

3.12 PUBLIC SERVICES

3.12.1 Introduction

This section evaluates the effects on public services related to implementation of the Proposed Project by identifying anticipated demands and existing and planned service availability. For purposes of this EIR, public services consist of (1) fire protection, (2) police protection, (3) schools, and (4) libraries. Parks, while described as a public service in Appendix G of the CEQA Guidelines, are analyzed separately in Section 3.13 (Recreation). Impacts related to emergency access are analyzed in Section 3.14 (Transportation/Traffic) of this EIR.

Data used to prepare this section were taken from various sources, including previous environmental documentation prepared for the Project Area, other project data sources, and by contacting service providers. Full bibliographic entries for all reference materials are provided in Section 3.12-9 (References) of this section.

The NOP for this EIR was issued on July 7, 2004. The City received one comment letter concerning public services in response to the NOP. The Orange County Fire Authority (OCFA) addressed the possibility that new fire apparatus and additional staff may be required; and the OCFA's desire for a Secure Fire Protection Agreement, creating a pro-rata fair share funding of capitol improvements by the developer.

3.12.2 Environmental Setting

■ Regional Characteristics

Fire Services

The Orange County Fire Authority (OCFA) provides structural fire protection, emergency medical and rescue services, hazardous inspections and response, and public education activities (Hernandez 2005). OCFA is a regional fire service agency that serves twenty-two cities in Orange County and all unincorporated areas (OCFA 2005). The OCFA protects over 1,300,000 residents from its sixty fire stations located throughout Orange County (OCFA 2005). OCFA response goals involve reaching an emergency call for service within 5 minutes, 80 percent of the time and for a paramedic to reach the same destination within 8 minutes, 90 percent of the time. The current average response time for all emergency calls for service is five and a half minutes (Hernandez 2005).

Police Services

The Orange County Sheriff's Department (OCSA) is responsible for providing police protection within the unincorporated areas of the County, as well as those incorporated cities, including Lake Forest, that contract with OCSA to protect their city. The California Highway Patrol (CHP) also provides police services in the region but is primarily limited to along the existing State Route and Interstate highway

systems that extend throughout the region. However, CHP does provide secondary support services to both county and city police service providers when the need arises.

Schools

Both private and public schools provide primary and secondary education in the region. Saddleback Valley Unified School District (SVUSD) provides public education for the Proposed Project. SVUSD is a school district with the fourth largest student population in Orange County, providing educational services to a 92-square-mile area (SVUSD 2005a). There are currently 36 schools in SVUSD, which include 27 elementary schools; four middle schools; four regular high schools; and one alternative high school. District wide enrollment in 2004/05 school year, was 34,901 students with a total capacity of 37,420 seats.¹⁴ SVUSD Table 13.12-1 displays the 2004/05 enrollment and capacity by school level as provided by California Department of Education and SVUSD.¹⁵ An estimated capacity surplus of approximately 2,519 seats has been identified in grades K–12.

<i>Grade Level</i>	<i>Capacity</i>	<i>Enrollment</i>	<i>Available Capacity</i>
K-6	23,220	18,362	4,858
7-8	5,010	5,694	(684)
9-12	9,190	10,845	(1,655)
Total	37,420	34,901	2,519

SOURCE: SVUSD 2005

The District enrollment has been stable, declining slightly over the last few years. The decline is especially noticeable at the elementary school level, where enrollment dropped at a rate of more than 3% in the last two years. Although there is a shortage in capacity at the middle and high school level, it is indicative of the enrollment “bubble” currently passing through middle and high school grades throughout California. Although the higher grade level classes are currently large in size, over the next several years the overcrowding will become less severe, due to declining birth rates and smaller size lower level classes graduating up in the system.¹⁶ SVUSD is also planning to address immediate overcrowding by adding a classroom wing to Trabuco Hills High School and classrooms to the middle schools.¹⁷ The decline in enrollment has already begun at the middle school level where the enrollment dropped 1.4 percent in the last year, but has not reached the high school level yet. SVUSD facilities in the Project Area are listed in Table 3.12-2.

¹⁴ District Enrollment by Grade. California Department of Education. Educational Demographics Unit. Retrieved 8/29/05.

¹⁵ Fall 2004 Capacity. SVUSD Informational Chart. September 2004. Received 7/7/05.

