

4.11 PUBLIC SERVICES

INTRODUCTION

This section describes potential project impacts on public services (fire protection services, police services, parks, and schools).

Unlike utility services, public services are provided to the community as a whole, usually from a central location or from a defined set of facilities. The resource base for delivery of services, including the physical service delivery mechanism, is financed on a community-wide basis, usually from a unified or integrated financial system. The service delivery can be provided by a city, county, service district, or other special district. In this case, the Town of Corte Madera provides fire protection services and parks and recreational facilities. The Central Marin Police Authority provides police services to Corte Madera and surrounding areas, and local school districts fund and operate public schools in the area.

Usually new development will create an incremental increase in the demand for public services. The amount of the demand will vary widely, depending on both the nature of the development (residential vs. industrial, for instance) and the type of services, as well as on the specific characteristics of the development (such as senior housing vs. family housing).

The impact of a particular project on public services and facilities is generally a fiscal impact. By increasing the demand for a type of service, a project could cause an eventual increase in the cost of providing the service (more personnel hours to patrol an area, additional fire equipment needed to service a tall building, etc.). These impacts are real but are economic and fiscal, not environmental.

CEQA does not require an analysis of fiscal impacts unless the increased demand triggers the need for a new facility (such as a new fire station or school), since the new facility would have a physical impact on the environment.

ENVIRONMENTAL SETTING

FIRE PROTECTION SERVICES

The Corte Madera Fire Department (CMFD) provides fire protection services in Corte Madera, including at the project site. The CMFD uses two fire stations: (1) Station 14, located at 342 Tamalpais Drive about 0.8 mile southwest of the project site; and (2) Station 13, located at 5600 Paradise Drive about 2.0 miles southeast of the project site (Sprehn, 2014).

The CMFD has 19 full-time firefighters and nine emergency fire apparatus, and maintains a 10-member volunteer program. The CMFD also provides paramedic response and transport services (Sprehn, 2014).

The target response time for fire protection service is 5 minutes or less 90 percent of the time, with 95 percent of calls responded to within 4 minutes (Sprehn, 2014).

POLICE SERVICES

The Central Marin Police Authority provides police services in Corte Madera, including at the project site. The authority serves Corte Madera, Larkspur, San Anselmo, and portions of Greenbrae. The authority was formed in 2013 under a Joint Powers Agreement (JPA) among the Town of Corte Madera, the City of Larkspur, and the Town of San Anselmo (Central Marin Police Authority, 2014; Smith, 2014). Corte Madera was formerly served by the Twin Cities Police Authority.

The Central Marin Police Authority has a staff of 58 employees, including 45 sworn officers. The police headquarters is located at 250 Doherty Drive in Larkspur; construction of this facility was completed in January 2012. In addition, the authority maintains the Corte Madera Bayside Station at 5600 Paradise Drive in Corte Madera and the San Anselmo Station at 525 San Anselmo Avenue in San Anselmo (Central Marin Police Authority, 2014; Smith, 2014).

For police service, the Corte Madera General Plan calls for a “target response time of three minutes or less for urgent assistance calls.” Average Central Marin Police Authority emergency response times are within that range (Smith, 2014).

SCHOOLS

The Town of Corte Madera is served by three school districts: the Larkspur-Corte Madera School District, the Reed Union School District, and the Tamalpais Union High School District. Schools in these districts are generally operating at or near capacity (Town of Corte Madera, 2009).

PARKS AND RECREATIONAL FACILITIES

The Corte Madera Parks and Recreation Department and the Marin County Open Space District oversee parks and recreational facilities and open space in the Town of Corte Madera and vicinity. The Corte Madera Parks and Recreation Department oversees seven neighborhood and community parks varying in size and distributed throughout the town. The Marin County Open Space District oversees five open space preserves in and adjacent to the town (Town of Corte Madera, 2009).

REGULATORY FRAMEWORK

TOWN OF CORTE MADERA GENERAL PLAN

Fire Protection Services

The *Town of Corte Madera General Plan* contains the following relevant policies and implementation programs regarding fire protection services (Town of Corte Madera, 2009):

Policy LU-6.2. Provide high-quality fire protection and paramedic services for residents and businesses in the community.

