

3.9. PUBLIC SERVICES

3.9.1. INTRODUCTION

This section describes the existing public services available to the project, and the potential project demands placed on those public services. Public services include schools, fire protection, and law enforcement. The data presented in this section was collected from the City of Lodi's General Plan, service provider websites, and correspondence with service providers. Written correspondence from service providers is contained in Appendix G of this EIR.

(Sources: LUSD website, Lodi Fire Department Annual Report 2005)

3.9.2. ENVIRONMENTAL SETTING

Schools

The project site lies within the Lodi Unified School District (LUSD). The Lodi Unified School District provides public education for grades preschool through twelve on a traditional calendar system. The District employs 3,018 contracted employees, including 1,573 teachers. The District maintains thirty elementary schools, seven middle schools, and ten alternative schools, and three charter schools. In addition, the District currently has plans for five more elementary schools, including the one proposed as part of this project. At present, the District employs one thousand five hundred seventy-three teachers 1,573 teachers at its facilities.

The project site falls within two elementary school attendance areas. Over 95% of the project site is within the Live Oak Elementary attendance area, located approximately 1.5 miles southeast of the project site, at 5099 East Bear Creek Road. However, a small sliver of the project area is located within the Borchart Elementary School attendance area, which is located just north of the project site less than a mile from the project area along Culbertson Drive. The Morada Middle School serves the project area, which is located 4.5 miles south on Eastview Drive in Stockton. Tokay High School serves the southern half of the town of Lodi, encompassing the central portion of the district, including the project area and extends south almost reaching the city of Stockton.

Based on Lodi Unified School District's present generation rates, the number of dwelling units created from the project could generate approximately 205 K-6 students, 53 middle school students and 99 high school students. Currently Live Oak Elementary School has 329 students, Borchardt Elementary School with 589 students, Morada Middle School with 842 students, and Tokay High School with 2,851 students.

The main obstacle for construction of needed facilities is lack of funding. Facility needs include school buildings, multi-purpose room and playing fields. The current cost of land purchases and construction exceeds the district's current revenue sources. The rapid pace of development in recent years has caused the school district to build a number of facilities with bond financing resulting in a depletion of its cash reserves.

Nevertheless, this project and future new developments are subject to development fees to help offset the cost of providing future school facilities. Although the project may potentially cause overcrowding at existing schools within the vicinity of the project, it is anticipated that when the project is at or near buildout the new school site will likely achieve the demand and financing necessary for new school construction due to increasing development throughout the community and as funding sources accrue and become available over time.

Fire Services

The Lodi Fire Department (LFD) provides fire protection, basic life support (BLS), fire prevention, technical rescue, and hazardous materials response services to the City of Lodi. The LFD employs 48 firefighters, captains, and engineers. In addition, LFD employs 4 battalion chiefs, 2 division chiefs, 1 fire chief, 2 support staff, and 1 inspector for a total department work force of 58. LFD maintains 4 front line fire apparatus capable of 1500 GPM, one Truck Company, 100 ft aerial, 2 reserve apparatus, and various support vehicles. The LFD has 4 fire stations located throughout the City of Lodi. Station number 3 is closest to the project site located approximately 2 miles to northwest at 2141 South Ham Lane. This station houses two engines, one currently in reserve status. Additional fire station locations that may serve the project site include Fire Station #2 located at 705 E. Lodi (3.26 miles from the project site), and Fire Station 1 located at 210 E. Elm (3.64 miles from the project site).

According to the Lodi Fire Department estimates from the past year, the LFD maintains an average response time of 6 minutes. However, the city continues to see an increase in response times in the southeast and southwest section of the city, which is near the project vicinity. Residential development in these areas, in and of itself, does not “pay its own way” in the provision of expanded services, including fire protection services. However, the Fire Department implements development fees with new construction projects to assist in maintaining and upgrading facilities. Furthermore, as mentioned in the project description, the 220-acre Reynolds Ranch Project calls for construction of a fire station, including utility designs which incorporate fire service requirements for necessary piping and water resources.

Police

The Lodi Police Department provides law enforcement and animal services to the City of Lodi. The LPD has 117 positions including 78 Sworn Officers. The LPD will service the area that will be annexed. In addition, the LPD maintains SWAT van, 1 SWAT armored Vehicle, 1 Mobile Command Center, 1 DUI trailer, 1 Crime Prevention van, 1 FET van, 24 patrol cars, 25 undercover cars, 4 motorcycles, 1 bomb squad van, and 4 volunteer vehicles. The LPD also maintains an average of 1.25-minute emergency response time and maintains an average of 31 minutes per call at the scene of the incident.

3.9.3. THRESHOLDS OF SIGNIFICANCE

A project will have a significant impact if the project would:

- Cause significant project-induced increase in population of school-age children in a public school district, contributing to an existing over-capacity problem;
- Require additional fire department personnel and/or equipment to maintain acceptable levels of service, or if project-related development results in increased response times of service providers to a degree that would adversely impact health and safety; or
- Require additional police personnel and/or equipment to maintain acceptable levels of service, or if project-related development results in increased response times of service providers to a degree that would adversely impact health and safety.

3.9.4. PROJECT IMPACTS

Less than Significant Impacts

Impact 3.9.1: Schools – Less than Significant Impact: The project would add to the city’s growing population; however, the impact to schools would be less than significant.

