
4.13 PUBLIC SERVICES

INTRODUCTION

The public services chapter analyzes the anticipated fire, police, and school facilities of the Wheatland General Plan Update study area as well as other public facilities. Information for this analysis is drawn from the *Wheatland General Plan Update Background Report¹* (2004).

ENVIRONMENTAL SETTING

The setting section describes the law enforcement, fire protection, and schools facilities related to the General Plan Update study area. In addition, gas and electric facilities as well as telecommunication infrastructure are addressed.

Law Enforcement

City of Wheatland Police Department

Wheatland Police Department was established with the City's incorporation in 1874. Crime in the City is minimal by population standards according to the 2003 Uniform Crime Report (UCR) provided by the California State Department of Justice's Division of Criminal Justice Information Services. Reported felony crimes (murder, rape, robbery, assault, burglary, motor vehicle theft and grand theft) have risen from 18 in 2001 to 31 in 2003, a 72 percent increase in three years. The majority of these 2003 crimes (19) were grand thefts (i.e., a theft of over \$400). Juvenile and misdemeanor crimes are average for the demographics of this rural community.

Calls for police service also have increased in the past three years: 1,240 calls in 2001; 1,607 calls in 2002; and 1,839 calls in 2003. Traffic congestion and accidents are a significant concern to the Police Department, and responding to them requires a substantial commitment of police resources. The Department has been modernized and expanded over the years by the City, which has provided it with the latest equipment and additional officers.

Current Level of Service and Staffing

Wheatland currently receives police service twenty-four hours a day, seven days a week ("24/7"). The Police Department is staffed by five patrol officers, one sergeant and the Chief. Supplemental police services are provided by three on-call, level-one reserve officers who are paid an hourly wage and are not considered part-time employees. They are used to replace full-time officers due to illness, time off, or unplanned leaves.

Regarding response times, the City area is small enough to allow an officer can get anywhere in the City in two minutes. This is an exceptional response time; however it can be affected by traffic congestion on SR65 and trains traveling through the City. The traffic congestion may slow responses, but slow or stopped freight trains will halt the responses until the train passes. Train-caused response delays are not common, but they have occurred in the past and remain a potential problem.

Departmental Staffing and Work Load

According to the Department, the minimum recommended ratio of police officers to population is 1.5 per 1,000 persons. This ratio is currently considered to be an acceptable staffing level, but due to a variety of local conditions many police departments operate at a lesser ratio while others operate with a higher ratio. The optimum ratio depends on the incident activity levels, response times, and officer safety factors. Such ratios also are dictated by what the community determines to be an acceptable level of service.

Based on the current number of patrol officers (5) and a sergeant (1), the ratio of officers per thousand residents is 2 (assuming an estimated current resident population of 3,422). This ratio currently is necessary to maintain 24/7 coverage and to allow for some overlap. The ratio of officers per thousand residents is a measurement often used to compare the staffing levels of different police departments.

Wheatland's officers currently are assigned to work 12 hours shifts, which allows the City maximum coverage and often permits two officers to be on duty at the same time. It takes a minimum of four officers working 12 hour shifts to provide full coverage. Currently the City's one beat is staffed by one to two officers. This staffing level does not allow for absences due to vacation, injury/illness, or training. Overtime is used to offset these types of scheduled events, and part-time police reserves are used to fill-in for unscheduled absences.

The Police Chief advocates high patrol visibility. This is achieved in Wheatland by having the patrol officers located in the busiest areas where they will be seen by the most people, thus giving the impression that there are many police officers on duty.

Patrol officers spend approximately 70-80 percent of their time involved with traffic matters. These include accident investigations, traffic code enforcement and complaints, removal of abandoned vehicles, parking violations, and controlling congestion related to SR65. Commuter traffic in the morning and evenings keep the officers busy during the workweek, and in the summer months, concerts at the nearby Sleep Train Amphitheater (north of Wheatland) add to traffic on SR65 on the weekends and evenings. Traffic signals do not exist in Wheatland; thus, cross traffic has a difficult time getting from one side of town to the other during heavy traffic flows on SR65.

Wheatland's Police Chief believes that two patrol beats, each staffed by two officers, would be the optimum staffing level. The necessity for two officers to be on duty is

especially important on the weekends and during evenings when law enforcement incident activity increases. If one officer makes an arrest, the other officer can cover the City while the arresting officer deals with the prisoner(s). Arrested subjects must be transported to and processed into the Yuba County Sheriff's jail in Marysville. This is a minimum one-hour trip, if the jail is not busy and can accept the prisoner immediately upon arrival. However, jails often are busy and the trip could take considerably longer.

The police station is staffed only when the Chief or an on-duty officer is present. If no one is present at the station, the on-duty patrol officer must come to the station to assist the public. In 2003 the clerk who doubled as a dispatcher was laid off. The dispatch of calls is accomplished now by the Chief when he is present at the station. After hours and on weekends the on-duty patrol officer carries a cell phone and receives the calls for service directly from the public.