Implementation Program LU-6.2.a: Response Times. Maintain the existing target response time of five minutes or less for emergency fire calls through adequate staffing and proper distribution of fire stations and equipment.

Implementation Program LU-6.2.b: Update Town Impact Fees. Through periodic updates to Town impact fees, require all new development to contribute funding toward necessary fire and paramedic facilities and equipment.

Implementation Program LU-6.2.d: Fire Department Review. Include Fire Department review and comments on proposed building plans to address safety concerns.

Implementation Program LU-6.2.e: Upgrade Fire Facilities. Identify necessary upgrades to fire and paramedic facilities and equipment during development project, environmental review and planning activities.

Policy PSH-1.1. Require fire safe construction practices, such as fire preventive site design, landscaping and building materials, and installation of sprinklers on new development and redevelopment projects.

Implementation Program PSH-1.1.a: Non-Combustible Construction. Continue to implement requirements for non-combustible roofs, and expand the Fire Code to include non-combustible exterior siding.

Implementation Program PSH-1.1.b: Development Review. Through the project review process, continue to ensure that landscaping, lighting, building siting and design, adequate water pressure and peak load storage capacity, and building construction materials reduce the opportunity for fire hazards.

Implementation Program PSH-1.1.c: Firefighting Access. Continue to require access for emergency vehicles and firefighting equipment on all new development and redevelopment projects. The Town shall also identify the feasibility of constructing additional emergency access improvements, such as:...

- *Potential for construction of new or improved emergency access routes.*

Police Services

The *Town of Corte Madera General Plan* contains the following relevant policies and implementation programs regarding police services (Town of Corte Madera, 2009):

Policy LU-6.3. Provide high-quality law enforcement services for residents and businesses in the community.

Implementation Program LU-6.3.a: Target Response Time. Maintain the existing target response time of three minutes or less for urgent assistance calls.

Implementation Program LU-6.3.b: Financing of Public Services. Through periodic updates to Town impact fees, require all new development to contribute to fair-share funding toward necessary law enforcement facilities and equipment.

Implementation Program LU-6.3.d: Police Department Review. Include Police Department review and comments on proposed building plans to address safety concerns.

Implementation Program LU-6.3.e: Law Enforcement Facilities. Identify and support necessary upgrades to law enforcement facilities and equipment. This should include improvements to the existing Twin Cities Police Department facility in Larkspur, coordinated with the City of Larkspur.

Schools

The *Town of Corte Madera General Plan* contains the following relevant policy and implementation programs regarding schools (Town of Corte Madera, 2009):

Policy LU-6.4. Provide high-quality primary and secondary educational facilities to accommodate projected student enrollments.

Implementation Program LU-6.4.d: Project Review by Schools. Refer development project and environmental reviews within the Town to the appropriate school districts.

Implementation Program LU-6.4.e: School Impact Fees. Require evidence of payment of school impact fees prior to issuance of building permits.

Parks and Recreational Facilities

The *Town of Corte Madera General Plan* contains the following relevant policies and implementation programs regarding parks and recreational facilities (Town of Corte Madera, 2009):

Policy PR-2.2. Explore opportunities for joint-use of existing recreational facilities and programs available through surrounding jurisdictions.

Implementation Program PR-2.2.a: Joint-Use Opportunities. Work with the jurisdictions of Mill Valley, Larkspur and Tiburon to identify joint use opportunities at existing and planned parks and recreational facilities. Assure that there is a clear and measurable benefit to Corte Madera residents.

Policy PR-2.3. Seek expanded opportunities for Corte Madera residents to utilize the Redwood High School aquatics center.

Implementation Program PR-2.3.a: Redwood High School. Explore a long-term use agreement with Redwood High School to provide expanded opportunities for use of the aquatics center by Corte Madera residents.

Policy PR-2.4. Pursue opportunities for Corte Madera residents to use private recreational facilities through joint-use agreements.

Implementation Program PR-2.4.a: Coordinate Facility Use. Contact local recreational facility providers and operators to explore opportunities for entering into long-term use agreements to provide expanded and affordable opportunities for facility use by Corte Madera residents.