¹⁶ Fall 2004 Report. Student Population Projections by Residence. SVUSD. Prepared by Davis Demographics and Planning. May 27, 2005. p 54.

¹⁷ Projected Classroom Additions. Prepared by Corinne Loskot, CLC with SVUSD and Telacu team. 7/7/05.

Table 3.12-2 SVUSD Schools	
<i>School Name</i>	<i>Enrollment</i>
Aliso Elementary	487
Cielo Vista Elementary	1,091
Cordillera Elementary	670
De Portola Elementary	688
Del Cerro Elementary	528
Del Lago Elementary	511
El Toro High	2,570
Esperanza	86
Foothill Ranch Elementary	1,365
Gates Elementary	826
Glen Yermo Elementary	755
La Madera Elementary	786
La Paz Intermediate	1,288
La Tierra Elementary	256
Laguna Hills High	1,922
Lake Forest Elementary	899
Linda Vista Elementary	673
Lomarena Elementary	653
Los Alisos Intermediate	1,258
Melinda Heights Elementary	1,328
Mira Monte High (Alternative)	125
Mission Viejo High	2,724
Montevideo Elementary	635
O'Neill Elementary	545
Olivewood Elementary	567
Portola Hills Elementary	1,041
Rancho Canada Elementary	786
Rancho Santa Margarita Inter.	1,717
Robinson Elementary	1,120
San Joaquin Elementary	729
Santiago Elementary	491
Serrano Intermediate	1,502
Silverado High (Continuation)	360
Trabuco Elementary	80
Trabuco Hills High	2,795
Trabuco Mesa Elementary	781
Valencia Elementary	711
SOURCE: SVUSD 2005b	

Several private schools are located within the sphere of influence of the Proposed Project, including the Lake Forest Montessori School, Abiding Savior Lutheran School, Fulbright Montessori Academy, Montessori on the Lake, J de Casas Academy, and Mission Viejo Montessori. Attendance at any of the aforementioned private schools is optional and at the parent’s discretion.

As Table 3.12-3 shows there are 995 seats available at the elementary schools nearest to the Proposed Project. Although no seats are available at the middle and high school level, a classroom wing will be added to Trabuco Hills High and several classrooms will be added to Serrano Intermediate. Additional capacity will become available as the enrollment “bubble” passes out of the system as discussed previously. Davis Demographics and Planning (DDP) projects that Serrano attendance area will experience consistent and gradual decrease in the middle school population over the next ten years. The attendance area will decrease by about 414 potential 7-8 students over the next ten years.¹⁸ Trabuco Hills High School is expected to incur a total increase over the next ten years. This growth already accounts for new development from the Proposed Project and other new development. El Toro High School on the other hand is projected to experience growth only through 2007, after which it is projected to decline in enrollment.¹⁹

Table 3.12-3 Capacity versus Enrollment at Schools Nearest to Proposed Project

School Name	Capacity ^a	Enrollment ^b	Available Capacity
Elementary			
Del Lago Elementary	775	511	264
Foothill Ranch Elementary	1,630	1,410	220
La Madera Elementary	820	745	75
Lake Forest Elementary	1,010	861	149
Portola Hills Elementary	950	977	(27)
Rancho Canada Elementary	880	785	95
Santiago Elementary	665	449	216
Middle			
Serrano Intermediate	1,330	1,484	(154)
High			
El Toro High	2,475	2,605	(130)
Trabuco Hills High	1,990	2,911	(921)

^a Fall 2004 Capacity. SVUSD Informational Chart. September 2004. Received 7/7/05.

^b District and School Enrollment by Grade. California Department of Education. Educational Demographics Unit. Retrieved 8/29/05.

Libraries

In general, library services are provided by local jurisdictions (cities and counties) or educational institutions (University of California, Irvine). The County of Orange is the largest library services

¹⁸ Fall 2004 Report. Student Population Projections by Residence. SVUSD. Prepared by Davis Demographics and Planning. May 27, 2005. p 59.