As proposed, the project would induce significant population growth. Based on current generation rates, the Lodi Unified School Districts anticipates this project will add approximately 205 k-6 students, 53 middle school students, and 99 high school students. The project could potentially overcrowd the Live Oak Elementary school that is projected to be at capacity in the 2006-2007 school year. Measures would be taken to increase the capacity of the current elementary school in the boundary or build a new school site, which could potentially be located within the Reynolds Ranch development. Project plans have set-aside 14-acres in the central portion of the project site for future construction of a future K-8 school.

The city faces a growing demand for new school construction as new development occurs throughout the area. While the proposed project, itself, will not trigger the construction of the new school, build-out of the surrounding area with its source of new funding and increasing demand may lead to the need for new facilities in the future. It is anticipated that the impact of future school enrollment would be offset by the required payment of the LUSD’s development fees. Furthermore, the proposed growth is consistent with the city’s expected future growth projection, and the project is subject to payment of development fees as part of project’s residential and commercial construction. Therefore, the proposed project would have a less than significant impact to schools.

Impact 3.9.2: Police Service – Less than Significant Impact: The project involves the development of an office building, retail commercial center, a mini-storage

facility, residential structures, a school, and parkland and, as a result, would increase the structures and population served by the Lodi Police Department.

The proposed project would add a retail center, office building, open space, a school, and residential uses to the LPD's service area. Retail centers of this type as well as open spaces and residential uses would result in additional service demands requiring affective police response to address an increased demand for traffic, law, and parking enforcement, as well as potential increases in criminal activity. However, future growth and an increasing tax base will provide additional sources of revenue for the City to expand its current staffing and resources to adequately serve the project. This increase in City tax base from office and retail development is documented as being greater than the cost to provide City services in the "Financial Study for Annexation of Territories", which is contained in Appendix G of this EIR. Therefore, the increased demand for police services caused by this project and potentially other new development would be offset by an increasing tax base fund additional staffing and resources.

Less than Significant with Mitigation**Impact 3.9.3: Fire Service – Less than Significant with Mitigation: The project involves the development of an office building, retail commercial center, a mini-storage facility, residential structures, a school, and parkland and, as a result, would increase the structures and population served by the Lodi Fire Department.**

As proposed, the project would significantly affect fire service. The project would develop the proposed site with up to 1,084 residential units, 550,000 ft² of commercial retail and office space, as much as 10-acres of open space, an elementary school, a fire station and a water run-off detention basin. During construction, the project site will be served by Fire Station #2 located at 705 E. Lodi (3.26 miles), Fire Station 3 located at 2141 S. Ham Ln (2.76 miles) and Fire Station 1, located at 210 E. Elm (3.64 miles).

For the past several years, LFD has experienced an increased call volume in this portion of the City. In addition, response times have increased due to the lack of Fire Stations in close proximity to this area of the City. The project will add to the increased volume of fire service requests. However, incorporated in the project's design is a one-acre site for a new Fire Station that would help serve not only the project but also the immediately surrounding area. The fire station proposed on the site is anticipated for construction and operation during Phase II development of the site. Additionally, it is anticipated that the full build out of the commercial and housing portions of the proposed project will help generate a major portion of the revenue needed for future staffing and other city services to serve the project area and surrounding vicinity. This increase in City tax base from office and retail development is documented as being greater than the cost to provide City services in the "Financial Study for Annexation of Territories", which is contained in Appendix G of this EIR. In addition, payment of the required development fees would help lessen any impacts the LFD might experience. Therefore, the proposed project with the proposed addition of a new fire station would have no adverse impact to fire services.

3.9.5. CUMULATIVE IMPACTS

The City of Lodi is experiencing growth, and several other development projects in the City are being considered on a similar time schedule. The cumulative impacts these projects will have on services are greater than the individual impacts the proposed retail center will have. However, the City's growth is consistent with City and area-wide growth expectations, and service providers have planned accordingly. The incremental effects of growth projects are partially offset by the resulting revenues gained from an increased tax base. In addition, new mechanisms for raising revenue for public services are under active consideration by the City to fund the costs associated with new development. Therefore, the proposed project would not have a significant cumulative impact on public services.

3.9.6. MITIGATION MEASURES

Mitigation Measure 3.9.1 has been incorporated into the project to reduce the impact for public services in the City.

Mitigation Measure 3.9.1: A fire station is proposed to be constructed as part of the proposed project and will be constructed during Phase II development of the site.

3.9.7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

The project would not significantly impact public services. The following table compares the project's public service impacts to the corresponding thresholds of significance.

TABLE 3.9.1: SUMMARY OF PUBLIC SERVICES THRESHOLDS OF SIGNIFICANCE, IMPACTS, AND MITIGATION MEASURES

Threshold of Significance	Recommended Mitigation Measure	Level of Significance
Cause significant project-induced increase in population of school-age children in a public school district, contributing to an existing over-capacity problem.	No mitigation measures required. This impact would be lessened through the project's design, which includes a designated school site.	Less than Significant Impact
Require additional fire department personnel and/or equipment to maintain acceptable levels of service, or if project-related development results in increased response times of service providers to a degree that would adversely impact health and safety.	Mitigation Measure 3.9.1: A fire station is proposed to be constructed as part of the proposed project and will be constructed during Phase II development of the site. This impact would be lessened through the project's design, which includes a designated fire station site that is the subject of Mitigation Measure 3.9.1.	Less than Significant Impact After Mitigation
Require additional police personnel and/or equipment to maintain acceptable levels of service, or if project-related development results in increased response times of service providers to a degree that would adversely impact health and safety.	No mitigation measures required. See the discussion of Impact 3.9.2 on page 3.9-4.	Less than Significant Impact