

**CHAPTER VIII: PUBLIC UTILITIES AND SERVICES**



## 8.1 PUBLIC UTILITIES AND SERVICES CONCEPTS

### Context

This section provides an overview of the existing public utilities and services and identifies the backbone infrastructure necessary to serve the build-out of the Placer Vineyards Plan Area (Plan Area). The intent of this Specific Plan is to ensure the timely implementation of public utilities and services to maintain the specified service levels for the Plan Area, as defined in the *Placer County General Plan*.

Specific utilities that will be required by the development include roadways, sewer, water, storm drainage, and solid waste disposal. Public services that will be provided in the Plan Area include schools, general County services, a library, fire protection, law enforcement, and parks and recreation. Refer to Chapter V, "Transportation and Circulation," for information on roadways, public transit systems, and trails. Parks and recreation facilities are discussed in Chapter VII, "Parks and Open Space." For timing and financing of facilities refer to Chapter IX, "Implementation." Table 8-1 provides a summary of the service providers for the Plan Area.

## 8.2 PUBLIC UTILITIES GOALS AND POLICIES

This section addresses the public utilities that will be required to serve the Plan Area. Refer also to the following technical studies and infrastructure plans prepared for Placer Vineyards for more specific details.

- ◆ Placer Vineyards Wetland Delineation (ECORP)
- ◆ Corps of Engineers 404 Permit Application (ECORP)
- ◆ Master Drainage Plan (Civil Solutions)
- ◆ Sewer Master Plan (MacKay & Soms)
- ◆ Water Master Plan (Brown and Caldwell)
- ◆ Recycled Water Master Plan (Brown and Caldwell)
- ◆ Dry Utilities Plan (Krause & Associates)

**Goal 8.1** Create a comprehensively planned infrastructure system to serve the needs of future residents and allow existing residents to tie into upgraded facilities.

**Goal 8.2** Provide public facilities in a timely manner, as required to serve new development without adversely affecting existing levels of service.

**Goal 8.3** Conserve water and energy through the use of recycled water and other water-efficient and energy-saving designs.

**Policy 8.1 Public Facilities Implementation.**  
*The following policies provide the framework for implementation of public facilities:*

1. *New development and the public facilities to serve new development shall be planned and developed according to the Specific Plan Development Agreement, master plans and local state standards.*
2. *The Development Agreement between Placer Vineyards landowners and the County shall ensure that the project pays for its share of construction costs.*
3. *All public facilities shall be constructed and publicly dedicated as reflected in this Specific Plan and as specified in the Development Agreement.*
4. *Reasonable efforts shall be made to facilitate future connections to the system of public utilities and roads.*
5. *Utility lines shall be placed underground to the extent feasible.*
6. *Utilities shall be designed and constructed to minimize future operation and maintenance costs to users.*

**Policy 8.2 Public Utilities and Services to the Special Planning Area.**

*Specific Plan infrastructure (water, wastewater, and drainage) shall be sized for the subsequent extension of these services into the Special Planning Area (SPA). However, property owners in the SPA will be responsible for the costs of extending infrastructure to their property, including any hook-up, Plan Area, or Special District fees. Developers of properties west of Dyer Lane that abut the eastern project boundary of the SPA shall be required to stub water and sewer mains of a size adequate to serve the SPA to their western project boundary and shall provide any easements necessary to accommodate this infrastructure. The specific number, location, and timing of such extensions shall be established at such time as subdivision tentative maps are approved for these properties.*



**PUBLIC UTILITIES AND SERVICES**

**Table 8-1 Plan Area Service Providers**

Service	Proposed Provider
Roadways	Placer County
Water	Wholesale: Placer County Water Agency Retail: California American Water Company or Placer County Water Agency
Drainage/Flood Control	Placer County and/or County Service Area (CSA)
Recycled Water	Wholesale: City of Roseville Retail: Placer County or another public entity <sup>1</sup>
Sewer	Placer County Treatment: Roseville WWTP (South Placer Wastewater Authority) (Alternative: Sacramento Regional County Sanitation District)
Solid Waste Disposal	Auburn Placer Disposal Service
Electrical Service	Pacific Gas and Electric Company (PG&E)/ Sacramento Municipal Utility District (SMUD)
Natural Gas	PG&E
Telephone	Sure West/ AT&T-SBC
Cable TV	Comcast and/or other provider
Sheriff's Protection	Placer County
Fire Protection	Placer County Fire District, Sacramento Metropolitan Fire District <sup>2</sup>
Schools	Center Unified, Elverta Joint Elementary, and Grant Joint Union High School Districts
Library	Placer County
General County Services	Placer County
Parks and Open Space	Placer County

Note:

- 1 Service responsibility may be assumed by a future multi-jurisdictional joint power authority consisting of the County and the City of Roseville.
- 2 The Sacramento Metropolitan Fire District serves a 1 square mile area in the southwest portion of the Plan Area.

### 8.2.1 WATER SUPPLY AND DISTRIBUTION FACILITIES

The Plan Area is within the service area of Placer County Water Agency (PCWA). The Plan Area will receive water service from a variety of sources during the various phases of its development.

**Goal 8.4** Encourage the use of recycled water as one source for the irrigation of site landscaping.

**Goal 8.5** Meet the Placer County General Plan requirement to assist in the supply of affordable agricultural water, including reclaimed water, to surrounding agricultural lands in South Placer County.

**Policy 8.3** *Agricultural Water Supply.*  
*Development within the Plan Area should assist in the provision of agricultural water to surrounding agricultural lands. Sources of such agricultural water include reclaimed and retained water and newly developed surface water sources. Placer Vineyards shall pay agricultural water development fees to the Placer County for use in improvement projects that will increase the storage and supply of recycled water for agricultural customers in southwest Placer County.*

#### Existing Water Supply and Distribution

No public water supply or distribution system currently exists in the Plan Area. Private wells pump groundwater for various agricultural and domestic uses. In the short term, groundwater will continue to supply water for farm operations.

#### Water Supply Planning

PCWA has determined that it has sufficient water rights to meet the projected demands of projects likely to develop in western Placer County through 2030, including the Plan area. PCWA prepared a water supply assessment for the proposed Placer Vineyards Specific Plan as required by both Senate Bill (SB) 221 and SB 610. PCWA concluded that its remaining surface water entitlements are adequate to meet the build-out of the General Plans of the cities and unincorporated area in western Placer County, including the proposed Placer Vineyards Specific Plan.

#### Initial Water Supply and Distribution

Water supplies for the initial development phases will be provided from PCWA's unused American River Middle Fork project water to be diverted at PCWA's new American River pump station, conveyed to, and treated at the Foothill Water Treatment Plant. Treated water will be delivered through PCWA's existing transmission pipeline system to the City of Roseville's water system under a cooperative agreement between the City of

Roseville and PCWA. As shown in Figure 8.1, the initial water supply system will extend from the northeast corner of the Plan Area along Base Line Road and connect to an existing City of Roseville pipeline on Fiddymont Road.

Alternatives to the initial water supply could be made available by PCWA if the Sacramento River diversion has not begun deliveries at the time that additional water supplies are needed. One alternative to the initial water supply is the same source described above, PCWA's unused American River Middle Fork project water, diverted at the American River pump station and treated at the Ophir water treatment plant. A second alternative to the initial water supply is to construct a new pipeline from the project to the San Juan/Sacramento Cooperative pipeline, which currently terminates near the Antelope Road-Walerga Road intersection. This alternative water supply option would also require improvements to the San Juan Water District's Folsom Lake diversion and treatment facility.

#### Long-Term Water Supply and Distribution

The source of long-term water is planned to come from a new water diversion at the Sacramento River (see Figure 8.1). Water will be supplied via a pipeline constructed along Base Line Road, running south on Pleasant Grove Road, west along Elverta Road, and connecting to the Sacramento River. Construction of this joint pipeline will be undertaken by PCWA.

Only if the Sacramento River diversion project described above becomes infeasible, the alternative long term water supply from the Ophir water treatment plant (the same water entitlement described above in the alternative for the initial water supply) will be pursued. If the water entitlement is proposed to be taken from the American River, an enlargement of the American River pump station would be required and a parallel water pipeline would need to be constructed along the same course as the initial water supply, connecting the American River pump station to PCWA's existing water distribution system.

Refer to Figure 8.3 for the proposed route of the alternative water pipeline to serve the Plan Area.

#### On-site Water Supply and Distribution

A backbone water transmission main located on Base Line Road will provide water to the entire Specific Plan Area. A water distribution grid consisting of mains located alongside the arterial and collector road system will connect to the main on Base Line Road (see Figure 8.1). Five water storage tanks are also distributed throughout the Plan Area to provide approximately 15 million gallons of storage. The supply and distribution system and proposed tank locations are shown in Figure 8.2.