Related Information

Wheatland police officers occasionally have had to call for additional external assistance. If no other Wheatland officers are on-duty or available, the call goes out to the California Highway Patrol or Yuba County Sheriff's Department. Response times for those agencies vary due to the responding units' availability and distance from Wheatland. A good mutual working relationship exists amongst the officers in the area when any request assistance.

Wheatland's officers occasionally are called on to leave the City to respond to incidents elsewhere in the County. Usually this is due to circumstances requiring immediate attention and when response from the normally responsible law enforcement agency is delayed. For example, Wheatland's officers have responded to incidents at Camp Far West in the summer months due to requests from the Sheriff's Department, and off-duty Wheatland officers also provide security and traffic control for events at the Sleep Train Amphitheater. The Amphitheater can accommodate up to 18,500 people, and occasionally, on-duty Wheatland officers have been requested to respond to the amphitheater to help with crowd control.

The Police Department has no ongoing community programs with schools or businesses. The Department was pursuing a grant in cooperation with the Wheatland School District to hire a school resource officer. However, given current and pending (FY 2004 and 2005) budget constraints and decisions, patrol officers may be laid off and the Chief's position reduced to part time. Thus, the Department indicated that it couldn't continue to support the proposal if it means having to layoff any of the patrol officers.

Police officers also provide animal control services. They are dispatched to answer calls involving injured or stray animals. Frequently, the officers have to catch the animal and then place the animal in the back seat of their patrol vehicles. Wheatland has a contract with Yuba County Animal Services in Marysville to care for the animals. The distance is a 28 mile round trip to Marysville to deposit the animal.

Fire Protection

The Wheatland Fire Department functions from one fire station located at 313 Main Street. The fire station has three apparatus bays that house four vehicles. The Department provides emergency response to all emergencies within the City. The City of Wheatland's Fire Department has an Insurance Services Office (ISO) rating of 6, which is used to set fire insurance premiums.

The City provides additional response to the Plumas Brophy Fire Protection District for single incidents that require multiple fire engines or for multiple emergencies requiring multi-agency responses. The Fire Department's performance has not met with significant public dissatisfaction, and the Department appears to enjoy a good reputation.

The Plumas Brophy Fire Protection District is staffed and equipped in a similar manner to Wheatland's, and its headquarters fire station is located on Dairy Road (off SR65 and approximately two miles north of Main Street in Wheatland). The District responds to City emergencies in the same manner as Wheatland does for the District.

The Wheatland and Plumas Brophy departments generally operate as one under joint policies and procedures governing training and operations. The departments share one paid full-time Fire Captain (see below). Both departments have stated that they rely on each other to operate, and that if one was disbanded, the other would have great difficulty functioning effectively. Therefore, for master planning purposes, where the area's total resources must be considered, relevant comments about the District are included.

Effective January 1, 2006, Plumas-Brophy Fire District and the City of Wheatland Fire Department will have merged operations under a joint powers agreement. The agreement establishes a joint powers authority called the Wheatland Fire Authority, which will operate as a regional fire protection agency.

The City's Building Inspector conducts construction review and compliance with codes and ordinances. The Fire Chief conducts some inspections at new construction sites with the Building Inspector, and he consults as needed with contractors and builders. The Wheatland Fire Department has not adopted the Uniform Fire Code or proposed fire protection amendments to the Uniform Building Code for adoption by the City.

Chain of Command

Volunteer Fire Chiefs and Assistant Fire Chiefs lead both departments. In addition, and with the exception of the shared Fire Captain, each department has Fire Captains, Engineer/Firefighters, and Firefighters, all of whom are volunteers. The on-scene incident commander at emergencies is the senior officer or firefighter. Legal actions have not occurred against the Department for services provided during the past three years.

Departmental Strength and Incident Response Staffing

Both fire departments recruit, train, and depend on volunteer staff from the same area of Yuba County. As is common with many other areas, volunteers can only give limited amounts of their time and the shallow pool of potential volunteers appears also to be a limiting factor to increasing the number of volunteers in each department. The increasing number of residents who commute out of the immediate response area during most daytime work hours further limits the agencies' capabilities.

In 2004, the Wheatland Fire Department has 17 volunteer personnel distributed by rank as follows:

- 1 Fire Chief
- 1 Assistant Fire Chief
- 3 Fire Captains
- 9 Engineer/Firefighters
- 3 Probationary Firefighters

The two departments share a paid full-time Fire Captain who maintains the equipment, performs administrative tasks, and organizes the training. The department will need full-time leadership in the near future. As development and growth occur, the daily demands for greater amounts of leadership, management and administrative activity will require a full time effort. Fire protection issues will need to be addressed more rapidly, particularly the preservation of the volunteer system and its effectiveness as well as growth demands requiring full time employees.