¹⁹ Fall 2004 Report. Student Population Projections by Residence. SVUSD. Prepared by Davis Demographics and Planning. May 27, 2005. p 59.

provider in the area, with 33 library facilities throughout its service area. Currently, the County has branch library facilities in Aliso Viejo, Brea, Costa Mesa, Mesa Verde, Cypress, Dana Point, El Toro, Foothill Ranch, Fountain Valley, Garden Grove, Heritage Park, University Park, La Habra, La Palma, Ladera Ranch, Laguna Beach, Laguna Niguel, Laguna Woods, Los Alamitos, Rancho Santa Margarita, San Clemente, San Juan Capistrano, Seal Beach, Silverado, Stanton, Tustin, Villa Park, and Westminster.

The County has established criteria for determining how much library space and how many resources are necessary based on local population. In general, the County requires 0.2 square feet (sf) of library space per capita and 1.5 volumes of library materials per capita (Adams 2005).

■ Project Area Characteristics

Fire Services

Within the Project Area, there are four OCFA stations that would respond to a call for service. Table 3.12-4 details the location, equipment level, and staffing of each of the four stations. The overall ratio of firefighters to population in the OCFA service area is 0.59 firefighters per 1000 residents (Hernandez 2005).

Table 3.12-4 OCFA Stations			
<i>Station Name</i>	<i>Address</i>	<i>Equipment</i>	<i>Staffing</i>
FS 19	23022 El Toro Road, Lake Forest	1 Paramedic Engine 1 Reserve Squad	4 Firefighters (2 of which are paramedics) Various Reserve Personnel
FS 38	26 Parker, Irvine	1 Engine 1 Medic Van	5 Firefighters (2 of which are paramedics)
FS 54	19811 Pauling, Lake Forest	1 Paramedic Assessment Engine	3 Firefighters (1 of which is a paramedic)
FS 42	19150 Ridgeline Road, Lake Forest	1 Paramedic Assessment Engine 1 Brush Engine	3 Firefighters (1 of which is a paramedic)

SOURCE: Hernandez 2005

Police Services

The City of Lake Forest and the Project Area are currently served by the OCSD Community Policing Center located at 25550 Commercentre Drive (City Hall). In addition, the nearest OCSD substation to Lake Forest is located in the City of Aliso Viejo. The Police Services Department of the City is responsible for public safety and general law enforcement, including patrol services, traffic enforcement and criminal investigation. Police Services also provides a variety of Community Policing Programs for the public including Crime Prevention, Community Awareness, Crossing Guards, Neighborhood Watch, Business Watch, and the Community Police Trailer.

OCSD has established several goals for response times for different types of calls for service. Table 3.12-5 details the established goals and the current performance of the OCSD Lake Forest Police Services Department in pursuit of those goals. As shown in this table, the OCSD Lake Forest station

generally achieves its target response time goals. It should be noted that only two months' averages did not achieve the 6-minute response time goal between October 2003 and October 2004.

Table 3.12-5 OCSD Lake Forest Station Goals and Response Times

<i>Type of Call</i>	<i>Goal (minutes)</i>	<i>Shortest monthly average response time (minutes)</i>	<i>Longest monthly average response time (minutes)</i>
Priority 1 (Emergency call regarding potential threat to human life)	6:00	4:45	6:09
Priority 2 (Emergency call regarding potential threat to property)	12:00	8:20	9:08
Priority 3 (Immediate response with no potential risk to life or property)	20:00	12:38	14:23
Priority 4 (Non-emergency police response)	N/A	19:16	24:32

SOURCE: OCSD 2004

Schools

As mentioned above, both private and public schools are located within the immediate vicinity of the Project Area. SVUSD facilities in the Project Area are listed in Table 3.12-6. Distances from these schools to the Proposed Project's parcels with the highest number of potential students are also displayed in Table 3.12-6.

Table 3.12-6 SVUSD Schools in the Project Area

<i>School</i>	<i>Distance from Parcel 1 (Miles)</i>	<i>Distance from Parcel 2 (Miles)</i>	<i>Distance from Parcels 3 (Miles)</i>	<i>Distance from Parcels 4 (Miles)</i>
Foothill Ranch Elementary School	1.6	1.7	2.5	1.8
Trabuco Hills High School	3.5	2.1	4.3	1.2
Del Lago Elementary School	3.9	2.5	4.7	1.5
Lake Forest Elementary School	2.1	3.2	2.4	2.2
Rancho Canada Elementary School	2.6	3.9	2.9	3.9
La Madera Elementary School	2.6	3.9	2.9	3.9
Portola Hills Elementary School	3.3	1.0	4.2	2.0
Santiago Elementary School	4.2	5.2	3.7	4.3
Serrano Intermediate School	4.3	4.8	3.8	3.8
El Toro High School	3.7	4.5	3.3	3.6