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### Recycled Water Supply and Distribution

Recycled water from treated wastewater is generated at the Dry Creek Wastewater Treatment Plant (DCWWTP) and the newly constructed Pleasant Grove Wastewater Treatment Plant (PGWWTP).

#### Initial Recycled Water Supply

The Plan Area will, to the extent feasible, use recycled water to irrigate its parks, schools, and publicly landscaped areas (including roadway corridors and medians). Initially a connection will be constructed to an existing recycled water line south of Dry Creek near Walerga Road. The line will be extended to the west along the south side of Dry Creek and then north at a point east of Watt Avenue, crossing beneath Dry Creek to the Plan Area (see Figure 8.4). Booster pump and water storage tank locations within the Plan Area will be established during final design of the recycled water system.

#### Long-Term Recycled Water Supply

There are plans to construct a recycled water line from the PGWWTP, west along Phillip Road and south along Watt Avenue to serve the West Placer area, including the Plan Area as it builds out. The PGWWTP water supply would supplement and/or replace the DCWWTP service. Placer County plans to provide recycled water to the Plan Area from water obtained from the treatment plants owned and operated by the City of Roseville's wastewater treatment plant. Service responsibility may be assumed by a future multi-jurisdictional joint power authority consisting of the County and the City of Roseville.

#### Agricultural Water Supply

South Placer County agricultural customers currently obtain water from groundwater, PCWA, and the Nevada Irrigation District. Recycled water is available from the City of Lincoln Water Treatment and Reclamation Facility.

### 8.2.2 WASTEWATER COLLECTION AND TREATMENT

The Plan Area consists of two wastewater service areas. The approximately 890 acres generally east of Watt Avenue (indicated as "Shed B" on Figure 8.5) are within the service area of the DCWWTP, which is operated under a joint powers authority agreement between Placer County, the City of Roseville, and the South Placer Municipal Utility District. The larger remaining portion of the Plan Area generally west of Watt Avenue ("Shed A" on Figure 8.4) is not within the DCWWTP's service area. Two options available to serve the Plan Area are described below. Refer also to the Placer Vineyards Specific Plan Sewer Master Plan (MacKay & Soms, March 2006) for more detailed information.

**Goal 8.6** Provide wastewater treatment and disposal in a timely manner, to serve new development.

#### Existing Wastewater Treatment and Disposal

Wastewater treatment and disposal in the Plan Area is currently provided through individual on-site wastewater disposal systems. These on-site disposal systems are either septic tanks with leaching trench systems or seepage pit systems.

#### Planned Wastewater Collection and Treatment

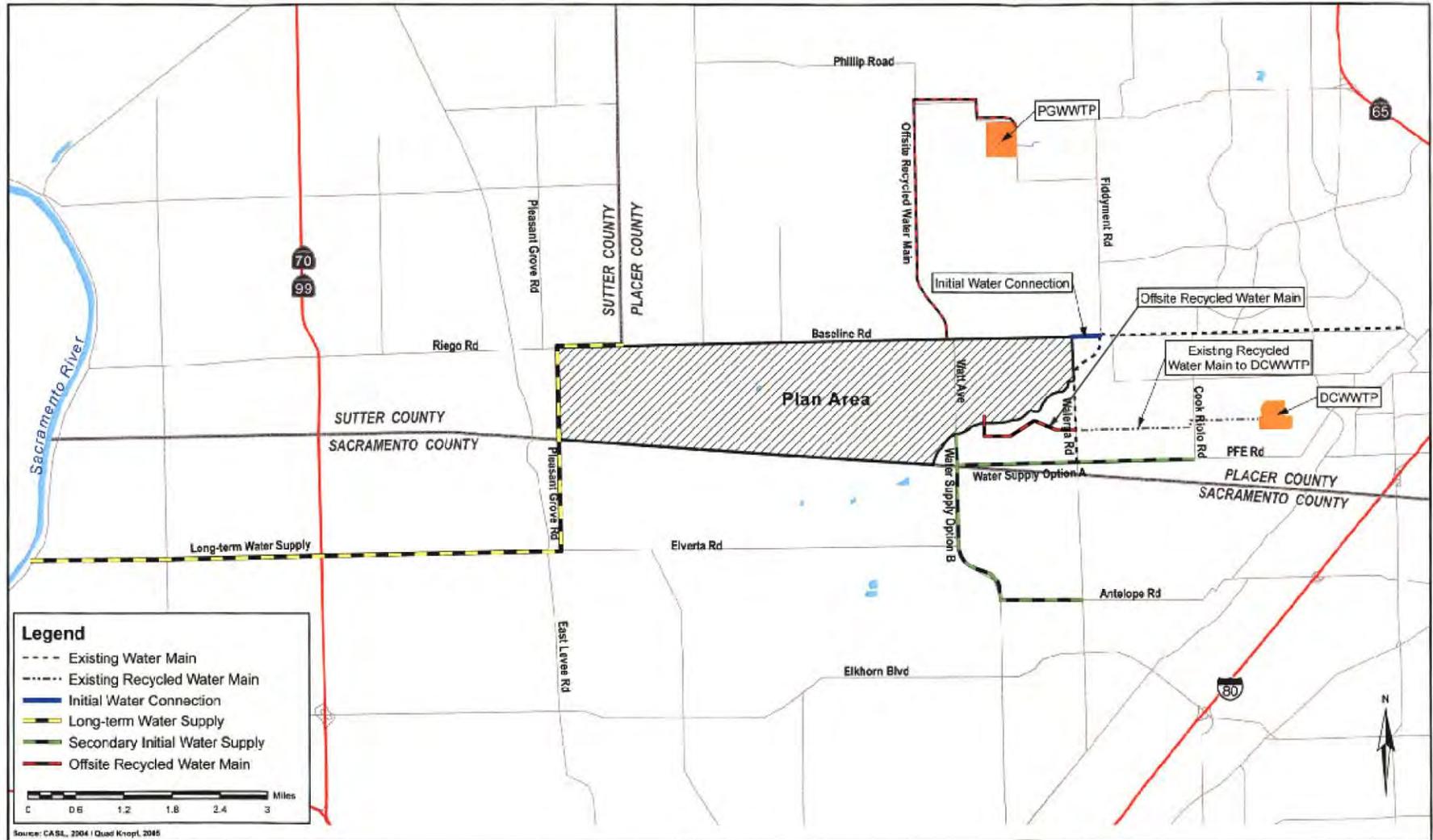
The preferred option for wastewater service is to treat flows from the entire Plan Area at the DCWWTP. Most of the approximately 890 acres in the eastern portion of the Plan Area, which are already within the current service area of the DCWWTP, would be served by a collection system discharging to a sewage lift station to be located south of Dyer Lane and east of Watt Avenue. From the lift station, wastewater flows would be carried in a force main along the south side of Dry Creek to an existing force main, located east of Walerga Road (see Figures 8.5 and 8.6).

Wastewater from the approximately 4,340 acres in the western portion of the Plan Area would be directed to the DCWWTP by way of force main pipelines in the same utility corridor. This corridor would extend from the Plan Area, south along Watt Avenue, east along PFE road, and north to the plant by way of one of two proposed alignments. The preferred alignment would proceed northerly to the plant on the easterly segment of Hilltop Circle through the Roseville Corporation Yard. An alternative alignment would leave PFE road at Cook Riolo Road, turning easterly to the DCWWTP, just north of Dry Creek (see Figures 8.5 and 8.6).

