Diagram, exclusively as a multi-purpose recreational and multimodal transportation corridor in order to provide linkages among recreation and parks, schools, shopping, industry, residential, and other community activity centers. Implement additional activity nodes recommended by the Central Fairfield Revitalization & Linear Park Concept Plan, including the four-acre recreation node near North Texas Street. *See the Land Use and Urban Design and Circulation elements for additional policies related to the Linear Park.*
- OSCR-6.8 Civic Space Downtown.** Prioritize development of a dedicated civic center or public plaza in the Heart of Fairfield area, with green space, picnic tables, space for concerts or events, and other ‘active’ park components. *See Land Use and Urban Design Element for additional details.*
- OSCR-6.9 Nelson Hill Open Space and Trail System.** Require developer of Nelson Hill to dedicate land for a small neighborhood playfield, and develop and maintain a publicly-accessible open space and trail system surrounding development. *See Land Use Element and Urban Design Element for additional details.*
- OSCR-6.10 Neighborhood Park in Cordelia.** Require developer of property west of northern Cordelia to dedicate land for a neighborhood park, preferably with a combination of passive and active recreation areas. *See Land Use and Urban Design Element for additional details.*

**OSCR-6.11 Solano Town Center Park and Civic Spaces.** Require redevelopment of the Solano Town Center to include a neighborhood park commensurate with amount of housing/residential population proposed, as well as public plazas and gathering spaces to support vibrant community-oriented spaces. *See Land Use and Urban Design Element for additional details.*

**OSCR-6.12 Other Needed Parks.** Prioritize the development of other community and neighborhood park facilities to ensure that adequate open space is available to serve the needs of new residents with each phase of residential construction. Explore potential locations for a new community park in Fairfield as part of the next update of the Parks, Recreation, and Open Space Master Plan update.

**OSCR-7:** Incorporate deliberate and accessible connections to the parks system, promoting connectivity and green space utilization for residents of all ages.

**OSCR-7.1 Park Linkages.** Identify and develop linkages, corridors, and other connections to provide an aesthetically pleasing and functional network of parks, open space areas, and bike paths throughout the City with connections to surrounding regional parks. Preserve public access corridors for walkers, bicyclists, and equestrians. *Refer to the Circulation Element for park linkages and proposed improvements.*

**OSCR-7.2 Park Connections.** Prioritize adequate public transportation to key parks, recreation facilities, and community centers throughout the City, especially in vulnerable or under-served communities. Partner with public and private entities to improve multi-modal transportation systems and connect pathways in neighborhoods with barriers or safety issues.

**OSCR-8:** Ensure that all parks, trails, and recreational open space properties have adequate funding for management, maintenance and necessary capital improvements.

## IMPACTS

**Impact 3.14-1 Implementation of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the**

**public services: fire protection, police protection, schools, parks, or other public facilities. (Less than Significant)**

*Fire and Emergency Services*

A significant impact would result if substantial adverse physical impacts associated with the provision of new or altered fire protection facilities would occur as a result of buildout under the Proposed Project. As of 2020, the FFD's response time does not meet the existing General Plan standard. Further, the projected increase in population, housing units, and jobs generated by the Proposed Project would likely result in a subsequent increase in fire and emergency medical service calls to the Planning Area compared to existing conditions, even though growth would occur incrementally over the planning period.

In order to accommodate increased calls for service to meet the City's current service needs, FFD has secured a federal grant of \$3.3M to hire five additional full-time Firefighter/Paramedics. The grant allowed the department to meet increased minimum staffing required to deploy a seventh company in June 2022. The seventh company is temporarily housed in Station 35 while Station 36 is being designed and built off Business Center Drive. Construction of Station 36 will begin in 2025, and the project will be completed in 2026. CEQA documentation has been submitted and approved for the station and there are no mitigation requirements affecting the project. FFD also anticipates replacing and relocating Station 39 to a location west of Peabody Road across from Dobe Lane and remodeling Station 40 to meet current and future apparatus and equipment needs.

With the future infill development and buildout of the Proposed Project and Fairfield specific plans, FFD has identified future needs and locations for fire protection facilities. In response to development under the HOF SP, FFD would renovate Station 38 at 1633 Union Ave (currently fleet maintenance). This would require an additional engine company with personnel and apparatus. To accommodate the TSSP FFD already has a 1-acre lot reserved on New Canon Road. A new station would need to be built on that site that would require an additional engine company or truck company with personnel and apparatus. In the Claybank/Dover area, FFD anticipates a new station would need to be built near that location depending on call volume and future growth. This would require an additional engine company or truck company with personnel and apparatus. Finally, if FFD and the Suisun City Fire Department ever merge, then a mutually beneficial site for a new station would be near the intersection of E Travis Blvd and Sunset Ave (Herrick, 2024).