Incident Response Staffing

Incident response staffing policies are that each responding unit must contain a minimum of two firefighters, with the maximum number determined by the number of seatbelts on the vehicle. All responding units must have an appointed crew leader. The Department uses a system to track the commitment of its personnel at emergency sites.

Department policy specifies that each responding fire engine must contain a minimum of two qualified firefighters with an allowable maximum determined by the number of seat belts on the engine. In addition, when the Wheatland Fire Department dispatches an engine outside of the City's limits, the Department must maintain another fire engine on stand-by that is staffed with one officer and one firefighter.

Vehicles and Equipment

The Wheatland and Plumas-Brophy fire departments use the National Fire Protection Association (NFPA) standards as a guide for equipping their departments to respond to structural and open space emergencies. Specialized rescue equipment is divided between each department.

The Department's maintain three fire engines as follows:

- Engine 411: a 2002 Type 2 Engine with a 1,000 gpm* pump and 500 gallon water tank
 - Engine 412: a 1976 Type 2 Engine with a 1,000 gpm pump and 500 gallon water tank
 - Engine 413: a 1982 Type 2 Engine with a 1,500 gpm pump and 500 gallon water tank
- *gpm: gallons per minute

These engines are equipped with a variety of standard safety equipment that include hand, electric, air, and hydraulic tools. The fire engines are equipped with 1 inch, 1 ¾ inch and 2 ½ inch hose to distribute water and a 5 inch hose to supply water from the hydrant to the engine's fire pump. The fire engines also carry foam and foam applicators for specialized use on chemical and flammable liquid fires.

The departments maintain their vehicles and equipment with weekly checks that are documented, and they operate the vehicle-mounted fire pumps bi-weekly. Broken parts or equipment are replaced immediately. The departments commenced keeping mechanical records in September 2003, and Wheatland has experienced only one recent breakdown, which was the auxiliary motor on Engine 413.

Private contractors maintain breathing apparatuses and hydraulic equipment (i.e., Hurst Rescue Tool). The fire departments maintain other electric and air-powered tools.

Personnel Training and Safety

The level of service provided by the two fire departments to the City of Wheatland has been effective during past years, and both are aware of the challenges presented by future growth, including traffic.

The Department has 26 scheduled training sessions for 2004. The Department trains jointly with the Plumas Brophy using NFPA recommended safety and operational standards or those required by the Occupational Health and Safety Administration (OSHA). Attendance at training sessions ranges from 50 to 99 percent of the current volunteer staff.

Both departments have added contemporary fire protection subjects to their training schedules. For example, these include Emergency Medical Technician (EMT) I; Automatic Defibrillation; Esophageal Tracheal Airway Insertion; Harassment; Volunteer Firefighter I Certification; Breathing Apparatus Fit Testing; and live firefighting training. The departments maintain a basic but solid set of operational and safety policies. The Department maintains an agreement with the Sierra Sacramento Valley Emergency Medical Services Agency to provide EMT-I, Esophageal Tracheal Airway, and Automated External Defibrillator training and certifications.

Personnel are provided with safety equipment and clothing for structural and open space firefighting and for medical emergencies. The firefighters are trained in the proper use and care of the safety equipment, including the proper maintenance, handling, and fit-testing of breathing apparatus.

Personnel are trained in proper protocols to participate on the State of California's Master Mutual Aid Strike Teams and to place orders for air ambulance services.

The Department did not file any workers compensation claims during 2003. Management direction is provided to assure compliance with the OSHA's procedures for establishing Rapid Intervention Crews (RIC). However, the Fire Department does not have a Safety Committee or maintain an OSHA-specified safety manual.

Mutual and Automatic Aid Agreements

The Department is a signatory to several agreements that augment its capabilities in turn for committing itself to assisting others. They are the:

1. Joint Powers Agreement between the Wheatland Fire Department and Plumas-Brophy Fire District (Under this agreement the Wheatland and Plumas-Brophy fire departments essentially operate functionally as one fire department),
2. Mutual aid Agreement between the Wheatland Fire Department and the Yuba City Fire Department,
3. Mutual Aid Agreement between the Wheatland Fire Department and the Sutter County Fire Department,
4. Mutual Aid Agreement between the Wheatland Fire Department and the Linda Fire Department, and the
5. Mutual Aid Agreement between the Wheatland Fire Department and the Marysville Fire Department.

Emergency Response Data

The Department responds to emergencies ranging from fires, rescues, hazardous materials incidents, and vehicle and other accidents to medical emergencies. The current number of responses within the City of Wheatland is approximately .69 emergencies per day or 1.4 emergencies every other day. The call rate represents approximately 11 emergencies per 100 population or 110 emergencies per 1000 population. The Department reported that the number of overlapping emergencies to which both agencies must respond is approximately 10 per year.

The primary method of transport for medical emergencies is the Bi-County Ambulance Co. Secondary response would be by the closest ambulance to the emergency. In addition, medical emergency air transport is available by Calstar, Reach, and H2O air ambulance companies.