#### Alternative Wastewater Collection and Treatment

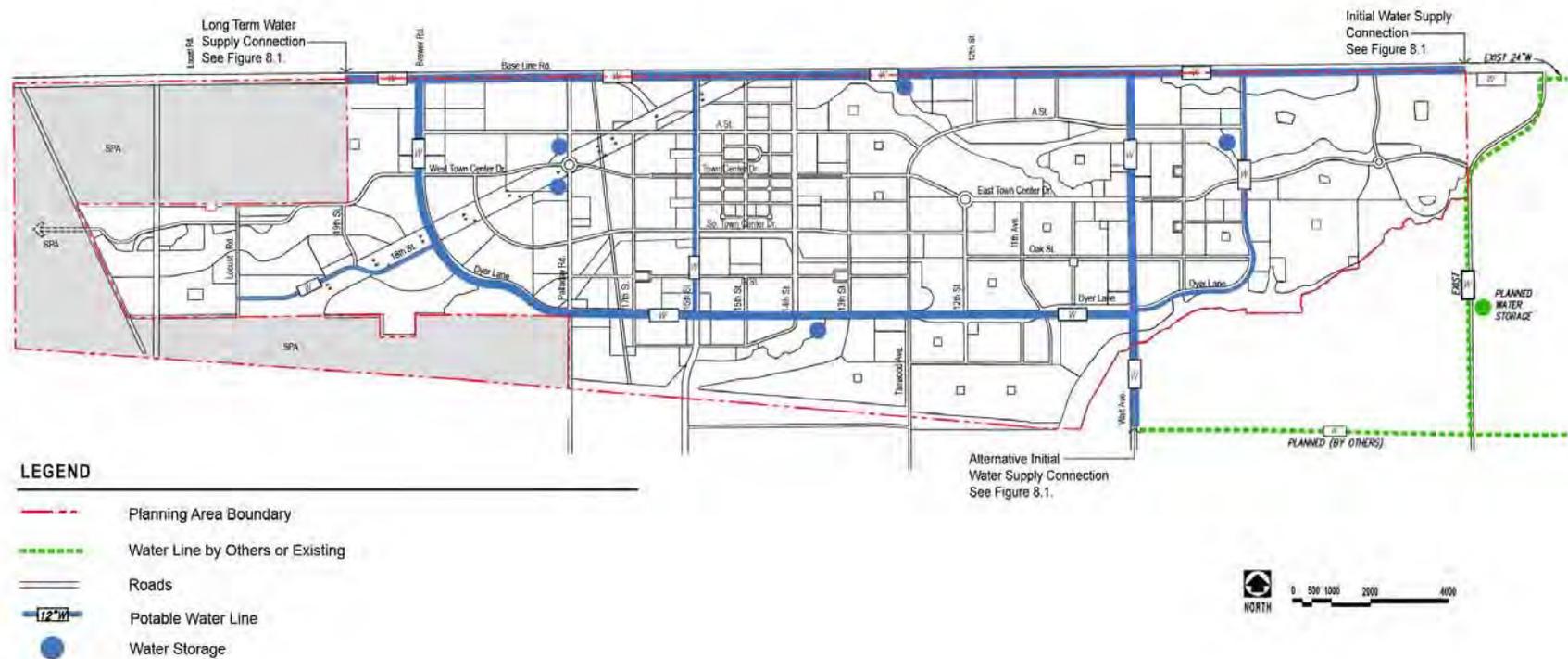
An option for the collection and treatment of wastewater from the 4,340 acre western area would be to send wastewater to the Sacramento Regional County Sanitation District (SRCSD) (see Figures 8.5 and 8.7). Under this option, sewage would flow via gravity, following the alignment of Sorrento Road, to the SRCSD Upper Northwest Interceptor at a point on Elkhorn Boulevard (Alternative A), or south from the Plan Area, following the alignment of Elwyn Avenue, west along Elverta Road, south along the alignment of West 6th Street, and connecting to the SRCSD Upper Northwest Interceptor at a point on Elkhorn Boulevard (Alternative B). Wastewater treatment would occur at the Sacramento Regional Wastewater Treatment Plant. If this option were to be pursued, a facility for the storage of peak wet weather flow for later discharge at off-peak hours would be required by the SRCSD. A 1.8 million gallon underground wastewater storage facility is proposed at the current pump station site.