SOURCE: SVUSD 2005b

Several private schools are located within the sphere of influence of the Proposed Project, including the Lake Forest Montessori School, Abiding Savior Lutheran School, Fulbright Montessori Academy, Montessori on the Lake, J de Casas Academy, and Mission Viejo Montessori. Attendance at any of the aforementioned private schools is optional and at the parent's discretion.

Libraries

As mentioned above, library services are provided by the County of Orange in the Project Area. While the County maintains 33 library facilities throughout its service area, two branch libraries (El Toro and Foothill Ranch) are located in the immediate vicinity of the Proposed Project at 24672 Raymond Way and 27002 Cabriole Way, respectively, in Lake Forest. The El Toro branch library currently has 85,000 available volumes, and an additional 60,000 volumes are available at the Foothill Ranch branch library (ADAMS 2005). In addition, the City of Mission Viejo’s library is located approximately 5 miles to the southeast of the Project Area at 100 Civic Center in the City of Mission Viejo.

3.12.3 Planning and Regulatory Framework

■ Federal

There are no federal regulations pertaining to public services applicable to the Proposed Project.

■ State

California Health and Safety Code

State fire regulations are set forth in Sections 13000 *et seq.* of the California Health and Safety Code, which include regulations concerning building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

California State Assembly Bill 1600 (AB 1600)

AB 1600, which created Section 66000 *et seq.* of the Government Code, was enacted by the state of California in 1987. “Section 66000” requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval for a development project:

- Identify the purpose of the Fee
- Identify the use to which the Fee will be put
- Determine that there is a reasonable relationship between the Fee’s use and the type of development project on which the Fee is to be imposed
- Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the Fee is to be imposed

California State Assembly Bill 2926 (AB 2926)—School Facilities Act of 1986

In 1986, AB 2926 was enacted by the state of California authorizing entities to levy Statutory Fees on new residential and commercial/industrial development in order to pay for school facilities. AB 2926, entitled the “School Facilities Act of 1986,” was expanded and revised in 1987 through the passage of AB 1600, which created Section 66000 *et seq.* of the Government Code. Under this statute, payment of

such Statutory Fees by developers would serve as total mitigation in accordance with CEQA to satisfy the impact of development on school facilities.

California Senate Bill 50 (SB 50)

Senate Bill 50 (SB 50 or “Leroy Green School Facilities Act”), enacted in 1998 as emergency legislation, represents the most significant school facility finance and developer fee reform legislation for school facilities construction and modernization since the adoption of the 1986 School Facilities Act. SB 50 establishes a new comprehensive program for funding school facilities based on 50 percent funding from the State and 50 percent funding from local districts, while limiting the obligation of developers to mitigate the impact of projects on school facilities. The payment of school mitigation impact fees authorized by SB 50 is deemed to provide full and complete mitigation of project impacts on school facilities. Government Code Section 65995 establishes construction fees, also known as “developer’s fees.” The legislation recognizes the need for the fees to be adjusted periodically to keep pace with inflation, and the fees are subject to adjustment by the State Allocation Board in January of even-numbered years based on inflation in the statewide cost index for Class B construction²⁰. The current maximum rates are \$0.36 per square foot of new commercial/industrial construction and \$2.24 per square foot of new residential construction.

■ **Regional**

There are no regional regulations pertaining to public services applicable to the Proposed Project.

■ **Local**

City of Lake Forest General Plan

The Land Use Element of the City’s General Plan contains several goals and policies related to the potential need for public services and accounting for that need in future development within the City. These goals/policies include:

- Goal 1.0** A balanced land use pattern that meets existing and future needs for residential, commercial, industrial, and community uses.
 - Policy 1.1** Achieve a land use composition in Lake Forest that promotes a balance between the generation of public revenues and the costs of providing public facilities and services.

- Goal 3.0** New development that is compatible with the community
 - Policy 3.1** Ensure that new development fits within the existing setting and is compatible with the physical characteristics of available land, surrounding land uses, and public infrastructure availability.