Table 4.13-1 Summary of Emergency Responses			
Response Type	2001	2002	2003
Medical Aid	131	157	172
Vehicle Accident	21	19	27
Grass Fires	7	6	3
Unknown Response	2	6	10
Public Assist	7	18	25
Structure Fires or Alarms	5	10	5
Vehicle Fires	1	6	2
Utility Emergencies	2	4	1
Other	7	4	5
Mutual & Automatic Aid	169	292	220
Total Responses	352	522	470
(City & mutual aid responses)			
Total Responses within the City	183	230	250
Source: Robert Olson Associates, Inc., 2004.			

Response Protocols and Communications

The Wheatland and the Plumas-Brophy Fire Departments share joint response dispatch protocols that further indicate the depth of their close interdependence. The major integrated protocols include:

- First Alarm assignment: two fire engines, one heavy rescue vehicle, one squad and one Chief Officer,
- Second Alarm assignment: two additional fire engines, and for
- Larger incidents: use of Master Mutual Aid Strike Teams.

Volunteer personnel are dispatched through pagers by the Yuba County Sheriff Department's Communications Office. Backup dispatch is provided by the Linda Fire Department. Additional communication is provided through landline and/or cellular telephone service to the Fire Chief and the Assistant Fire Chief. In addition, the Bi-County Ambulance Company's vehicles are dispatched for all medical emergencies from Marysville by the Sheriff Department's Public Safety Answering Point (PSAP). The response time for this ambulance ranges from 13 to 16 minutes.

Response Times

The Wheatland and Plumas-Brophy fire departments use driving time when calculating their response times from a fire station. The Department's driving time ranges from approximately one to four minutes within the City's limits. The time needed to mobilize volunteers (i.e., "reflex time") so they arrive at the fire station or at the scenes of emergencies ranges from one to more than seven minutes. The average response for

volunteers to arrive at the Wheatland Fire Station is four minutes. However, during 2003 volunteer response was reported to range from zero to seven minutes between 8:00 a.m. and 6:00 p.m. and zero to twelve minutes between 6:00 p.m. and 8:00 a.m.

Fire Loss Data

The Department does not maintain fire loss records. These records would provide estimates of the losses calculated after a fire has been suppressed (i.e., “mitigation”). Fire loss data should be collected because it is one measure of the effectiveness of emergency response along with the adoption and effective enforcement of building codes and standards and other loss prevention ordinances and programs.

Emergency Response Planning

Both fire departments maintain emergency plans of their own design. They contain basic information, such as command structure, important telephone numbers, locations of staging areas, and traffic, crowd control, and evacuation information. These agencies are part of the Yuba County Operational Area (OA). Emergency response plans should be consistent with federal guidance or the State of California’s Standardized Emergency Management System (SEMS).

The Department provides fire prevention and CPR education at elementary and day schools. Annual fire inspections are conducted at business sites and at residences upon request. The Department also provides standby general safety and emergency medical services at local high school football games.

Schools

Four school districts serve the Wheatland General Plan Update study area. The Wheatland School District and the Wheatland Union High School District serve the majority of the study area. Approximately 75 acres of the proposed Heritage Oaks Estates is in the Browns Elementary School District and East Nicolaus High School District. The boundary of these two districts is coterminous with, and on its east side, partially follows, the Yuba/Placer County line.

Most of the school facilities within the City of Wheatland and in the surrounding area are currently operating below capacity. Table 4.13-2 shows the enrollment numbers for the Wheatland School District schools and Wheatland High School, while Figure 4.13-1 shows the locations of the schools within the city limits. Following are brief descriptions of the schools operated by the two school districts serving Wheatland.

Table 4.13-2 School Enrollment and Capacity Wheatland School District and Wheatland Union High School			
School	Enrollment	Capacity ¹	Percent of Capacity
Wheatland Elementary	428	330	130%
Bear River Middle School	490	627	78.1%
Far West Elementary (Beale AFB)	302	405	74.5%
Lone Tree Elementary (Beale AFB)	485	1,134	56.7% ²
Wheatland Charter Academy	86		
Pre-school	72		
Wheatland High School	704	994	76.9% ³
Academy for Career Education	60		
TOTAL	2,627	3,490	

¹These figures are not accurate; updated figures have been requested from the school districts.
²Includes Wheatland Charter Academy and Pre-school enrollment.
³Includes Academy for Career Education enrollment.
Source: Wheatland Elementary School District and Wheatland Union High School District, November 2005

Wheatland School District

The Wheatland School District (WSD) operates four schools, two within the City and two at Beale Air Force Base. In addition, the WSD has recently finished construction of a new middle school in Wheatland.