TOWN OF CORTE MADERA EMERGENCY OPERATIONS PLAN

In coordination with other agencies in Marin County, the Town has a set of plans, known as the Town of Corte Madera Emergency Operations Plan that meets the state's requirements for a Standardized Emergency Management System (SEMS). The objective of the plan is to incorporate and coordinate all of the Town's facilities and personnel into an efficient organization capable of responding to any emergency. The Emergency Operations Plan is an extension of the Marin Operational Area Emergency Operations Plan (Town of Corte Madera, 2008).

TOWN OF CORTE MADERA FIRE CODE

The Corte Madera Municipal Code contains a Building and Construction Fire Code that applies to all development and construction activities in Corte Madera. The Fire Code requires compliance with the California Fire Code and Uniform Fire Code and was adopted for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion (Town of Corte Madera, 2008).

SCHOOL IMPACT FEES

Pursuant to California Education Code Section 17620(a)(1), the governing board at any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities. The standard fees are currently set at \$3.20 per square foot of residential development and \$0.51 per square foot of commercial or industrial development.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

SIGNIFICANCE CRITERIA

Based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the project would have a significant impact on public services if it would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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.

Also based on Appendix G, the project would have a significant impact on fire protection and police services if it would impair implementation of or physically interfere with an adopted emergency

response plan or emergency evacuation plan. This issue is addressed in Section 4.12, Transportation/Traffic, of this EIR.

Also based on Appendix G, the project would have a significant impact on parks and recreational facilities if it would:

- Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

LESS-THAN-SIGNIFICANT IMPACTS

Impact on Fire Protection Facilities

The project may slightly increase the demand for fire protection services, but not to the extent that new or physically altered fire stations would be needed. The impact would be less than significant, and no mitigation is necessary.

The 77-room increase proposed by the project would generate demand for fire protection services that may slightly exceed the demand from the existing hotel on the project site. The project would remove the existing restaurant on the site, however – a change that would likely reduce the demand for fire protection services. Any increase in service demand resulting from the project would not be large enough to require new or physically altered fire stations (Sprehn, 2014). The project would be required to comply with applicable *Town of Corte Madera General Plan* provisions and fire code requirements (see “Regulatory Framework” above).

Impact on Police Facilities

The project may slightly increase the demand for police services, but not to the extent that new or physically altered police stations would be needed. The impact would be less than significant, and no mitigation is necessary.

The 77-room increase proposed by the project would generate demand for police services that may slightly exceed the demand from the existing hotel on the project site. The project would remove the existing restaurant on the site, however – a change that may reduce the demand for police services. The Central Marin Police Authority would expect overall demand to be similar to existing levels, with removal of the restaurant offsetting the addition of the 77 rooms. Any increase in service demand resulting from the project would not be large enough to require new or physically altered police stations (Smith, 2014). The project would be required to comply with applicable *Town of Corte Madera General Plan* provisions regarding police service (see “Regulatory Framework” above).

Impact on Schools

The project would not create the need for new or physically altered schools. The proposed project would not contain any housing and therefore would not generate a student population. In addition, the project would slightly reduce the number of full-time equivalent employees on the site (see Table 3-1 in Chapter 3, Project Description). It is not possible to estimate how many employees would choose to live in Corte Madera and how many would have children who would need to be accommodated in local public schools. It is reasonable to conclude, however, that project employees would not create any significant new demand on local public schools, since the number of employees would be less than the existing number of employees. In fact, the project could result in a net reduction in the number of employees who have children attending local schools. For these reasons, the project is not expected to create a need for new or expanded schools. In addition, the project would be subject to school impact fees, currently set at \$0.51 per square foot of commercial development (see “Regulatory Framework” above). The project’s impact would be less than significant, and no mitigation is necessary.

Impact on Parks and Recreational Facilities

The project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project would not result in new demand that would be large enough to create the need for new or expanded parks or recreational facilities (Fiorentini, 2014). The project’s impact would therefore be less than significant, and no mitigation is necessary.

The project would eliminate swim club access to the existing swimming pool on the project site. This change could increase demands on other swimming pools in the area, but this demand increase would not be large enough to create the need for new or expanded public pool facilities or cause substantial deterioration of existing facilities. Project employees would not create new demands on public parks or recreational facilities. These issues are discussed further below.