²⁰ Office of Public School Construction defines Class B construction as buildings constructed primarily of reinforced concrete, steel frames, concrete floors and roofs.

Policy 3.3 Ensure that the affected public agencies can provide necessary facilities and services to support the impact and intensity of development in Lake Forest and in areas adjacent to the City.

Goal 4.0 New development conforming to the established planned community development plans and agreements

Policy 4.2 Ensure that all proposed amendments to approved planned community development plans and agreements will not create unacceptable impacts to surrounding existing and planned development, the natural characteristics of the sites, fiscal stability of the City, and the public facilities and services that support development.

3.12.4 Methodology

The public services analysis evaluates those public services most likely to be affected by construction and implementation of the various uses that could result from the proposed General Plan Amendment. Impacts to public services have been determined by comparing the current demand for public services in the City of Lake Forest with and without the General Plan Amendment, using available data from local public service providers for the City.

3.12.5 Thresholds of Significance

As the City's 2001 CEQA Significance Thresholds do not cover public services issues, the following thresholds of significance are based on Appendix G of the 2004 CEQA Guidelines. For purposes of this EIR, the Proposed Project would result in significant impacts related to public services if they would:

- Result in substantial adverse physical impacts associated with the provision of 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
 - › Other public facilities

3.12.6 Impacts

CEQA requires that the Proposed Project's potential environmental impacts be compared to on-the-ground conditions in the Project Area at the time the Notice of Preparation is issued or at the time the analysis of such impacts is commenced. Such on-the-ground conditions are considered, and often referred to as, the environmental or CEQA "baseline." Thus, the following section analyzes the Proposed Project's potential environmental impacts on baseline conditions. However, it should be noted that the land under consideration for the Proposed Project, while currently undeveloped, would not necessarily remain undeveloped. Most sites within the Project Area are subject to existing development agreements or entitlements and, in the absence of the Proposed Project, would in the future likely be developed with approximately 9.8 million square feet of industrial and commercial space under the existing General Plan. Given this, the analysis of alternatives to the Proposed Project in Chapter 4 of this EIR, under the "No Project/Reasonably Foreseeable Development" alternative, analyzes the potential environmental impacts associated with buildout of the existing General Plan. That analysis includes a comparison of the impacts of buildout of the existing General Plan with the potential environmental impacts of the Proposed Project.

Impact 3.12-1 The Proposed Project could increase the need for emergency services (police and fire).

Significance Level: Less than significant with mitigation

Implementation of the Proposed Project would include the development of 5,415 residential units, approximately 648,720 sf of commercial space, and 141 acres of park/community facility space. Of the proposed 141 acres of park/community facility space, 45 acres would be set aside for a three-part community facility, which includes a new Civic Center, Community Center, and sports park at Site 7, which is located in the central portion of the City (see Chapter 2). Neither a police station nor a fire station is planned for development in conjunction with the proposed Civic Center at this time.

During construction of the proposed uses, emergency/security services could be required periodically at individual construction sites. However, construction sites are typically fenced and have security personnel onsite. As such, the impact to emergency services during construction activities would be short-term in nature and less than significant.

Operation of a development of this scale would lead to an increased demand for local emergency services, including police and fire. Currently, no standard criteria exist for evaluating acceptable service levels. However, as indicated above in Table 3.2-4, police staffing levels in the City of Lake Forest are acceptable, if not above average, for the area, based on the reported response times. The ability of both OCSD to support the needs of future growth is dependent on their financial ability to hire additional sworn personnel. Generally, staffing needs are addressed in OCSD's annual budgeting process.

The City's General Plan has established goals and policies (listed above) to address these issues and ensure compliance with standard levels of service. These include ensuring that the affected public agencies can provide necessary facilities and services to support the impact and intensity of development in Lake Forest and in areas adjacent to the City.. Implementation policy 13 in Appendix A (Implementation Program) of the City's General Plan prescribes specific actions to implement the goals

of providing substantive levels of police protection, including ensuring that contracted staffing levels correspond to the population and geography of the City when renewing the service contract with the OCSD; ensure that mutual aid agreements between the OCSD and police departments of surrounding jurisdictions are in place for emergency situations; use defensible space and lighting concepts in development project designs to enhance public safety; coordinate with the OCSD to increase public awareness about criminal activity and crime prevention activities and maximize the use of Neighborhood Watch programs in both residential and business communities; provide periodic crime prevention programs in local schools; and continue to administer an effective graffiti removal and avoidance program. Impacts to police services would be less than significant.