As of November 2005, total WSD enrollment was 1,580 and total capacity was approximately 2,300. However, both schools within the City (Wheatland Elementary School, grades K-3 and Bear River School, grades 4-8) are near capacity, with portable classrooms being used. The two schools on Beale Air Force Base (Lone Tree School, grades K-3; and Far West School, grades 4-6) are operating well below capacity, presumably because of reductions in military staff in recent years. (Lone Tree School includes the Wheatland Charter Academy and a pre-school.) Thus, while it appears that there is considerable excess capacity district-wide, most of that excess is at Beale and is therefore not available to the general public.

Wheatland School District estimates the current “yield rate” for grades K-8 at 0.553 students per single-family dwelling. The District’s Master Plan establishes the optimal capacity of K-5 elementary schools at 600 students and 6-8 middle schools at 800 students. Among the District’s concerns are that planning for the new subdivisions consider the size of schools planned, the District’s yield rate, and State Department of Education school siting criteria. Similarly, new development planning should provide for foot paths, bicycle trails, and safe bus routing needs to ensure safe transport for students to and from school. The District would welcome the opportunity to purchase school sites in new developments that meet State Board of Education criteria.

Figure 4.13-1
Wheatland School District Sites



Wheatland Union High School District

Wheatland Union High School District operates Wheatland High School, which is located on Wheatland Road at the western edge of the City. The High School District also operates the Academy for Career Excellence, a charter school providing alternate education options to high school-age students. The curriculum includes Core Academics, Career Preparation, and Technology Training.

As of November 2005, the District's enrollment was approximately 704, up from 575 in April 1994. Total capacity is estimated at approximately 1,000 students. The capacity was designed to accommodate students from Beale Air Force Base, but enrollment has fluctuated with changes in Base operations. Currently, overcrowding is not a problem, and the campus has capacity to accommodate enrollment increases. However, the High School District will soon be accommodating new students from both the Heritage Oaks Estates and Jones Ranch housing developments in Wheatland, as well as from three subdivisions in the Plumas Elementary School District, which does not currently have its own high school. The Wheatland High School superintendent has indicated the school has the capacity to accommodate students from these planned developments.

The Wheatland Union High School District projects an average of 0.18 high school students (grades 9-12) per new household. The District expects that new high schools eventually will be needed as a result of growth and development. Each new high school would serve about 1,300 to 1,400 students and would require between 40 and 45 usable acres. Such suitable sites that meet the State Board of Education's criteria and are acceptable to local residents are difficult to find. Therefore, sites should be identified early in the planning stage for new developments.

Other Public Utilities

Electrical and Natural Gas Service

Pacific Gas and Electric Company (PG&E) is the primary service provider in Yuba County for natural gas and electricity. The Colgate Power House and the Narrows Powerhouses I and II produce some electric power locally. Electricity is also generated by a biomass cogeneration plant near Olivehurst in Yuba County.

Telephone Service

SBC (formerly Pacific Bell) is the primary local telephone service provider for Yuba County, including the City of Wheatland. SBC also provides long distance access for a limited portion of the County; AT&T, Sprint, and MCI also provide long distance service in accordance with the rules of the Federal Communications Commission (FCC). SBC has installed modern telephone facilities in Yuba County that include digital transmission of voice and data communications.

SBC serves approximately 22,000 residences and 4,000 businesses, and has 5,000 other lines in Yuba County for SBC internal communications, government, and special services (such as the California Lottery). The company is confident that it has the capabilities to expand its facilities and service capacity to meet future County needs.

Other Services

Comcast Corporation provides television and internet services in the Wheatland area, including state-of-the-art services such as digital cable and high-speed internet access.

REGULATORY CONTEXT

Existing policies, laws and regulations that would apply to the proposed project are summarized below.

City of Wheatland General Plan Update

The Wheatland General Plan Update contains goals, policies, and implementation programs that establish the framework for the provision of public facilities and services to meet the demand generated by existing and future development in Wheatland.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

A public services impact would be considered significant if implementation of the proposed project would:

- increase the demand for additional fire or police services beyond the ability of the existing departments to provide adequate service;
- increase the demand for additional educational facilities beyond the capacity of the local school district, or the ability of the existing facilities to provide adequate service;
- result in the need for a new system or substantial alteration to power or natural gas utilities; or
- result in the increased need of substantial telecommunications services.

Method of Analysis

Determination of public services impacts was based on information from the City of Wheatland General Plan Update, and the Wheatland Policy Document.

Project-Specific Impacts and Mitigation Measures

4.13-1 Development associated with the proposed General Plan Update would increase the demand for law enforcement.

Public safety is one of the most important aspects of small town quality and enjoyment of a community. In recognition of this importance, law enforcement expenditures represent a significant percentage of the City's General Fund expenditures each year.

Buildout of the proposed land Use Plan would increase the population of the City of Wheatland to 30,100 people by 2025, which would increase the demand on the Wheatland Police Department (WPD) due to the expected increase of crime and traffic. Additional sworn officers would be required in order to maintain the desired officer/population ratio of 1.5 officers per 1,000 population.

