13 PUBLIC SERVICES AND UTILITIES

The Public Services and Utilities chapter of the EIR describes the public service systems and facilities within the project area and the associated potential impacts resulting from Rancho Del Oro Estates project. Public services considered in the analysis include water, wastewater, gas and electricity/telephone/cable, schools, fire protection and emergency medical services, law enforcement, and library services. Information for this chapter is based upon the *Placer County General Plan* (PCGP),[1] the *PCGP EIR*,[2] the *Granite Bay Community Plan* (GBCP),[3] the *Final Program Environmental Impact Report for the Granite Bay Community Plan*,[4] the *Preliminary Sewer Master Plan/Capacity Study*[5] (See Appendix Q) prepared by George H. Atteberry, and other sources, as cited, within the chapter.

Impacts that have already been identified in the Rancho Del Oro Estates Initial Study as having *no impact* (require or result in the construction of new on-site sewage systems), impacts with *less-than-significant* levels (increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; comply with federal, state, and local statues and regulations related to solid waste), or impacts that include required mitigation measures to reduce the impacts to a *less-than-significant* level, are not further addressed within this chapter. The impacts identified as *potentially significant* in the Initial Study are addressed in this chapter. Required mitigation measures from the Initial Study have been included in Chapter 2, Executive Summary, of this Draft EIR.

13.1 ENVIRONMENTAL SETTING

The environmental setting section describes the existing services and utilities serving the project area, including the water system, wastewater conveyance and treatment, gas and electricity/telephone/cable, schools, fire protection and medical facilities, law enforcement, and library services for Placer County and the GBCP area.

Water System

Supply

The San Juan Water District (SJWD) currently serves the GBCP area with collected waters from the American River Watershed. The main water source is supplied by the Sierra Nevada Mountains and distributed by three tributaries flowing into the Folsom Lake.[6] The water is then stored in Folsom Lake and conveyed through 84-inch pipes to the advance treatment plant. Folsom Lake has a storage capacity of one million acre-feet of water that is held by the Folsom Dam.

As identified in the GBCP, SJWD has sufficient water supply to serve the Granite Bay area and uses approximately 10,000 acre-feet-per year (af/yr) of existing water. Placer County Water Agency (PCWA) provides SJWD with a maximum of 25,000 af/yr of Middle Fork American River water. The two agencies combine resources to help one another during emergencies. In addition, SJWD receives 33,000 af/yr in water rights and 24,200 af/yr under contract with the U.S. Bureau of Reclamation.[7] In 2004, SJWD used approximately 11,500 af/yr of water in the SJWD South Placer service area.

Conveyance

Water treatment for the SJWD is provided by the Sidney N. Petersen Treatment Plant located near Beal's Point in Granite Bay. The water treatment plant has a design capacity of 116 million gallons per day (mgd), which is stored in the Hinkle Reservoir (approximately three miles from the project site) with a capacity of 62 million gallons (mgal) of water. Currently the treatment plant has a summer peak flow of 106 mgd with a remaining capacity of 10 mgd. The SJWD maintains five pump stations that control water pressures and distribute water to customers in Granite Bay, Folsom and wholesale customers within the San Juan Family of Water Agencies. The SJWD water is conveyed through domestic water lines from the Bacon pump station to the Granite Bay service area.[8]

Wastewater Conveyance and Treatment

Conveyance

The project is within the boundaries of Placer County Sewer Maintenance District No. 2 (SMD 2). Existing wastewater disposals in the surrounding areas include individual on-site septic systems or connection to existing public gravity lines. A majority of the developed residential properties north of Miners Ravine include individual on-site septic systems. The *Preliminary Sewer Master Plan/Capacity Study* for the Rancho Del Oro Estates project identified four sheds within the study area, analyzing peak flows and shed limits as shown below in Table 13-1. All sewer systems flow to the existing 15-inch Cavitt-Stallman Road trunk line which flows south to the Strap Ravine trunk line, continues west through the City of Roseville, and then into the Dry Creek Wastewater Treatment Plant (DCWWTP).

Shed 1: The 341.5-acre shed abuts the easterly property line of the proposed Rancho Del Oro Estates project. A large portion of this shed is currently served by the Winterhawk lift station. If this lift station is abandoned in the future, flows would be carried offsite to the proposed Rancho Del Oro lift station via future trunk Sewer Line "A."