Figure 8.1 Off-Site Water Supply and Distribution System



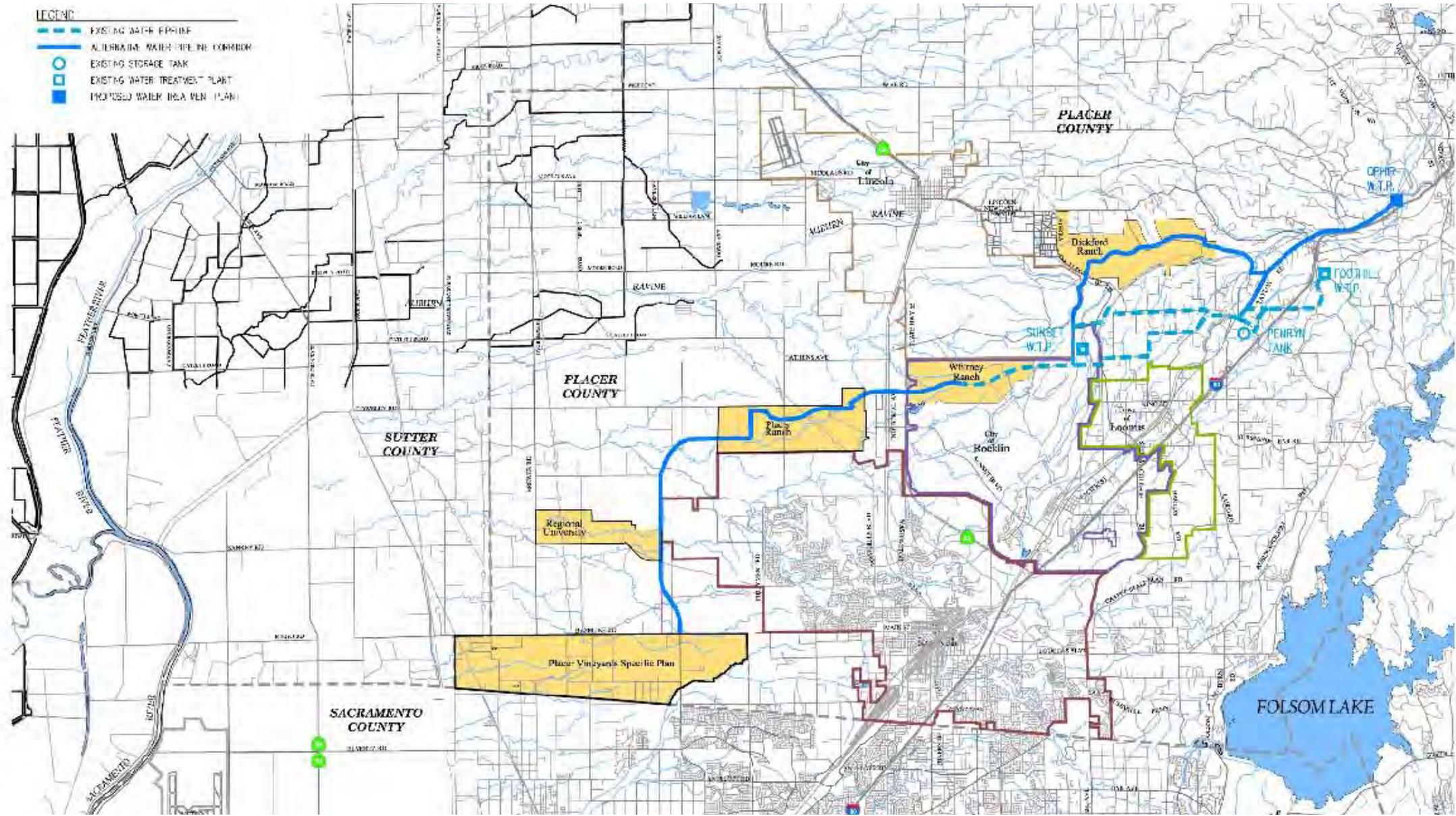
Source: Quad Knopf/MacKay & Soms 2005

Figure 8.2 On-site Water Supply and Distribution System



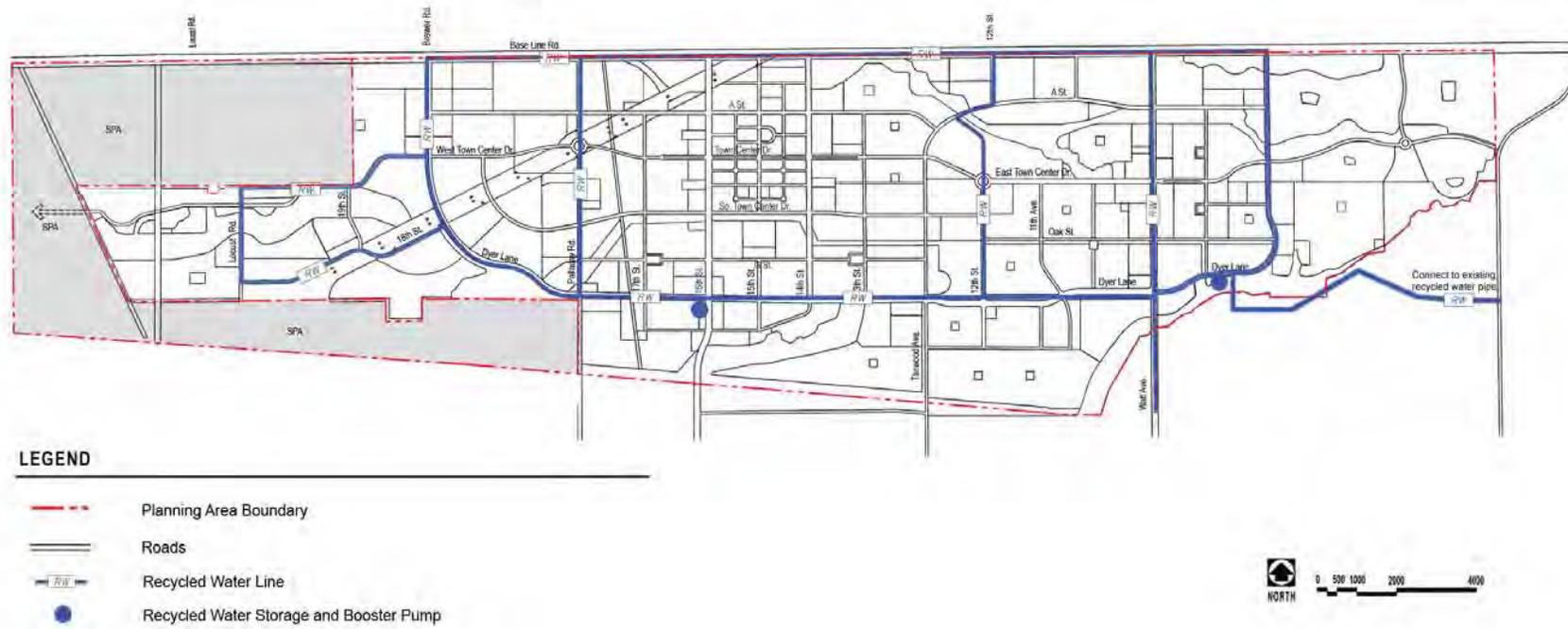
Source: MacKay & Soms 2005

Figure 8.3 Alternative Off-Site Water Supply and Distribution System



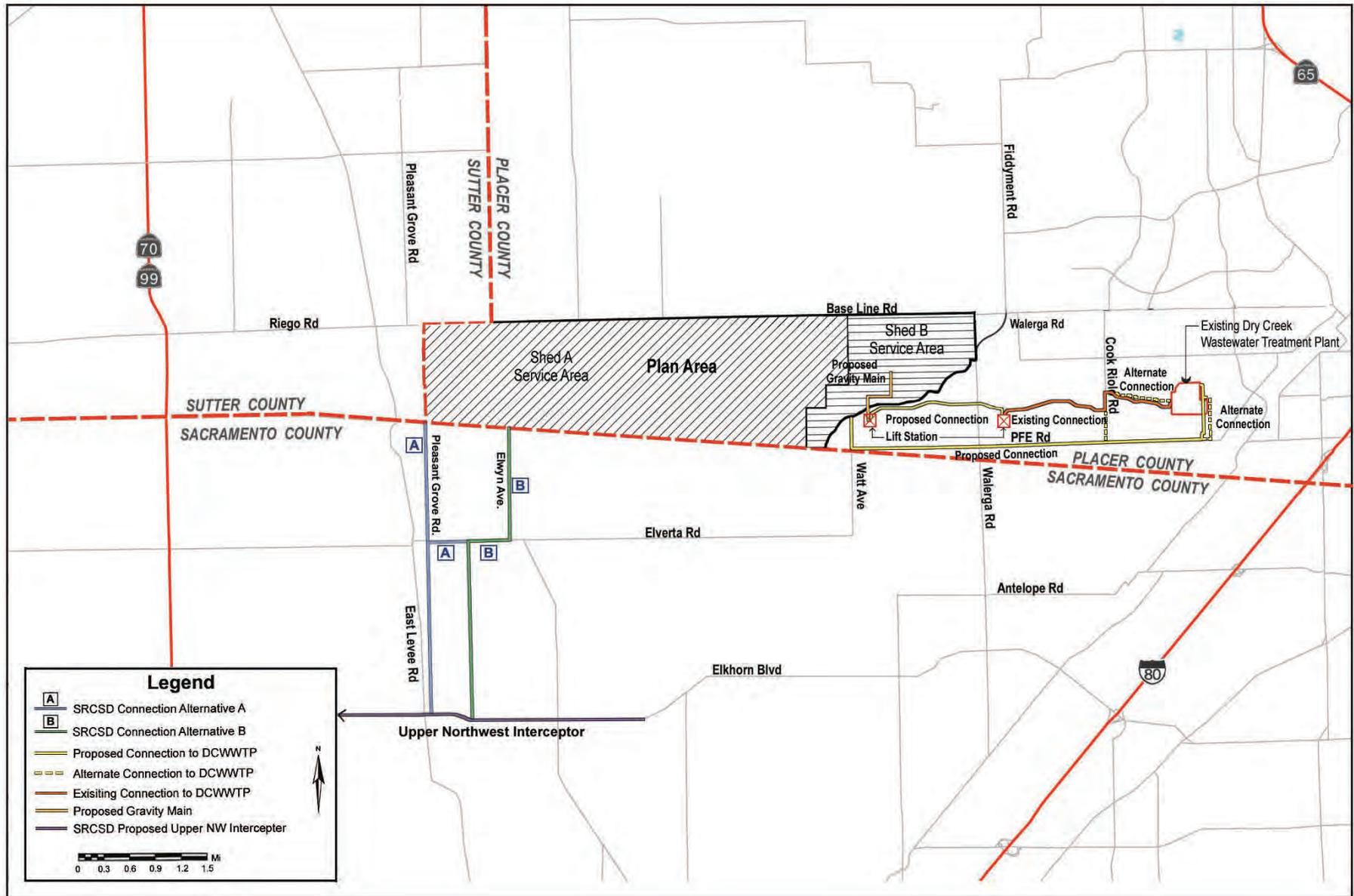
Source: MacKay & Samps, 2007

Figure 8.4 On-site Recycled-Water Distribution System



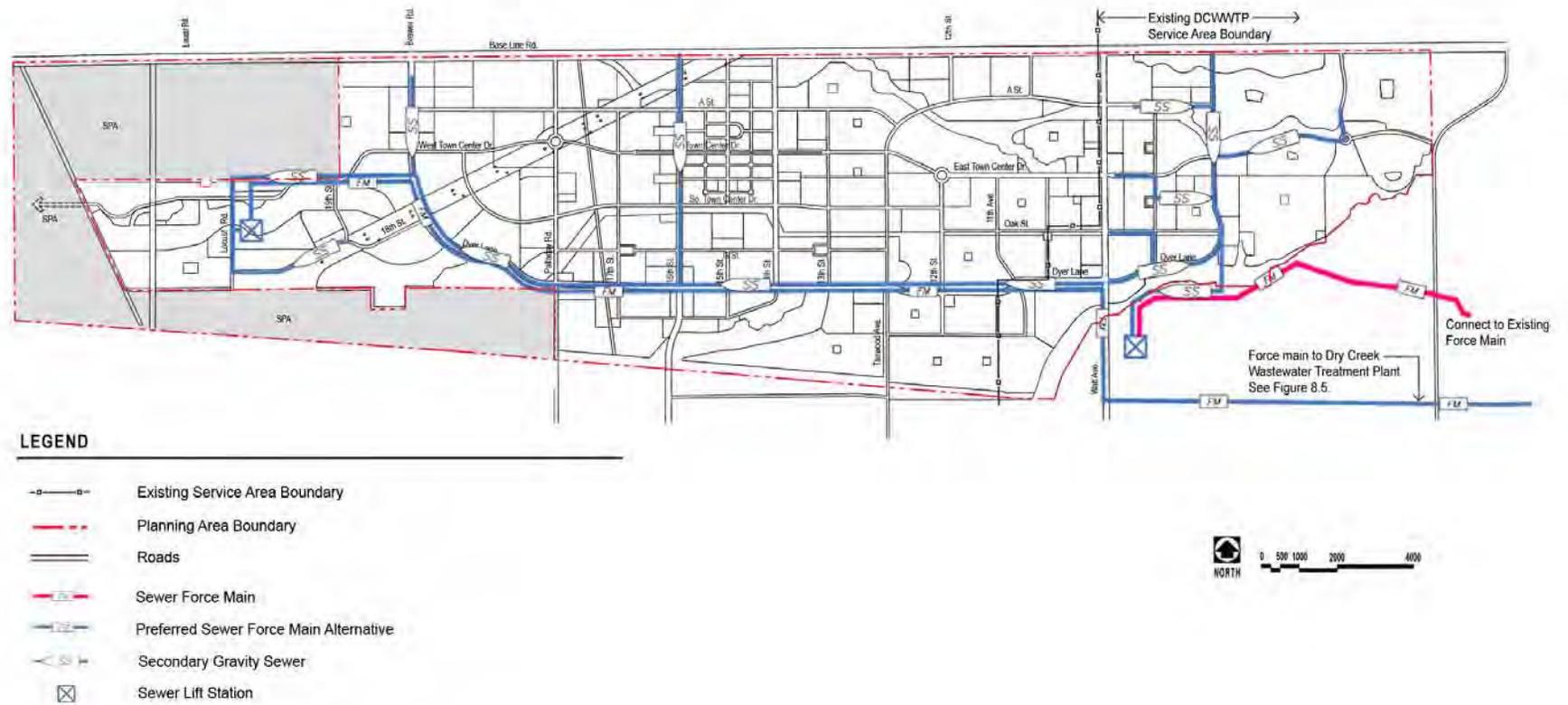
Source: MacKay & Soms 2005

Figure 8.5 Off-site Wastewater Collection System



Source: Quad Knopf/ MacKay & Soms 2005

Figure 8.6 On-site Wastewater Collection System



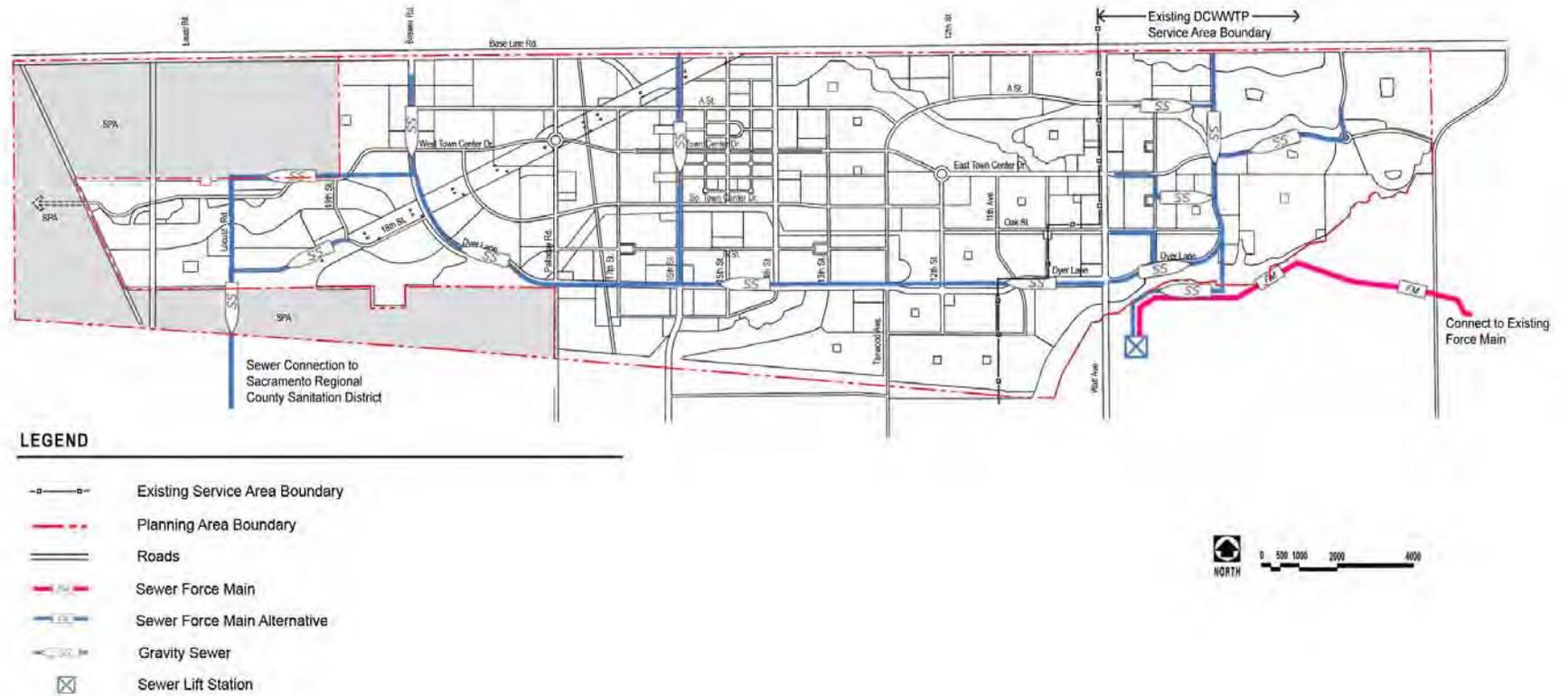
**LEGEND**

- Existing Service Area Boundary
- Planning Area Boundary
- Roads
- Sewer Force Main
- Preferred Sewer Force Main Alternative
- Secondary Gravity Sewer
- Sewer Lift Station

Source: MacKay & Soms 2005

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Figure 8.7 Alternative On-site Wastewater Collection System



Source: MacKay & Somps 2005

### 8.2.3 DRAINAGE AND FLOOD CONTROL

The following section summarizes more detailed drainage information included in the *Master Project Drainage Study* (Civil Solutions 2006). The Placer County Flood Control and Water District and Department of Public Works establish the criteria for the construction and maintenance of drainage facilities. Requirements for the construction of drainage facilities are found in the *Placer County Land Development Manual* and *Storm Water Management Manual*.

**Goal 8.7** Use and preserve existing drainage ways as much as possible and design flood control facilities to preserve significant wetlands and avoidance areas where sensitive features exist.

**Policy 8.4 Service Standards.**

*All Plan Area improvements shall be designed and constructed in accordance with standards listed in the Placer County Land Development Manual and Storm Water Management Manual.*

**Policy 8.5 Drainage Standards for Individual Projects.**

*Individual projects shall provide appropriate short- and long-term best management practices and source controls consistent with the land use.*

#### Existing Conditions

The hydrologic characteristics in the Plan Area are largely affected by the seasonal rainfall, with the exception of Dry Creek. Dry Creek flows year round because of the size of its watershed, the discharge of ditch water from PCWA into creek tributaries, and the discharge of effluent water from the Roseville Sewer Treatment Plant. The Plan Area is divided into 3 major drainage sheds: Curry Creek, Dry Creek, and Steelhead Creek (formerly known as the Natomas East Main Drainage Canal [NEMDC]).

#### Dry Creek Watershed

The southeastern portion of the Plan Area drains directly to the Dry Creek floodplain. Drainage is carried through a number of small intermittent shallow swales and roadside ditches to Dry Creek without collecting at any one location.

#### Curry Creek Watershed

The northeast part of the Plan Area drains to Curry Creek, which is tributary to the NEMDC, which in turn is north of the Plan Area. The Curry Creek watershed is an intermittent drainage, with flows occurring only after rainfall in the area. Only about 240 acres of the Curry Creek watershed lie within the Plan Area.