At the proposed General Plan Update buildout, the number of sworn personnel at the WPD would have to be expanded by 5 officers to 30 officers, in order to maintain a ratio of 1.5 officers per 1,000 population. In addition, the number of non-sworn officers would have to be expanded to maintain the 0.5 officers per 1,000 population. Police facility square footage would have to expand as well. Additional non-sworn personnel would also be required to support this expansion. New vehicles would be required to provide specialized follow-up services such as investigations, narcotics control, and crime prevention. The Wheatland Policy Document provides policies, which address public safety by setting standards for police service, thereby reducing demands to the WPD.

The General Plan Update includes the following goals and policies regarding law enforcement issues:

- Goal 5.G To deter crime and to meet the growing demand for police services associated with increasing population and commercial/employment development in the city.

- Policy 5.G.1. Within the City's overall budgetary constraints, the City shall strive to maintain a staffing ratio of 2.0 personnel per 1,000 residents (0.5 non-sworn and 1.5 sworn).

- Policy 5.G.2. Within the City's overall budgetary constraints, the City shall provide police support (including patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain its service standards.

- Policy 5.G.3. The City shall require new development to develop or fund police facilities and equipment that, at a minimum, financially support standards identified in Policy 5.H.1.
- Policy 5.G.4. The City shall require new development, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits, to fund police personnel and operations and maintenance that, at a minimum, maintain the above standards.
- Policy 5.G.5. The City shall include facilities for the Police Department in the new Civic Center.
- Policy 5.G.6. The City shall promote, and work with Yuba County to support, public safety programs, including neighborhood watch, child identification and fingerprinting, substance abuse prevention, violence prevention, conflict resolution, and other public education and crime prevention efforts.
- Policy 5.G.7. The City shall work with Yuba County to promote services for children at risk of abuse, neglect, youth violence and exploitation.
- Policy 5.G.8. The City shall consider public safety issues in all aspects of public facility, commercial, and residential project design, including crime prevention through environmental design.
- Policy 5.G.9. The City shall increase levels of traffic enforcement, particularly along State Route 65.

Implementation of the goals and policies above would minimize impacts related to law enforcement; however not to a *less-than-significant* level. The resultant impact would therefore remain ***potentially significant***.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the potential impacts to a *less-than-significant* level.

- 4.13-1 *Prior to the issuance of any building permits, the project proponent shall pay the applicable police development fees in accordance with applicable City AB1600 fees and local policies.*

4.13-2 Development associated with the proposed General Plan Update would increase the demand for fire protection.

Fire protection is a critical component of public safety. The Wheatland Fire Authority currently has a volunteer fire department that provides fire protection to the City, and the region surrounding Wheatland. Fire protection depends on several factors: personnel and equipment, available water supply and pressure, response time, and reducing potential fire hazards. Under buildout of the General Plan study area, there would be an increase of approximately 24,000 residents in Wheatland, over the existing population. The increased population would place additional demands on the Wheatland Fire Authority.

The proposed General Plan Update recommends that fire services shall be provided in a manner that ensures adequate response times during emergencies. The General Plan Policy Document includes policies, which minimize fire hazards in the study area, and maintain Wheatland safe from risks associated with hazardous materials.

The General Plan Update includes the following goals and policies regarding fire protection issues:

Goal 5.H To protect residents, employees, and visitors in Wheatland from injury and loss of life and to protect property from fires.

Policy 5.H.1. The City shall establish a full-time fire department.

Policy 5.H.2. The City shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response times for fire and emergency medical service (EMS) calls. To this end, the City shall attempt to maintain the following fire flow and response time standards shown in Table 4.13-3:

Type of Development	Fire Flow Standard	Response Standard
Commercial and Employment	3,500 gallons per minute (GPM)	First response within 4 minutes
Multi-Family	2,500 GPM	First response within 4 minutes
Single-Family	1,500 GPM	First response within 4 minutes

Policy 5.H.3. The City shall comply with the provisions of the Uniform Fire Code.

- Policy 5.H.4. The City shall require new development to develop or fund fire protection facilities that, at a minimum, maintain the above service level standards.
- Policy 5.H.5. The City shall require new development, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits, to fund fire protection personnel and operations and maintenance that, at a minimum, maintain the above standards.
- Policy 5.H.6. The City shall assure consistent and full fire protection on both sides of Highway 65.
- Policy 5.H.7. The City Fire Department shall attempt to maintain response time of four minutes for emergency medical service (EMS) calls.
- Policy 5.H.8. The City shall include a fire station in the new Civic Center.

Implementation of the goals and policies above would minimize impacts related to fire protection; however not to a *less-than-significant* level. The resultant impact would therefore remain *potentially significant*.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the potential impacts to a *less-than-significant* level.

