

3.13 PUBLIC SERVICES AND FACILITIES

3.13.1 Existing Conditions

Existing conditions and Draft General Plan facilities guidelines for Libraries, Parks and Recreational Facilities, Schools, Fire-Rescue Services, and Police Services are included in Environmental Impact Report (EIR) **Section 2.2**. A description of the Emergency Operations Center and the condition of the City street network is also included in Section 2.2. A description of public facilities related to Water Supply, Wastewater, Storm Water, Solid Waste, Energy, and Public Utilities are found in EIR **Section 3.14**. The multi-modal existing transportation system is described in EIR **Section 3.15.1**.

3.13.2 Thresholds of Significance

A significant impact could occur if implementation of the General Plan:

- Promotes growth patterns resulting in the need for and/or provision of new or physically altered public facilities, the construction of which could cause significant environmental impacts in order to maintain service ratios, response times, or other performance objectives; or

3.13.3 Impact Analysis

Could implementation of the Draft General Plan promote growth patterns resulting in the need for and/or provision of new or physically altered public facilities, the construction of which could cause significant environmental impacts in order to maintain service ratios, response times, or other performance objectives?

Where there are increases in density, there will be a need for new or enhanced public facilities. Over the life of the General Plan, the City population is forecasted to increase by 28 percent (2004 to 2030) to 1,656,257, and total housing units are projected to increase by 24 percent to 610,049 with a two percent increase in persons per household to reach 2.7 (see **Section 2.0** Introduction, **Table 2-1** of this Program Environmental Impact Report [PEIR]).

The construction of additional housing units and the increase in population expected by 2030 over time will impact various public services and facilities. Such growth, for example, will require additional fire-rescue and police personnel, equipment, and facilities to protect and serve the public. Depending on actual demographic shifts and the number of units constructed, schools and libraries may also experience deficiencies.

In addition, the Draft General Plan calls for existing infrastructure deficiencies to be remedied. In 2002, the City estimated a 2.5 billion dollar shortfall in funding for the provision of all identified capital improvements necessary to serve existing and future development anticipated by 2020. Adequate resources for capital and operational needs must be secured, operational efficiencies need to be maximized, and facilities and services must be better tailored to meet the needs of diverse communities.

In order to improve existing facilities deficiencies, to provide for the needs of new growth, and to maintain adequate service levels, additional staff, equipment, and new or expanded facilities will be required. To help ensure that the needed facilities will be built and provided, the Draft General Plan contains detailed policies on how to evaluate growth, determine facilities needs, and to require development to pay its fair share of costs. The Draft General Plan requires that the facility needs of new development be evaluated, and that any identified prospect related facilities deficiencies be addressed to ensure that existing needs are not compounded.

General Plan policies require that development proposals fully address impacts to public facilities and services through the payment of development impact fees or facilities benefit assessments. In addition, projects that necessitate a community plan amendment due to increased densities will be required to provide or help fund physical improvements that benefit the affected community planning area. In addition, the Draft General Plan calls for the establishment of a centralized development monitoring system; and for the maintenance of up-to-date public facilities financing plans to guide the provision of public facilities. Overall, the Draft General Plan states that the City is committed to utilizing its police powers and legislative authority to ensure that needed public facilities are provided.

When public facilities are built or expanded, it can be assumed that there will be environmental impacts related to construction. The Draft General Plan includes policies that would reduce construction impacts by directing the City to minimize landform alterations and use sustainable building practices to help ensure that the actual construction of public facilities infrastructure will be as environmentally sensitive as possible. In addition, the Draft General Plan incorporates and further defines how to implement the City of Villages strategy, which was designed in part to create a development pattern that could be efficiently served by public facilities and utilities. The City of Villages strategy creates an efficient land use pattern by concentrating future growth into limited, targeted areas.

Future implementation of the General Plan will result in the construction of additional or improved public facilities. However, the construction aspects of future public facilities projects are not currently known and it is infeasible at this Program EIR level to provide specific mitigation that would reduce public facilities construction impacts to a less than significant level. As such, there is a potential for significant unavoidable impacts due to the construction of future public facilities projects. Future environmental analysis would be required for any such future project and identification of project-specific mitigation measures would be determined at that time.

3.13.4 Mitigation Framework

The need for new or upgraded facilities is addressed through the various means the City uses to fund the capital and operating expenses related to public facilities (e.g., developer fees and City Council budget decisions). However, the analysis of public services and facilities in this document focuses on the physical environmental impacts that could result from the construction of new facilities or the alteration of existing facilities. It is anticipated that many of these activities will result in physical impacts. Therefore, the framework for the mitigation of public services and facilities projects will vary, depending on the type of physical impacts resulting

from each project. For instance, if the construction of a new park would impact biological and historical resources, the project's mitigation measures would be developed using the mitigation framework in the Biological and Historical Resources sections contained in this document. In other words, the Public Facilities and Services mitigation framework is contained in the relevant impact issue area chapters of this document.

3.13.5 Significance of Impact with Mitigation Framework

No specific projects or actions have been identified with the Draft General Plan that would result in any direct or indirect physical change in the environment. However, future growth is anticipated and the construction of future public facilities needed to support that growth may result in environmental impacts. At this program level of review, impacts associated with the construction of public facilities are considered significant and unavoidable.

Future environmental analysis would be required for specific public facilities projects necessary to implement the Draft General Plan to identify associated construction-related impacts and project-specific mitigation.