Impact of Eliminating Swim Club Access to Swimming Pool

As discussed in Chapter 3, Project Description, of this EIR, a swim club currently uses the swimming pool at the Corte Madera Inn. The club has about 300 members from Memorial Day to Labor Day, with membership dropping to about 120 members for the winter/fall season. The club is a private entity operated by Reneson Hotels, the project applicant. It has no affiliation with or sponsorship from the Town of Corte Madera (Reneson Hotels, 2014).

With the rebuilding of the hotel proposed by the project, the existing swimming pool would be removed and swim club access to the site would be eliminated. Swim club members may choose to use other private swimming pools or public swimming pools in the vicinity. Public pools include the Redwood High School pool in Larkspur and the College of Marin pool in Kentfield; the Town of Corte Madera has arrangements for use of these facilities, mainly for special programs. Other public pools in the vicinity include the Mill Valley Community Center pool in Mill Valley and the Strawberry Recreation District pool in the unincorporated community of Strawberry. Private pools in the area include the Bay Club Marin pool in Corte Madera, the Marin YMCA pool in San Rafael, and the Osher Marin JCC pool in San Rafael.

As noted above, the club is a private entity operated by the project applicant and not sponsored by or affiliated with the Town of Corte Madera. For this reason, it is difficult to speculate about whether the club would regroup and, if it did, whether the club would choose to use public pools rather than private pools. Alternatively, existing club members may choose to use various different public and private pools as individuals, rather than rejoining a newly formed club.

Given the relatively small size of the club and the range of swimming pool options in the area, however, it is unlikely that eliminating swim club access on the project site would create the need for new or expanded public pools or cause substantial deterioration of existing public pool facilities (Fiorentini, 2014).

Impacts from Project Employees

Most demand for public parks and recreational facilities is created by a town's residents, rather than its employees. The proposed project would not contain any housing and therefore would not generate a resident population. In addition, the project would reduce the number of employees on the site (see Table 3-1 in Chapter 3, Project Description). For these reasons, project employees are not expected to create a need for new or expanded public parks or recreational facilities or cause substantial deterioration of existing facilities.

POTENTIALLY SIGNIFICANT IMPACTS

Impact SVCS-1: The project would include recreational facilities that might have an adverse physical effect on the environment. (PS)

As noted in Chapter 3, Project Description, of this EIR, the project would include a swimming pool, a spa, a sport court, a barbeque area, and outdoor seating areas. The environmental impacts of constructing these features are evaluated throughout this Draft EIR.

Mitigation Measure SVCS-1: The project shall comply with all applicable mitigation measures identified in this EIR. Compliance with these measures would ensure that the impact of recreational facilities included in the project would be reduced to a less-than-significant level. (LTS)

CUMULATIVE IMPACTS

Fire Protection Services

For fire protection services, the geographic scope for assessing cumulative impacts is the area within the Corte Madera town limits, which is served by the Corte Madera Fire Department (CMFD).

The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, could result in a cumulative increase in demand for fire protection services. As discussed in the above project-specific analysis, however, service demand from the proposed project would not result in a significant impact on CMFD services or create the need for new or expanded facilities. The projects would be subject to Fire Code requirements and other standard requirements for features

such as emergency access, signage, lighting, and security. Other projects in the Corte Madera town limits would also be subject to these requirements. The CMFD has not identified any need for new or expanded facilities resulting from the project combined with other anticipated projects (Sprehn, 2014).

Overall, the effect of the proposed project on fire protection services, in combination with other past, present, and foreseeable projects, would be less than significant. The proposed project would not result in or contribute to any significant cumulative fire protection service impacts.

Police Services

For police services, the geographic scope for assessing cumulative impacts is the service area of the Central Marin Police Authority, which includes Corte Madera, Larkspur, San Anselmo, and portions of Greenbrae.