4.13-2 *Prior to the issuance of any building permits, the project proponent shall pay the applicable fire development fees in accordance with applicable City AB1600 fees and local policies.*

4.13-3 Development associated with the proposed General Plan Update would increase the demand for school facilities.

The availability and quality of education in Wheatland is an important factor in quality of life, and is also important in terms of the attractiveness of Wheatland for economic development. Wheatland School District (WSD) and the Wheatland Union High School District (WUHSD) are the providers of primary and secondary education. Growth in Wheatland will necessitate the development of additional public, private, and parochial schools. Funding for new public schools has become a complicated matter, with scarce state funding. Policies of the GPU seek to promote high quality education facilities in Wheatland and assist the Wheatland School District and Wheatland Union High School District in planning for and funding the development of needed new school facilities.

The specific sites of new schools will depend upon decisions by the School Board's of the two districts, and the availability of appropriate land. The *Land Use Diagram* indicates general locations for new public school facilities.

As shown in Table 4.13-2, most of the school facilities within the City of Wheatland and in the surrounding area are currently operating near capacity. At buildout, the study area would add 12,350 new households to the City. Using the Wheatland School District and Wheatland Union High School District student-to-household ratios, the proposed project would produce approximately 7,286 elementary school and middle school students, and 2,223 high school students.

The demand on school districts serving the Wheatland study area would increase as the proposed Land Use Plan is built out, and as development in other portions of the districts' service area occurs. The General Plan Update Land Use Diagram includes 200 acres designated for school facilities. If appropriate funding is available, and the City and County coordinate growth with the school district, school impacts should be *less than significant*. However, there is no assurance that funding shall be sufficient, and that the siting, construction, and operation of new schools would not result in impacts.

The General Plan Update includes the following goals and policies regarding school facilities demand issues:

- Goal 6.D To provide for the educational needs of all Wheatland residents.
- Policy 6.D.1. The City shall work with the Wheatland School District and Wheatland Union High School District in providing quality education facilities that will accommodate projected student growth by requiring that impacts created by developments are mitigated in a manner acceptable to the School District, to the extent legally feasible.
- Policy 6.D.2. The City shall encourage the provision of social, recreational, and educational services that complement and enrich those provided by public, private, and parochial educational facilities.
- Policy 6.D.3. The City shall encourage the use of schools as community and neighborhood centers to provide a range of services.
- Policy 6.D.4. The City shall support the development of appropriately-located private school facilities to provide additional educational facilities in Wheatland.
- Policy 6.D.5. The City shall work with Yuba College and other institutions to provide post secondary education and to ensure that higher

education programs and facilities are available to residents of Wheatland.

- Policy 6.D.6. The City shall seek to locate a higher education facility within the city limits to serve the needs of Wheatland residents and to support future economic growth.
- Policy 6.D.7. The City shall encourage educational facilities to offer job-training and retraining programs to assist Wheatland residents.
- Policy 6.D.8. The City, Wheatland School District, and Wheatland Union High School District shall explore the potential for joint financing and use of services and facilities for the community to meet mutual needs.
- Goal 6.E To ensure that adequate school facilities are available and appropriately located to meet the needs of Wheatland residents.
- Policy 6.E.1. The City shall work cooperatively with the Wheatland School District and Wheatland Union High School District in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist the District in locating appropriate sites for new schools.
- Policy 6.E.2. The City's land use planning shall be coordinated with the planning of school facilities and shall involve the Wheatland School District and Wheatland Union High School District, in the early stages of the land use planning process.
- Policy 6.E.3. The City shall plan and approve residential uses that are accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- Policy 6.E.4. The City shall encourage school facility siting that establishes schools as focal points within the neighborhood and community.
- Policy 6.E.5. The City shall encourage the location of schools in areas with safe pedestrian and bicycle access.
- Policy 6.E.6. The City shall encourage the design and improvement of school facilities to provide adequate off-street parking and areas for student pick-up and drop-off to minimize safety problems and neighborhood impacts.

- Policy 6.E.7. The City shall work with the Wheatland School District and Wheatland Union High School District to obtain “Safe Routes to Schools” grants. These grants will provide safe bike routes to schools, crossing guards at intersections, designated vehicle drop off routes, and child drop off zones.
- Policy 6.E.8. The City shall work closely with the Wheatland School District and Wheatland Union High School District to secure adequate funding for new school facilities and, where legally feasible, the City shall provide a mechanism which, along with state and local resources, requires development projects to satisfy the district's financing program based upon their impact. The funding should equate to the needs described in the District's School Facilities Master Plan by residential, commercial, and industrial land uses.
- Policy 6.E.9. The City and residential developers should coordinate with the Wheatland School District and Wheatland Union High School District to ensure that needed school facilities are available for use in a timely manner.

Implementation of the goals and policies above would minimize impacts related to school facilities; however not to a *less-than-significant* level. The resultant impact would therefore remain *potentially significant*.

Mitigation Measure(s)

Consistent with State law, implementation of the following mitigation measure would reduce the potential impacts to a *less-than-significant* level.