#### Steelhead Creek Watershed

The remainder of the Plan Area drains through tributaries of Steelhead Creek, formerly known as NEMDC. The upper NEMDC watersheds occupy the majority of the Plan Area. Seven independent watersheds within the Plan Area drain from east to west and terminate at Steelhead Creek. Three watersheds drain into Sutter County, west of the Plan Area, and one watershed drains north across Base Line Road.

There are no distinct channels in any of the 7 Steelhead Creek watersheds; drainage is carried west through the Plan Area via many shallow swales and roadside ditches. Water flows in these intermittent swales only after rainfall in the area.

#### Proposed Drainage Improvements

The Placer Vineyards drainage system is designed to discharge into channels and detention facilities, providing detention and retention of increased runoff volumes. Flood control within the Plan Area will consist of newly constructed channel systems and parallel flood control channels where avoidance areas are to be maintained. These facilities would generally follow or be placed along natural drainage courses. Other types of facilities include excavated lake areas, constructed wetland areas, and water quality basins and channels. Refer to the *Master Project Drainage Study* for more detailed information and the location of drainage improvements needed to serve Plan Area build-out.

#### Drainage Design Criteria

- ◆ Open space corridors have been created in the Plan Area to convey stormwater flows. All development will occur outside of these corridors so as to provide 100-year flood protection to all residences.
- ◆ Piped drainage collection facilities of up to 96 inches in diameter will be used before open channels are chosen to convey urban stormwater runoff.
- ◆ Manage urban runoff through use of stormwater conveyance, detention, and water treatment facilities. Planned channel improvements should include components to mitigate adverse impacts on wetlands.
- ◆ When possible, increase the depth of existing drainage courses to accommodate storm drainage collection.
- ◆ Vegetation proposed within the low-flow open channel(s) shall provide treatment of urban stormwater runoff.

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### Beaver Dam Management

Beaver dams create problems when they create drainage backwater conditions. These impacts may be mitigated by the County when they interfere with utility operations, cause property damage, negatively affect certain natural resources (such as preserve areas, riparian and woodland vegetation), or present other health and safety issues.

#### **Policy 8.6 Beaver Dam Management**

*When found to create a potential health and safety hazard, beaver dams shall be breached or removed according to procedures determined by the County, including proper disposal of vegetation and woody materials removed from beaver dams.*

### 8.2.4 DISPOSAL OF SOLID WASTE

Solid waste generated by existing residents of the Plan Area is collected and disposed of by the Auburn Placer Disposal Service. After collection, solid waste is transported to the Western Placer Waste Management Authority's Materials Recovery Facility. Unrecyclable solid waste is disposed of at the adjacent Western Regional Landfill, which is anticipated to serve the needs of Placer County through the year 2036.