In addition, several Proposed Project policies aim to provide responsive, efficient, and effective police and fire services that promote a high level of public safety. While the Proposed Project has not established any other service ratios or response time goals at this time, Implementing Policy PFS-2.1 requires the City to establish suitable response times for Police and Fire departments as part of strategic planning processes for each department. Implementing Policy PFS-1.1 also fosters the orderly and efficient expansion of facilities and infrastructure to adequately meet projected needs, comply with current and future regulations, and maintain public health, safety, and welfare. This will be achieved through monitoring the pace and location of development in Fairfield and striving to ensure that public facilities capacity and delivery of services keeps pace with development and growth in the city.

Given that FFD has identified the need for future facilities under the Proposed Project, construction of such facilities could result in subsequent environmental impacts; the specific impacts of which are not known at this time and any analysis would require speculation. This is because it is unclear what form the future developments would take, such as the Claybank/Dover expansion and uncertain partnership with Suisun City Fire Department, and what their service needs and impacts on City's services will be. Even so, implementing Policy OSCR-2.3 requires maintaining permanent open space buffers and Implementing Policy LU-1.1 promotes infill development that makes efficient use of limited land supply. Therefore, it is likely that any new fire protection facility necessary to serve the Planning Area would be located and constructed in an urbanized and developed area to mitigate environmental impacts. The environmental impacts related to traffic, noise, air quality, and GHG emissions during construction and operation of the Proposed Project, which includes public facilities, have been considered throughout the technical modeling provided in other chapters of this EIR. Future facilities would be subject to the policies associated with the Project that would address potential impacts of siting, construction, and operation of new facilities to the extent assessed in other sections of this EIR. Proposed policies include those requiring construction best management practices to limit land disturbance, development review to protect significant biological resources, reduce air pollution, promote water-and energy-efficient construction and landscaping, implementation of noise mitigation measures, and management of archaeological materials found during development. Future fire protection facilities will tier from this EIR to identify and mitigate site-specific impacts if and when design of those facilities is complete. Therefore, impacts would be less than significant.

#### *Mitigation Measures*

None required.

#### *Police Protection Service*

A significant impact would result if substantial adverse physical impacts associated with the provision of new or altered police facilities would occur as a result of buildout under the Proposed Project. Future development is anticipated to grow the Planning Area population by roughly 33,000 people and the resulting increase in calls for service with buildout under the Proposed Project would require additional staff and equipment. The Fairfield Police Department (FPD) meets the existing General Plan's standard response time and the ratio of sworn officers to the 2024 population. However, FPD does not meet the ratio of sworn officers to the future 2050 population under the Proposed Project.

Even so, several Proposed Project policies aim to provide responsive, efficient, and effective police and fire services that promote a high level of public safety. While the Proposed Project has not established any other service ratios or response time goals at this time, implementing Policy PFS-2.1 requires the City to establish suitable response times for Police and Fire departments as part of strategic planning processes for each department. Implementing Policy PFS-1.1 also fosters the orderly and efficient expansion of facilities and infrastructure to adequately meet projected needs, comply with current and future regulations, and maintain public health, safety, and welfare. This will be achieved through monitoring the pace and location of development in Fairfield and striving

to ensure that public facilities capacity and delivery of services keeps pace with development and growth in the city.

In light of projected population growth, the City does not anticipate the need for a new or altered police facilities to meet the City's police protection performance goals. However, in the event that new or altered police facilities are needed in the future, construction of such a facility could result in subsequent environmental impacts; the specific impacts of which are not known at this time and any analysis would require speculation. This is because it is unclear what form, if any, new or altered police facilities would take and what their service needs and impacts on City's services will be. Implementing Policy OSCR-2.3 requires maintaining permanent open space buffers and Implementing LU-1.1 promotes infill development that makes efficient use of limited land supply. Therefore, it is likely that any new police facility necessary to serve the Planning Area would be located and constructed in an urbanized and developed area to mitigate environmental impacts. The environmental impacts related to traffic, noise, air quality, and GHG emissions during construction and operation of the Proposed Project, which includes public facilities, have been considered throughout the technical modeling provided in other chapters of this EIR. Any future facilities would be subject to the policies associated with the Project that would address potential impacts of siting, construction, and operation of new facilities to the extent assessed in other sections of this EIR. Proposed policies include those requiring construction best management practices to limit land disturbance, development review to protect significant biological resources, reduce air pollution, promote water-and energy-efficient construction and landscaping, implementation of noise mitigation measures, and management of archaeological materials found during development. Future police facilities will tier from this EIR to identify and mitigate site-specific impacts if and when design of those facilities is complete. Therefore, impacts would be less than significant.