- 4.13-3 *Prior to issuance of any building permits, the project proponent shall pay the applicable school impact fees to the Wheatland School District and the Wheatland Union High School District.*

4.13-4 Development associated with the proposed General Plan Update would increase the demand for educational facilities.

Wheatland currently (2005) does not have a public library. The General Plan Update seeks to provide information that remains free and accessible to everyone, including books, magazines, reference materials, multilingual materials, and Internet access. The policies within this chapter seek to promote and help establish the library's vital role in the community and provide for its development as growth increases the demand for library services. Although current educational facilities are inadequate to support the projected population growth, additional sites will be consistently developed to meet the needs of the growing community.

The General Plan Update includes the following goals and policies regarding educational facilities demand issues:

Goal 6.G To ensure that library facilities are available to all current and future Wheatland residents, in order to carry out the library's mission, which is "to inform, to enhance the quality of life, and to foster lifelong learning."

Policy 6.G.1. The City shall develop library facilities as part of the new Civic Center.

Policy 6.G.2. The City shall require new development to fund its fair share of new library facilities.

Policy 6.G.3. The City shall strive to maintain library standards.

Policy 6.G.4. The City shall work with the Wheatland School District, Wheatland Union High School District, Yuba County Library System, and Yuba College to provide library services to the community.

Implementation of the goals and policies above would reduce impacts to a *less-than-significant* level.

Mitigation Measure(s)

None required.

4.13-5 Impacts related to gas and electrical facilities.

New development consistent with the General Plan Update Land Use Map would require the extension of gas and electrical lines to serve these developments. Standard application processing procedure for the City involves routing project applications to utility providers for review and comment. Applicants will be required to fund the construction of the necessary infrastructure to connect to existing utility lines maintained by the service provider, and incorporate any recommendations made by the utility providers into the project design. Upon connection to existing facilities, gas and electric service would be able to be provided.

The General Plan Update includes the following goals and policies applicable to gas and electric issues:

Goal 5.J To promote adequate levels of utility services provided by private companies and to ensure that these are constructed in a fashion that minimize their negative effects on surrounding development.

- Policy 5.J.1. The City shall communicate its major development plans with utility companies and coordinate planning of facility extensions.
- Policy 5.J.2. The City shall require underground electrical distribution utility lines in new developments and areas that are redeveloped, except where infeasible for operational reasons.
- Policy 5.J.3. The City shall promote technological improvements and upgrading of utility services in Wheatland.
- Policy 5.J.4. The City shall coordinate with gas and electricity service providers to locate and design gas and electric systems to minimize environmental and other impacts to existing and future residents.

Implementation of the goals and policies above would minimize impacts to gas and electric facilities to a *less-than-significant* level.

Mitigation Measure(s)

None required.

4.13-6 Impacts related to telecommunications and information technology infrastructure.

In order to provide for services consistent with new technological advances, the City has identified policies related to the provision of telecommunication infrastructure. New development consistent with the General Plan Update Land Use Map would require the installation of wiring for modern information technologies (IT). In addition to developers constructing IT ready developments, the City has identified goals regarding its contribution towards the provision of these services.

The General Plan Update includes the following goals and policies applicable to telecommunications issues:

- Goal 5.K To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
- Policy 5.K.1. The City shall facilitate and support development of the infrastructure necessary for all residents to use and benefit from new communication technologies.

- Policy 5.K.2. The City shall formally monitor information technology development and city infrastructure issues (both planning and enforcement).
- Policy 5.K.3. The City shall work with Yuba County and other agencies to coordinate telecommunication infrastructure planning on a regional basis, both telephone and data.
- Policy 5.K.4. The City shall strive to make essential City documents available for immediate retrieval by electronic transfer technologies.
- Policy 5.K.5. The City shall incorporate a telecommunications center at the proposed Civic Center, which will allow video conferencing, telecommuting, and will provide an access point for electronic resources and general computer training to the public.
- Policy 5.K.6. The City shall require that all new residential, commercial, and employment areas be wired for modern information technologies.
- Policy 5.K.7. The City shall establish a website that will contain information about the City government, City services, and City produced documents in a downloadable format.
- Policy 5.K.8. To minimize the visual impact of wireless communication facilities (e.g., cell towers), the City shall encourage that they meet the following conditions:
- a. Are located away from residential and open space areas;
 - b. Are not visibly intrusive to residential neighborhoods or public right-of-way;
 - c. When possible, are co-located with other wireless facilities on existing buildings, towers, poles, or other existing support structures; and,
 - d. Are painted, camouflaged, or textured in a manner as to reduce their visual impacts.

Implementation of the goals and policies above would minimize impacts to telecommunications facilities to a *less-than-significant* level.

Mitigation Measure(s)

None required.

Endnotes

¹ City of Wheatland, Wheatland General Plan Update Background Report, July 2004.