### 8.2.5 ELECTRICITY AND NATURAL GAS

The Plan Area is located within the service area of two electrical utility companies, Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric Company (PG&E). The boundaries of each service territory are shown in Figure 8.8. Gas service will be provided to the Plan Area by PG&E.

#### Existing Electrical Service Lines and Substations

Three power line easement corridors cross the Plan Area. These are owned by PG&E, SMUD, and the Western Area Power Administration (WAPA). SMUD and PG&E own existing facilities and maintain numerous 12-kilovolt (kV) power lines in the Plan Area. These service lines are generally located along roadways and provide services to existing residences in the area.

The SMUD Black Eagle Crystal Ridge Substation is located in close proximity to the Plan Area, off of Black Eagle Drive and Watt Avenue. It is fed by a 69-kV line that extends west along PFE Road from the power line easement between Cook Riolo Road and Walerga Road. The substation is currently approaching capacity and will need to be increased in capacity and site area to be able to serve the Plan Area.

PG&E maintains two substations that serve the Plan Area. The Catlett Substation, located on Field Road just east of Natomas Road in Sutter County, feeds the circuit on Pleasant Grove Road. The Pleasant Grove Substation on Industrial Boulevard feeds the Fiddymont Road circuit. Both have the capacity to carry additional service loads.

#### New Electrical Service Lines

When the demand exceeds the load capacity, new 12-kV or 21-kV lines will need to be extended from existing or new substations. A location for a new electrical substation is set aside in the Placer Vineyards land use plan.

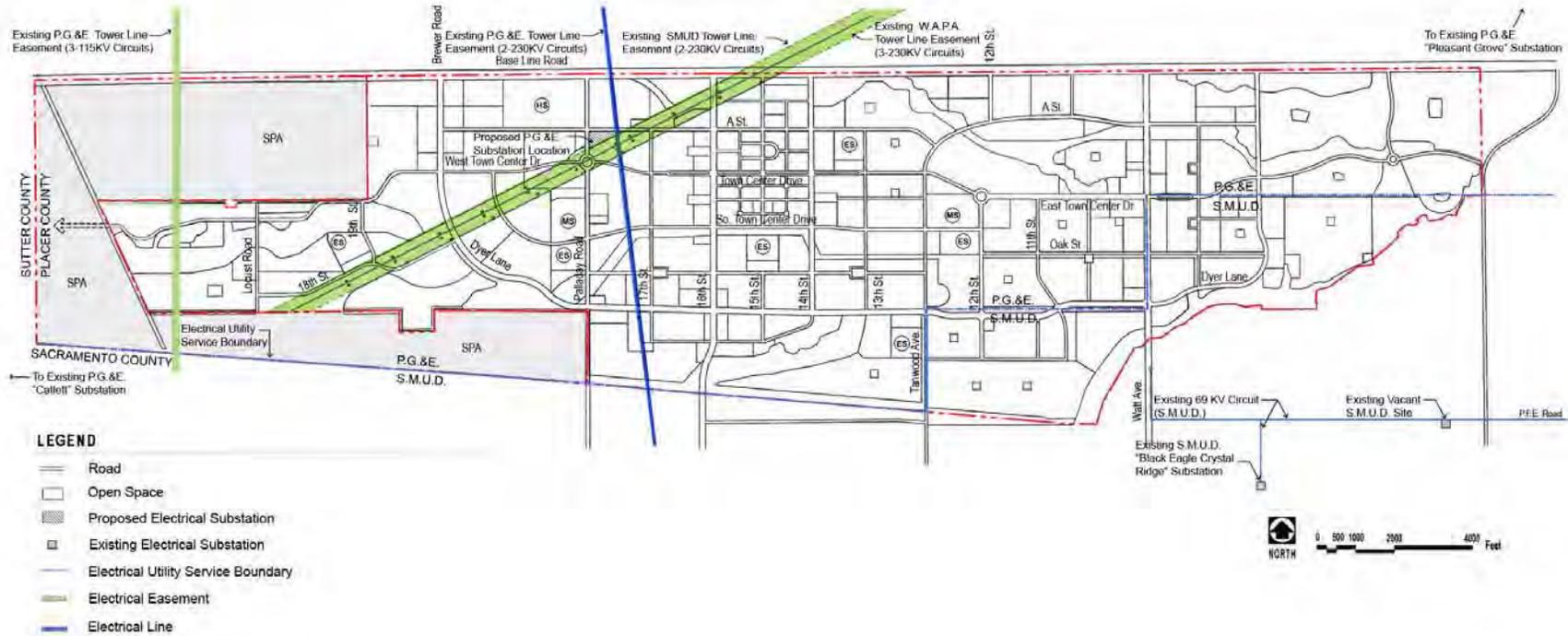
#### Existing Gas Service Lines

Several natural gas lines run north toward the Plan Area and stop short of the Sacramento County and Placer County line. A 12-inch high-pressure transmission main is located east of the intersection of Cook Riolo Road and Base Line Road, two miles east of the Plan Area.

#### New Gas Service Lines

Service will be obtained by constructing off-site gas transmission facilities to serve the Plan Area. Extension of gas mains to the individual project sites will be required. Connection to the 12-inch high-pressure transmission main at Cook Riolo Road and Base Line Road will require the construction of a pressure regulation station at the point of connection. Initial service will be provided by extending a distribution main along Base Line Road and a transmission main along PFE Road. The Base Line Road main will function as a backbone main serving the entire Plan Area at build-out. Smaller distribution mains will be stubbed off this backbone main and looped through the internal street system.

Figure 8.8 Electrical Distribution System



Source: Quad Knopf/ MacKay & Soms 2005

## **PUBLIC UTILITIES AND SERVICES**

### **8.2.6 TELEPHONE/COMMUNICATIONS**

The Plan Area is currently served by SureWest Communications and AT&T/SBC.

#### **Existing Telephone Facilities**

Both AT&T and SureWest own and maintain pole lines in the Plan Area, however, none of the existing facilities have available reserve capacity. Therefore, these facilities will need to be upgraded and placed underground.

#### **New Telephone Facilities**

Fiber optic facilities owned by SureWest, approximately 1/2 mile east of the Plan Area, on Crowder Lane and Base Line Road will be extended into the Plan Area as development occurs. AT&T also plans to extend its facilities into the Plan Area as development occurs. Within the Plan Area, all telephone services will be constructed underground along road corridors.

### **8.2.7 CABLE TELEVISION SERVICE**

No cable television service is currently available in the area and no cable television provider has a franchise for the area. Comcast has fiber optic infrastructure in the vicinity and, were it to enter into a franchise agreement with the County, it could provide service to the Plan Area. If that were to occur, cable would be extended west from the Roseville city limits along Base Line Road. Cable television will be phased with the construction of major roads. All cable facilities will be installed underground for the Plan Area. If that were to occur, cable would be extended west from the Roseville city limits along Base Line Road. Cable television will be phased with the construction of major roads. All cable facilities will be installed underground.

### 8.3 COMMUNITY SERVICE FACILITIES

This section addresses community service facilities to support the residential population of Placer Vineyards, including schools, public safety facilities, and County service facilities. Parks and open space facilities are covered in Chapter VII. Details related to the funding and timing of community service facilities are included in the *Urban Services Plan*.

**Goal 8.8** Locate neighborhood facilities (neighborhood parks and elementary schools) generally central to each neighborhood so that such facilities are within 1/2 mile or less of a majority of neighborhood residents.

#### 8.3.1 EDUCATION FACILITIES

The Plan Area falls within 3 school districts, as shown in Figure 8.9. Center Unified School District (CUSD), providing elementary and high school services, is located in the east portion of the Plan Area. The Elverta Joint Elementary School District and Grant Joint Union High School District are located in the west portion of the Plan Area and share the same district boundary line. The existing school district boundaries were set before the development of this Specific Plan and thus, fall in the middle of proposed neighborhoods in the Specific Plan.

#### Student Generation and School Requirements

Demand for school facilities, sizing, location, and generation rates have been based on information provided by CUSD and state standards. Table 8-2 summarizes the anticipated numbers of students in the Plan Area and the number of schools needed based on the land use plan proposed for the Plan Area.

#### School Facility Sizes and Locations

In the Plan Area, standard school sizes are generally 12 acres for elementary schools, 22.5 acres for middle schools, and 50 acres for the high school. Schools have been collocated with park sites to encourage the joint use of facilities. School/park sites serve as the focal point of each neighborhood, creating a gathering place within a half-mile distance of most surrounding residences. Most schools are located near open space corridors for safe passage routes to schools. See Figures 8.10 and 8.11 for conceptual school layouts.