### *Mitigation Measures*

None required.

### *Schools*

As detailed in Chapter 2, *Project Description*, buildout of the proposed 2050 General Plan is projected to result in the development of approximately 13,500 new homes and nearly 9.8 million square feet of nonresidential development. While buildout of the Proposed Project would occur incrementally over the planning period, the growth in population would increase the number of school aged children in the Planning Area.

As detailed in **Table 3.14-2**, there is sufficient capacity at FSUSD schools across all educational levels to accommodate growth as part of the Proposed Project. However, demand for new facilities is not based solely on total school capacity but also on the geographic distribution of potential residential growth in relation to the distribution of school. capacity. If new residential development occurs where the capacity of nearby schools is limited, new school capacity also may be required.

The Proposed Project identifies one general location in the new Cordelia neighborhood for a potential elementary school that would be part of FSUSD. The school site is approximately 10 acres

and would have the capacity to serve 800 students. The environmental impacts of constructing this school are addressed at a programmatic level in the environmental topic sections of this EIR, although additional site-specific environmental analysis may be required when the school design is finalized.

Based on siting criteria established by the California Department of Education (CDE), the site appears to meet most of the basic considerations for elementary school location (e.g., greater than 1,500 feet from a railroad, greater than 100 feet from high-voltage power lines, greater than 500 feet from a busy roadway, relatively flat topography, site configuration that allows line of sight for playground supervision, greater than 0.25 mile from permitted sources of hazardous air emissions, greater than 0.25 from the flight path or safety zone of an airport, not located on a former hazardous waste site or landfill), though PG&E utilities maps show a natural gas line that supplies gas to the Cordelia neighborhood beneath this generalized area. Should this site be determined to be needed by the school district, this and other criteria will need to be evaluated in greater detail before CDE officially approves the site. Implementing Policy PFS-4.2 directs coordination with FSUSD should this site be required.

Student generation associated with implementation of the Proposed Project (largely continued implementation of the TSSP) would result in insufficient capacity at TUSD schools at all educational levels. According to the TUSD 2024 School Facilities Needs Assessment, the District owns a 30-acre school site on Nut Tree Road in Vacaville and a 10-acre school site with the Goldridge development, though this site has recently been declared as surplus land. As identified in TUSD's 2024 needs analysis, these sites are assumed to be available for one of the next elementary schools or the next middle school. An additional school is also planned as part of the TSSP. Even so, given the projected buildout under the Proposed Project, it is anticipated that TUSD would need to develop an additional high school facility to meet the projected needs.

Policies under the Proposed Project aim to work cooperatively with TUSD and FSUSD in planning for future school facility needs, with focus on locations integrated into the existing urban fabric, when possible. Implementing Policy PFS-4.2 requires the City to continue to work with the school districts to designate additional potential sites for additional school facilities and reuse of surplus school sites that may no longer be needed as future needs become known. Further, Policy 4.3 ensures that school sites are sited to avoid major arterial streets as much as possible and are linked with recreational parks and community corridors serving residential neighborhoods. Policy PFS-4.4 requires the City to cooperate with the FSUSD and TUSD in the assessment and collection of school impact fees on new development. Finally, Implementing Policy PFS-14.5 facilitates cooperative arrangements between FSUSD, TUSD, Solano Community College, and/or the City to share facilities, which in turn may limit the need to develop additional facilities.

The construction of new schools or alterations to existing schools could have environmental impacts, including potential disturbances or conversion of habitat, water pollution during construction, increased noise levels, and an increase in impermeable surfaces. The siting of new schools is regulated by the CDE. The California Education Code contains various provisions governing the siting of new public schools that require school districts to consider potential hazards to school occupants as well as other factors relevant to the public interest prior to the acquisition of a proposed school site. Although in many cases the avoidance or mitigation of hazards to school occupants would reduce impacts to the surrounding environment, the provisions of the California

Education Code would not eliminate the potential for all construction-based operational impacts of a new school.