The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, could result in a cumulative increase in demand for police services. As discussed in the above project-specific analysis, however, service demand from the proposed project would not result in a significant impact on Central Marin Police Authority services or create the need for new or expanded facilities. The project would be subject to standard requirements for features such as emergency access, signage, lighting, and security. Other projects in the Corte Madera town limits and elsewhere in the Central Marin Police Authority service area would also be subject to these requirements. The authority has not identified any need for new or expanded facilities resulting from the project combined with other anticipated projects (Smith, 2014).

Overall, the effect of the proposed project on police services, in combination with other past, present, and foreseeable projects, would be less than significant. The proposed project would not result in or contribute to any significant cumulative police service impacts.

Schools

For schools, the geographic scope for assessing cumulative impacts is the area within the boundaries of the three school districts that serve Corte Madera: the Larkspur-Corte Madera School District, the Reed Union School District, and the Tamalpais Union High School District.

As discussed in the above project-specific analysis, demand from the proposed project would not result in a significant impact on existing schools or create the need for new or expanded facilities. In fact, the project could result in a net reduction in the number of employees who have children attending local schools.

Therefore, the effect of the proposed project on schools, in combination with other past, present, and foreseeable projects, would be less than significant. The proposed project would not result in or contribute to any significant impacts on schools. All projects would be required to pay applicable school impact fees. For these reasons, the impact of the proposed project would not be cumulatively considerable.

Parks and Recreational Facilities

For parks and recreational facilities, the geographic scope for assessing cumulative impacts is the area within the Corte Madera town limits and immediately surrounding area, since this area contains the recreational facilities that are most likely to be used regularly by project employees or members of the swim club that uses the existing pool on the project site.

The project, in conjunction with other past, present, and reasonably foreseeable future projects, could result in a cumulative increase in demand for swimming pools in the area, because the project would eliminate swim club access to the site. Project employees would not contribute to cumulative demands on parks and recreational facilities, since the project would result in a net reduction in the number of employees on the site.

As discussed in the above project-specific analysis, the swimming pool demand would not result in a significant impact on recreational facilities or create the need for new or expanded facilities. The *Town of Corte Madera General Plan* (Town of Corte Madera, 2009) contains provisions for ensuring that adequate recreational facilities are available. These provisions include exploring opportunities for joint use of existing public and private recreational facilities (Policies PR-2.2 and PR-2.4 and Implementation Programs PR-2.2.a and PR-2.4.a) and opportunities for Corte Madera residents to use the Redwood High School aquatics center (Policy PR-2.3 and Implementation Program PR-2.3.a). Based on these provisions and the Town's parkland dedication and fee requirements, the EIR on the *Town of Corte Madera General Plan* concluded that development in accordance with the General Plan would result in less-than-significant impacts on parks and recreation services (Town of Corte Madera, 2008). These policies and requirements would apply to future residential development in Corte Madera. In addition, the WinCup residential project currently under construction will include a swimming pool. As currently proposed, the 1441 Casa Buena Drive residential project would eliminate a swimming pool; however, this project would be subject to the Town's parkland dedication and fee requirements. For these reasons, the effect of the proposed project, in combination with other past, present, and foreseeable projects, would be less than significant, and the project would not result in or contribute to any significant cumulative impacts on parks and recreational facilities.

REFERENCES

- Central Marin Police Authority, 2014. Website: <http://www.centralmarinpolice.org/> , accessed May 15, 2014.
- Florentini, Mario, Town of Corte Madera Director of Recreation and Leisure Services, e-mail communication, May 30, 2014.
- Reneson Hotels, Inc., 2014. E-mail from Garrett Grialou, Reneson Hotels, Inc., re. "Corte Madera Inn – Swim Club," October 17.
- Smith, Sean D., Lieutenant, Central Marin Police Authority, 2014, e-mail communication, June 5, 2014.

Sprehn, Roger, Director of Emergency Services, Corte Madera Police Authority, 2014, e-mail communication, May 20, 2014.

Town of Corte Madera, 2008, *Town of Corte Madera General Plan Update Draft Environmental Impact Report*, Volume I, April, pages 4.3-16, 4.11-53, and 4.11-60.

Town of Corte Madera, 2009, *Town of Corte Madera General Plan*, April, pages 2-64, 2-70, 2-71 through 2-73, 6-4 through 6-8, 6-17 through 6-18, 8-6.