**Table 8-2 School Enrollment Summary**

Unit Type	Dwelling Units (du)	Elementary School (K-6) Student Generation Rate <sup>2</sup>	Elementary School Population	Middle School (7-8) Student Generation Rate <sup>2</sup>	Middle School Population	High School (9-12) Student Generation Rate <sup>2</sup>	High School Population
Low-Density <sup>1</sup>	2,588	0.383	991	0.126	326	0.228	590
Medium-Density	6,474	0.383	2,480	0.126	816	0.228	1,476
High-Density	3,092	0.151	467	0.058	179	0.127	393
Commercial/Mixed-Use	636	0.151	96	0.058	37	0.127	81
Special Planning Area	411	0.383	157	0.126	52	0.228	94
<b>Total</b>	<b>13,201</b>		<b>4,191</b>		<b>1,410</b>		<b>2,633</b>
Total School Population			<b>8,234</b>				

Notes:

1 Excludes age-restricted units.

2 Student generation rates provided by Center Unified School District, October 2005

Figure 8.9 School District Boundaries

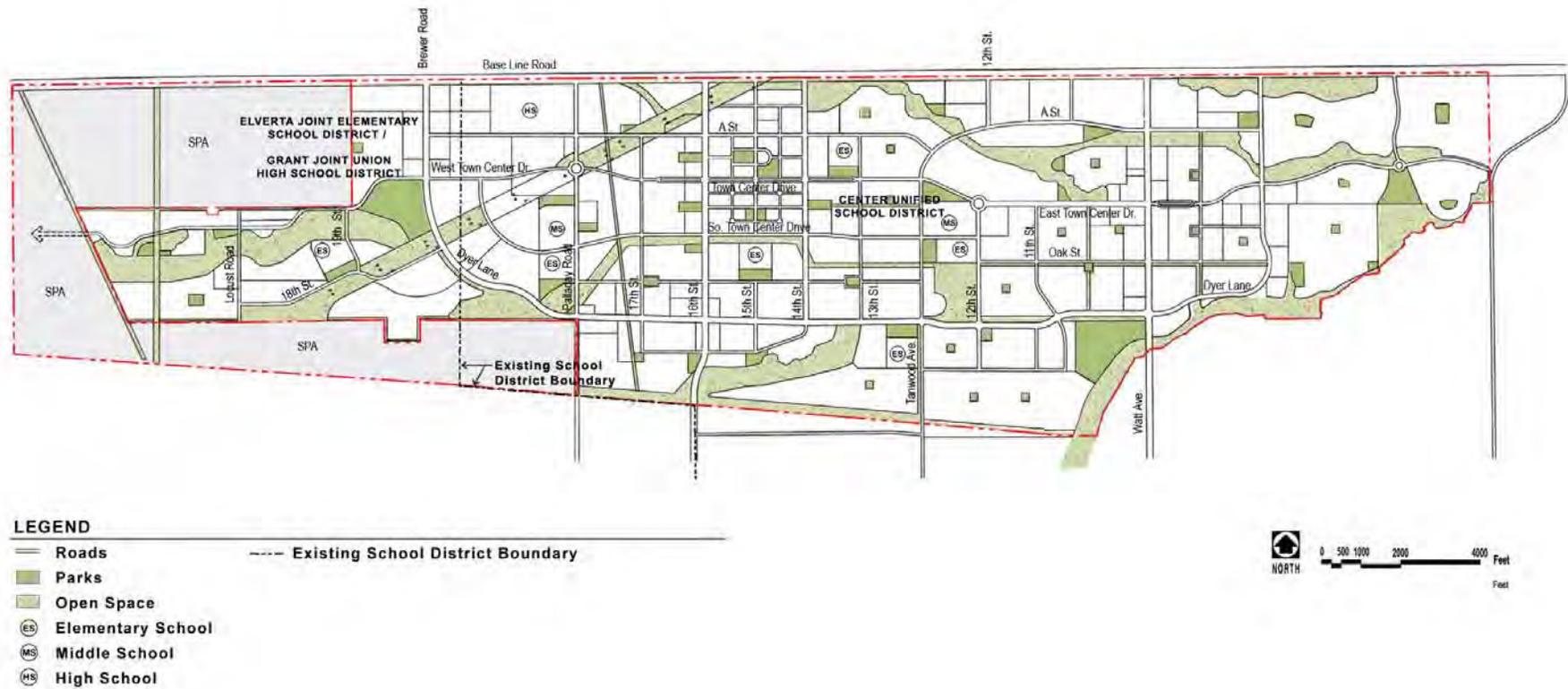


Figure 8.10 Conceptual Elementary and Middle School Site Designs

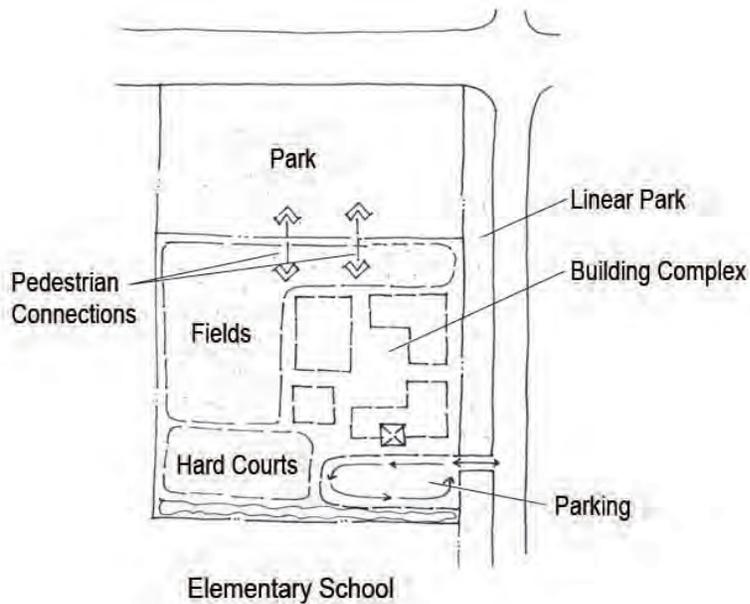
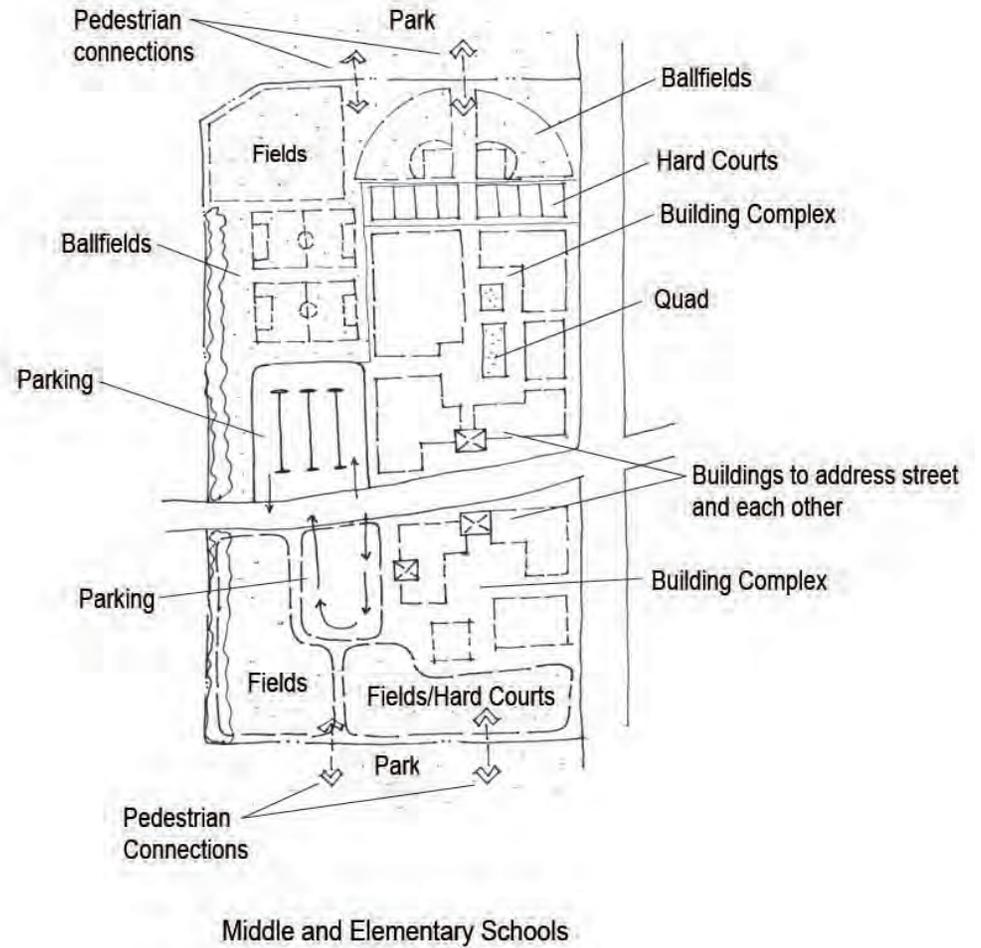
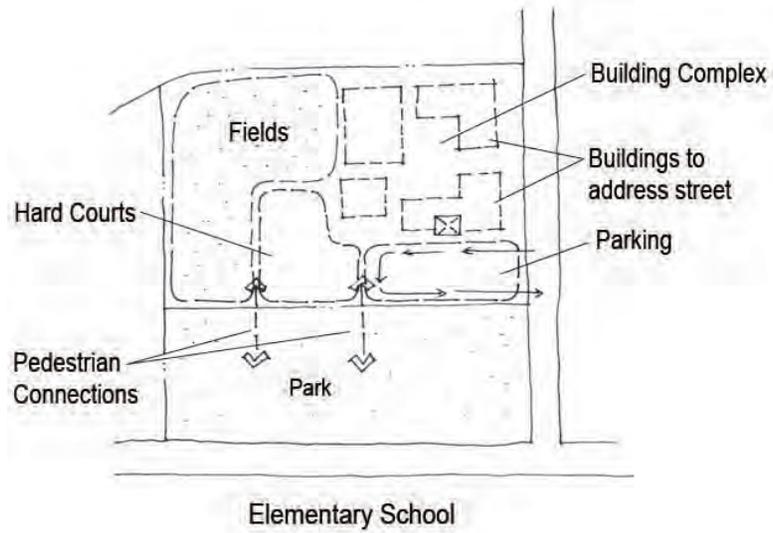
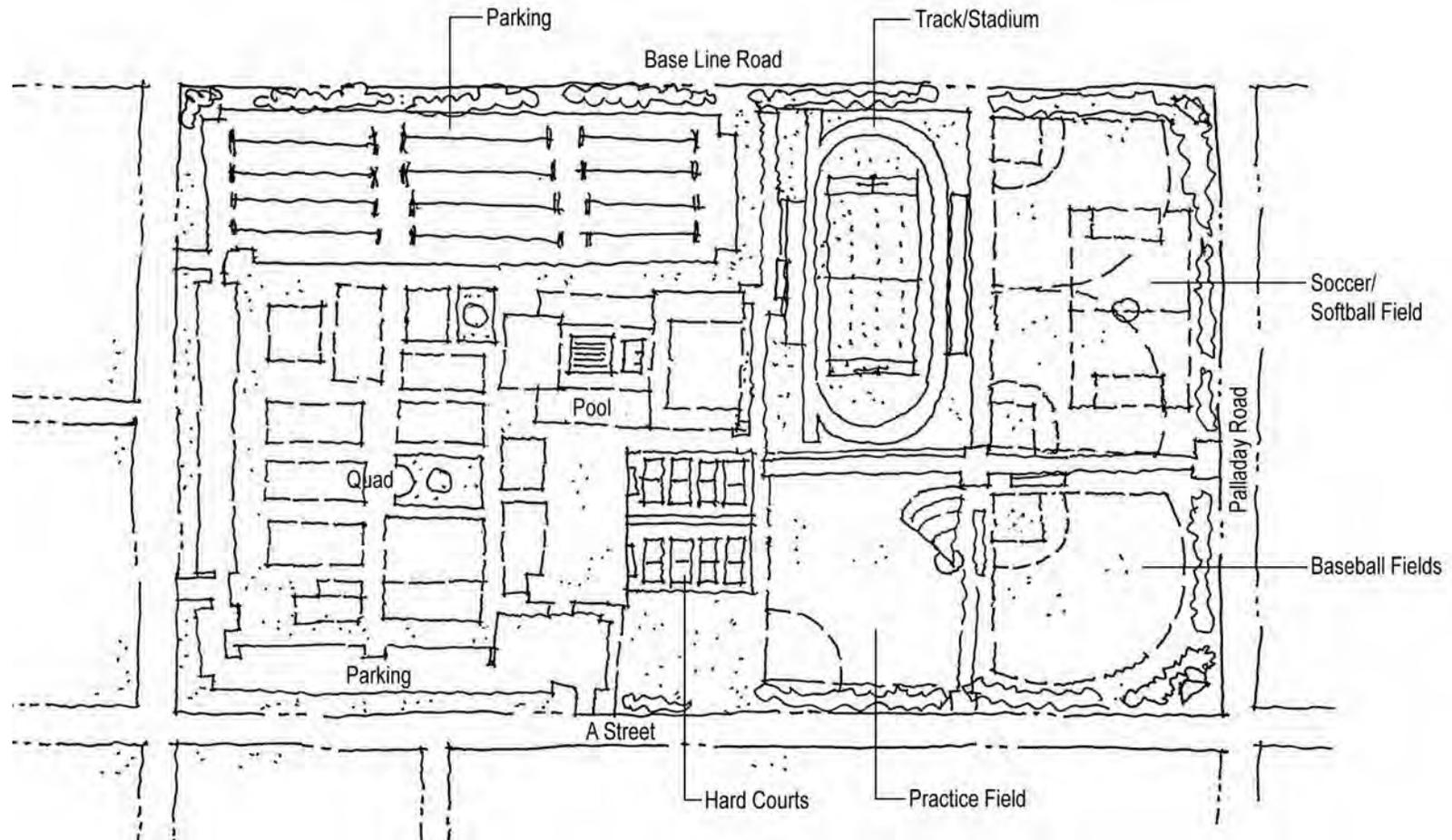


Figure 8.11 Conceptual High School Design



### 8.3.2 COMMUNITY FACILITIES

#### Planned County Facilities

Placer County uses a County Capital Facilities Fee (CFF) to mitigate the impacts of new development on County facilities. Collection of this fee will provide funding for improvements to an expansion of the County's finance and administration facilities, justice system, health and human services facilities, and public works facilities needed to maintain appropriate levels of service in the Plan Area.

Several satellite County facilities need to be located within the Plan Area to ensure that adequate general services are provided. These facilities and their respective locations in the Plan Area include:

- ♦ New government administration service offices and County Sheriff's Department substation (designated "Gov" in the Land Use Plan), to be located in the town center;
- ♦ A corporation/maintenance yard (designated "CY" in the Land Use Plan), planned and located on Town Center Drive a short distance from the town center, adjacent to open space buffers with some separation from the surrounding residential community; and
- ♦ Park shops for the County's Facilities Services Department, to be provided in each of the community parks.

#### Planned Library Facilities

Libraries for the Plan Area are currently administered by the Auburn Placer County Library Department. Current residents of the Plan Area are served by a bookmobile that visits the area an average of twice a month. The closest existing library facility is the City of Roseville main library, approximately 3.5 miles away, located at 225 Taylor Street, off Walerga Road. A new community library of approximately 25,500 square feet is proposed to be located in the town center. Placer Vineyards will pay for its fair share of the costs for the construction of the library facility.