In the event that the growth anticipated by the Project results in the need for new or expanded public school facilities, projects would be subject to CEQA requirements for environmental assessment, which would allow for the identification and consideration of potential impacts and mitigation, although compliance would not necessarily guarantee that significant impacts would be avoided or mitigated. New facilities would be located consistent with specified land use designations and would be subject to policies associated with the Project that would address potential impacts of siting, construction, and operation of new facilities to the extent assessed in other sections of this EIR. Implementing Policy OSCR-2.3 requires maintaining permanent open space buffers and Implementing Policy LU-1.1 promotes infill development that makes efficient use of limited land supply. Further, Circulation Element Policy CIR-4.4 would promote efficient circulation planning at schools, partner with the local school districts to optimize school drop-off/pick-ups, and continue to conduct annual school walk audits to identify safety solutions. Therefore, it is likely that any new school facility necessary to serve the Planning Area would be located and constructed in an urbanized and developed area to mitigate environmental impacts. The environmental impacts related to traffic, noise, air quality, and GHG emissions during construction and operation of the public facilities have been considered throughout the technical modeling provided in other chapters of this EIR. Proposed policies include those requiring construction best management practices to limit land disturbance, development review to protect significant biological resources, reduce air pollution, promote water- and energy-efficient construction and landscaping, implementation of noise mitigation measures, and management of archaeological materials found during development. As such, development of new facilities would have minimal effects on the environment with compliance with existing regulations and the Project's proposed policies. In addition, new development would pay school impact fees. Therefore, the impact of the Project with respect to public school facilities is less than significant.

#### *Mitigation Measures*

None required.

#### *Library Facilities (Other Public Facilities)*

The projected population growth under the Proposed Project would increase demand for library services in Fairfield. The City has not adopted level of service standards for the provision of library services. However, as noted above, the 2021 Solano County Library Facilities Master Plan proposes to maintain and update the Fairfield Civic Center Library and Fairfield Cordelia Library as well as build a new library of at least 15,000-20,000 square feet in Fairfield to address future population growth. Therefore, as part of the development of the TSSP area, a new, 30,000 square foot County-operated library is planned as part of the One Lake master-planned community. In addition, per the Solano County Library 2023-2028 Strategic Plan, the County aims to leverage technology to make meeting spaces collaborative and strengthen virtual spaces, which can help accommodate increased demand.



Implementing Policy PFS-6.3 would require the City to continue to work with the Solano County Library and Travis Air Force Base Library to ensure adequate library services and facilities are maintained for all residents. Further, Implementing Policy PFS-6.4 requires the City to support community partners in expanding access to digital resources and information tools and in delivering language, digital literacy, and workforce skills development programs and services. As such, it is anticipated that future demand for library services under the Proposed Project would be through the continued provision of online services in combination with the aforementioned renovation and expansion. Therefore, the Proposed Project would not require the construction of new or expanded library facilities beyond those already envisioned. Impacts would be less than significant.

### *Mitigation Measures*

None required.

### *Parks*

A significant impact would result if substantial adverse physical impacts associated with the provision of new or altered park facilities would occur as a result of buildout under the Proposed Project. Buildout of the proposed 2050 General Plan is projected to result in the development of approximately 13,500 new homes and nearly 34 million square feet of nonresidential development. While buildout of the Proposed Project would occur incrementally over the planning period, the growth in population would increase demand for parks.

As shown in **Table 3.14-4**, this General Plan establishes a park ratio standard of 1.5 acres of neighborhood park land and 2.0 acres of community park land per 1,000 residents, for a total park ratio standard of 3.5 acres of neighborhood and community parkland per 1,000 residents. In order to make progress toward meeting this established parkland ratio, the City of Fairfield has 101.5 acres of planned parkland and the General Plan proposes an additional 50 acres of neighborhood and community parks. Figure 3.14-2 shows the location of such planned parks under the Proposed Project. While some parks are located in new growth areas (Areas A and B shown in Figure 2-4), park construction would be required to comply with construction best management practices to limit land disturbance, development review to protect significant biological resources, promotion of water- and energy-efficient construction and landscaping, and management of archaeological materials found during development. Other parks are anticipated to occur in infill areas, which would serve to limit potential impacts.

The environmental impacts related to traffic, noise, and air quality and GHG emissions during construction and operation of the park facilities have been considered throughout this EIR. Detailed design of the new park facilities has not yet been completed, so site specific impacts cannot be evaluated at this time. However, construction of new parks would be subject to separate project-level CEQA review at the time the design is proposed in order to identify and mitigate project-specific impacts as appropriate. As such, compliance with existing regulations would reduce impacts to a less than significant level related to the provision of park facilities.