The Orange County Fire Authority is currently undergoing an evaluation of acceptable service levels that should be completed by 2006. A new truck company or medic unit may be necessary in the Project Area to effectively handle calls for service at the Project Area and the surrounding area. Implementation policy 11 in Appendix A (Implementation Program of the General Plan) promotes fire prevention in the City by working closely with the OCFA to implement fire hazard education and fire prevention programs, including fuel modification programs; coordinating with local water districts and OCFA to ensure that water pressure for urban areas and sites to be developed is adequate for fire-fighting purposes; and adopting and implementing the Uniform Fire Code provisions. The programs are funded, in part, by development fees.

Site 2 is located within an area designated by OCFA to be a Very High Fire Severity Hazard Zone/Special Fire Protection Area (VHFSHZ/SFPA). As such, the proposed development on Site 2 under the Proposed Project may be exposed to a higher risk of fire hazards in the Project Area. Furthermore, Site 1 in the Project Area is located adjacent to the former MCAS El Toro property, of which a small part has been proposed as a nature preserve. While this federal property is not addressed as a VHFSHZ/SFPA area, the potential hazard associated with wildfires exists on this property. Thus, the proposed development on Site 1 under the Proposed Project may also be exposed to a higher risk of fire hazards. Because both Sites 1 and 2 would potentially be exposed to a higher risk of fire hazards, this would represent a potentially significant impact. However, with implementation of MM 3.12-1, which would require both Sites 1 and 2 in the Project Area to comply with the OCFA's VHFSHZ/SFPA guidelines, the impacts associated with fire hazards on Sites 1 and 2 would be reduced to a less-than-significant level. Additionally, with implementation of MM 3.12-2, which would require all developers in the Project Area to enter into a Secured Fire Protection Agreement with the OCFA prior to approval of any Master, Project, or Tentative Tract Map, the potential need for additional fire apparatus and staff resulting from implementation of the Proposed Project would be reduced to a less-than-significant level. The Secured Fire Protection Agreement would specify the developer's fair-share contribution to capital improvements necessary to maintain adequate fire protection services in the area. Therefore, with implementation of General Plan implementation programs and mitigation measures MM 3.12-1 and MM 3.12-2, the impacts related to fire services, would be less than significant.

Impact 3.12-2 The Proposed Project could increase the need for school facilities.

Significance Level: Less than significant with mitigation

Under the Proposed Project, approximately 5,415 residential units would be constructed, including 1,574 Single Family Detached (SFD), 2,042 Single Family Attached (SFA) and 1,799 Apartments. In the SVUSD Fall 2004 Report: Student Population Projections by Residence, Davis Demographics and Planning (DDP) prepared Student Generation Rates (SGR) based on new development constructed in SVUSD within the last five years. Using the DDP SGR to evaluate student population from future development, the Proposed Project would generate 1,234 K–6 students, 257 7-8 students and 463 9-12 students for a total of 1,954 K–12 students as outlined in Table 3.12-7.

Table 3.12-7 Student Generation from the Proposed Project								
<i>Product Type</i>	<i>Number of Units</i>	<i>SGR/Number of Students</i>						
		<i>K-6</i>		<i>7-8</i>		<i>9-12</i>		<i>Total</i>
Detached	1,574	0.443	697	0.093	146	0.161	253	1096
Attached	2,042	0.167	341	0.027	55	0.061	125	521
Apartments	1,799	0.109	196	0.031	56	0.047	85	337
<i>Total</i>	<i>5,415</i>	<i>N/A</i>	<i>1,234</i>	<i>N/A</i>	<i>257</i>	<i>N/A</i>	<i>463</i>	<i>1,954</i>

As noted above, SVUSD is currently declining in enrollment. Recent enrollment projections²¹ anticipate enrollment falling at least through 2014-15 even with the development of the Proposed Project. Secondary level school housing would also be addressed through the addition of classrooms as described in the section on Project Schools and projected declining enrollment. As discussed in Chapter 2 (Project Description) of this EIR, a potential elementary school site is reserved on Site 1 of the Proposed Project., If a school is ultimately not constructed on Site1, SVUSD may choose to absorb anticipated K-6 students in existing schools with the use of additional permanent and portable classroom. Secondary level school housing will be addressed through addition of classrooms as described in the section on Project Schools and projected declining enrollment.