#### Cemetery

The cemetery proposed for the Plan Area shall be owned and operated by the Roseville Public Cemetery District or an independent public district. The cemetery shall be located near the corner of West Town Center Drive and Palladay Road, with portions of the site located below the power line easement corridor.

### 8.3.3 PUBLIC SAFETY FACILITIES

#### Existing Fire Protection

Fire protection is currently provided by the Placer County Fire District (PCFD), with the exception of a 1 square mile area in the southwestern portion of the Plan Area, which is served by the Sacramento Metropolitan Fire District. Primary response to emergency calls from the Plan Area is currently handled by the PCFD Dry Creek Fire Station east of the Plan Area on Cook Riolo Road.

#### Planned Fire Protection

Analysis of the necessary stations, equipment, staffing, and response time has been performed by PCFD staff. 2 new PCFD stations and an administrative center are anticipated to serve the Plan Area. The fire administrative center is to be collocated with other County administrative offices in the town center. The planned locations for these fire stations are shown on the land use diagram (Figure 3.1). The first, west fire station shall be constructed and equipped to serve the Plan Area 18 months after the issuance of the first building permit for a dwelling unit, located to the west of Watt Avenue. The east fire station shall be timed to serve the Plan Area after the 5,000th building permit for a dwelling unit. Refer to the Placer Vineyards Public Facilities Financing Plan for the timing and specific details related to the construction of fire station facilities.

#### Existing Law Enforcement Services

Existing law enforcement services are provided by Placer County Sheriff's Department and traffic enforcement is provided by the California Highway Patrol. The nearest sheriff's substation is located in Loomis at the intersection of Horseshoe Bar Road and Interstate 80.

#### Planned Law Enforcement Services

Law enforcement for the Plan Area would be provided by the Placer County Sheriff's Department. Analysis of the necessary stations, equipment, staffing, and response times has been performed by Placer County Sheriff's Department staff. A sheriff's substation site, as shown in the land use diagram (Figure 3.1), is proposed for collocation with other County administrative offices within the town center.