### *Mitigation Measures*

None required.

#### **Impact 3.14-2 Development under 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 (Less than Significant)**

A significant impact would result if development under the Proposed Project would increase the use of existing parks or recreational facilities such that physical deterioration of the facility would occur. As discussed under Impact 3.14-1, development under the Proposed Project would result in approximately 13,500 new homes and nearly 9.8 million square feet of nonresidential development in the Planning Area compared with existing conditions. As such, growth associated with implementation of the Proposed Project could increase use of the city's existing neighborhood and regional parks such that physical deterioration of the facility would occur or be accelerated.

However, the level of deterioration would not exceed that which is normally expected to occur in an urban environment, given that the City of Fairfield has identified locations for neighborhood parks in areas that are underserved and areas where future development is anticipated to accommodate park needs for future growth. As shown in **Table 3.14-4**, the existing neighborhood and community parkland provision ratio is 2.5 acres per 1,000 residents. The planned parkland service ratio relative to the additional population growth increment under the Proposed Project would be 4.5 acres per 1,000 residents. In total, with existing population and planned growth accounted for, the total parkland service ratio is projected to be 2.9 acres per 1,000 residents. As such, Table 3.14-4 demonstrates that the Proposed Project would add parkland relative to population at a ratio that is much higher than the existing parkland service ratio (3.5 acres per 1,000 residents), thus increasing the overall service ratio for 2050. Further, Implementing Policy OSCR-6.4 would focus improvements on existing parks and facilities to meet the diversified and long-term needs of all residents and ages. Beyond neighborhood and community parks, thousands of acres of greenways, paths, trails, open space areas, and other special use parks remain available to Fairfield residents and visitors. In addition, the Capital Improvement Plan, and according to Implementing Policy OSCR-6.1, the Parks, Recreation, & Open Space Master Plan will be used as the primary tools for planning specific capital improvements related to parks in Fairfield. Both plans would also prevent deterioration of parks in Fairfield. As such, development under 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, and impacts would be less than significant.

### *Mitigation Measures*

None required.

**Impact 3.14-3 Development under the Proposed Project would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. (Less than Significant)**

A significant impact would result if development under the Proposed Project would require the construction or expansion of recreational facilities such that environmental impacts would occur. As discussed under Impact 3.14-1, the increased local population generated by the Proposed Project would likely use existing public service and community facilities within the city, including community and neighborhood centers, sports centers, the Solano County and Air Force library systems, and school spaces that could be used for community activities, as well as regional recreational facilities, such as the Rockville Hills Regional Park and the Linear Park Trail. Project implementation would therefore result in increased use of recreational facilities in the city and the surrounding area.

However, Implementing Policy OSCR-6.5 requires the City to maintain a diverse range of publicly available recreation and leisure programs and community centers which serve the needs of all sectors of Fairfield's population, including youth, adult, senior, and family-oriented activities. Recreation and leisure programs will reflect changing demographics and community needs and desires as part of parks and facilities improvements and programming by including diverse community participants in parks and recreation planning efforts. Even so, the City does not have a standard or ratio for recreational facilities. Therefore, if the City determines a new or altered recreational facility is needed to accommodate the growing population, construction of such a facility could result in subsequent environmental impacts; the specific impacts of which are not known at this time and any analysis would require speculation. Implementing Policy OSCR-2.3 requires maintaining permanent open space buffers, and Implementing Policy LU-1.1 promotes infill development that makes efficient use of limited land supply. Therefore, it is likely that any new recreational facility necessary to serve the Planning Area would be located and constructed in an urbanized and developed area to mitigate environmental impacts. The environmental impacts related to traffic, noise, air quality, and GHG emissions during construction and operation of the public facilities have been considered throughout the technical modeling provided in other chapters of this EIR. Any future facilities would be subject to the policies associated with the Project that would address potential impacts of siting, construction, and operation of new facilities to the extent assessed in other sections of this EIR. Proposed policies include those requiring construction best management practices to limit land disturbance, development review to protect significant biological resources, reduce air pollution, promote water-and energy-efficient construction and landscaping, implementation of noise mitigation measures, and management of archaeological materials found during development. Future recreational facilities will tier from this EIR to identify and mitigate site-specific impacts if and when design of those facilities is complete. As such, overall implementation of the Proposed Project would have a less than significant impact with respect to impacts associated with the construction or expansion of recreational facilities.

*Mitigation Measures*

None required.