Pursuant to Government Code Section 65996, the City’s ability to mitigate impacts on school facilities is limited to the imposition of statutory school fees. SVUSD currently implements a Level I fee of \$2.24 per square foot of new residential construction and \$0.36 per square foot of new commercial/industrial construction. Further, the landowners and SVUSD are discussing completing a school mitigation agreement to address the school impacts and the construction of new school facilities. The mitigation agreement would be completed prior to approval of the Proposed Project. Therefore, with implementation of mitigation measure MM 3.12-3, the impacts related to school facilities would be less than significant.

²¹ Davis Demographics data presented at October 11, 2005 SVUSD Board Meeting.

Impact 3.12-3 The Proposed Project could increase the need for library facilities.**Significance Level: Less than significant with mitigation**

With implementation of the Proposed Project, approximately 5,415 residences would be constructed within the limits of the City of Lake Forest. As stated in Chapter 3.11 (Population and Housing) of this EIR, the average household size in the City of Lake Forest is 2.91 persons per household (pph). Using this ratio, the population of Lake Forest would increase by approximately 15,758 residents as a result of implementation of the Proposed Project. This would represent an additional demand for approximately 3,152 sf of library space and 23,637 volumes in the Project Area. Most, if not all, of this demand would be assumed by the County library system. According to the County, the Proposed Project would cause existing service levels to drop below the performance standards mentioned previously (0.2 sf and 1.5 volumes per capita) (Adams 2005). Further, no additional library facilities are currently planned in the area that would mitigate the increased demand (Adams 2005). As such, this impact would be potentially significant.

In order to meet the increased demand, one or both of the nearby branch libraries would need to be expanded. Because the Orange County Public Library (OCPL) is a separate entity from the City, it would handle facility expansion projects on its own. However, the City currently collects library impact fees from all residential development occurring in the City. This serves as the City's method for mitigating impacts on library facilities. Implementation of MM 3.12-4, which would require all residential development occurring under the Proposed Project to pay library impact fees to OCPL, would ensure that the library impacts resulting from the addition of 5,415 residences in the Project Area would be reduced to a less-than-significant level.

3.12.7 Mitigation Measures

The following mitigation measures are designed to eliminate or reduce to a level of less than significant those significant impacts to Public Services that are caused by the Proposed Project and that are capable of being feasibly eliminated or reduced to a level of less than significant.

- | | |
|------------------|---|
| <i>MM 3.12-1</i> | <i>Any development of Sites 1 and 2 shall comply with OCFA's VHFSHZ/SFPA guidelines.</i> |
| <i>MM 3.12-2</i> | <i>Prior to approval of each Master, Tentative Tract, or Project Tract Map, the site developers shall enter into a Secured Fire Protection Agreement with OCFA that will ensure an adequate level of service is maintained in the City.</i> |
| <i>MM 3.12-3</i> | <i>Consistent with current City requirements, the developer shall pay statutory school fees in effect at the time of issuance of building permits to SVUSD and/ or enter into a mitigation agreement.</i> |
| <i>MM 3.12-4</i> | <i>Prior to issuance of building permits, the developer(s) shall pay to OCPL the library impact fees in effect at the time of building permit issuance.</i> |

3.12.8 Summary of Impacts

Table 3.12-8 summarizes the potential long-term adverse impacts of the Proposed Project related to public services in the Project Area, and identifies the significance of those impacts after any applicable mitigation measures.

Table 3.12-8 Summary of Impacts		
<i>Impact</i>	<i>Threshold</i>	<i>Significance</i>
3.12-1	The Proposed Project could increase the need for emergency services (police and fire)	Less than significant with mitigation
3.12-2	The Proposed Project could increase the need for school facilities.	Less than significant with mitigation
3.12-3	The Proposed Project could increase the need for library facilities.	Less than significant with mitigation

3.12.9 References

Adams, John. 2005. Letter to EIP Associates from County Librarian, Orange County Public Library, 16 March.

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