Table 13-1
Cumulative Shed Flows

	ADWF MGD x Safety Factor Shed 1	ADWF MGD x Safety Factor Shed 2	ADWF MGD x Safety Factor Shed 3	ADWF MGD x Safety Factor Shed 4	Total ADWF MGD x Safety Factor	Peaking Factor	Peak Flow MGD	Comments
Sheds 1-4 Current Flows	0.0847	0.0179	0.0000	0.2530	0.356	2.59	0.921	
Sheds 1-4 Current + Project Flows	0.0847	0.0179	0.0270	0.2620	0.392	3.50	1.371	
Sheds 1-4 Current + Project + Ultimate Flows	0.1140	0.0247	0.0270	0.2820	0.448	2.50	1.119	Peak flow to existing 12-inch sewer in Olive Ranch Road
Sheds 1-3 Current + Project + Ultimate Flows	0.1140	0.0247	0.0270	0.0000	0.166	3.35	0.555	Peak flow for sizing lift station and force main
Sheds 1 & 3 Current + Project + Ultimate Flows	0.1140	0.0000	0.0270	0.0000	0.141	3.09	0.436	Peak flow for sizing on-site Sewer "A"

Source: George Atteberry. Preliminary Sewer Master Plan/Capacity Study. October 1, 2008.

Shed 2: The shed lies north of Miners Ravine and includes an existing 38-unit mobile home park (MHP) and 28 acres outside of the SMD 2 boundary. The MHP is currently connected to the SMD 2 system via a private on-site lift station and a private force main in Cavitt-Stallman Road that discharges into Placer County lift station (LS4) that is located north of Miners Ravine on the east side of Cavitt-Stallman Road. Shed 2 would be served by the proposed Rancho Del Oro Estates lift station via a six-inch sewer main that would extend from the lift station, cross Miners Ravine, and provide gravity service for Shed 2.

Shed 3: Sewer hookups do not exist on the 119.4-acre undeveloped Rancho Del Oro Estates property. The developed condition of this shed includes 65 lots in the proposed 89 lot Rancho Del Oro Estates plus the six single-family residential lots in Lawrence Estates 2 that are currently being served by Lift Station LS 70. The remainder 24 lots in the proposed Rancho Del Oro Estates would gravity flow to the existing 12-inch Olive Ranch Road sewer and are included in Shed 4 calculations.

Shed 4: The shed lies mostly south of Olive Ranch Road, north of Douglas Blvd, west of Berg Road, and east of Cavitt-Stallman Road. Except for some undeveloped parcels next to Berg Road and north of Olive Ranch Road, this shed is fully developed.

Treatment Capacity

Rancho Del Oro Estates wastewater would be transferred to the DCWWTP located in and operated by the City of Roseville on behalf of the South Placer Wastewater Authority (SPWA). Wastewater treatment would be provided by the City of Roseville pursuant to the SPWA Operations Agreement for properties within the SPWA service area boundary (SAB). Rancho Del Oro Estates is located within the SMD No. 2 service area and the 2005 Regional SAB considered in the SPWA June 2007 South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation).[9]

The SPWA Systems Evaluation identifies treatment system expansions, improvements, and upgrades necessary to meet anticipated wastewater treatment requirements at buildout of the SAB. For the proposed project, the Systems Evaluation assumed a buildout of up to 105 EDUs for this parcel. The proposed project would include the buildout of 89 EDUs and is, therefore, consistent with and would not exceed the assumed flows for the project site contained in the Systems Evaluation model. The project will be conditioned to obtain a sewer "will-serve" letter from Sewer Maintenance District No. 2 indicating that the District can and will provide sewer service to the project. The District is subject to new restrictions at any time, as is the DCWWTP, where the wastewater would be treated. New restrictions could effectively reduce the capacity of the system, thus causing an interim prohibition on new connections. Therefore, service is available for individual connections on a first come, first served basis.

Gas and Electricity/Telephone/Cable

The Pacific Gas and Electric Company (PG&E) is one of the largest providers of natural gas throughout Placer County. PG&E is a San Francisco based, private company, publicly regulated by the California Public Utilities Commission and provides electricity and natural gas to the majority of Northern California. PG&E has ample resources to meet a wide range of projected growth; however, when the time comes, PG&E may require additional improvements to the facilities to meet future growth demands. PG&E would be the main provider for gas and electricity for the project site. PG&E's closest substation is located at 8303 Sierra College Blvd., Granite Bay, CA.

Surewest Communications currently serves the community of Granite Bay for all land-line telephone needs and would install underground telephone utilities to the project site. Surewest Communications' closest substation is located at 1137 Roseville Square, Roseville, CA 95678. Starstream Communications is the cable television provider for the community of Granite Bay and would provide cable service to the project site. Starstream Communications' closest substation is located at 4120 Citrus Ave., Rocklin, CA 95677.

Schools

The GBCP area is served by three school districts: Roseville Joint Union High School District (RJUHSD), Eureka Union School District (EUSD), and Loomis Union School District (LUSD). The proposed project would be served by the RJUHSD and EUSD. The RJUHSD consists of five high schools, a continuation school, an adult school, and an independent study school. The EUSD provides school services for grades K-8 with three K-3 schools, three 4-6 schools, and two 7-8 schools.

According to personal communication with the Director of Facilities Development, for the 2009-2010 school year, RJUHSD currently enrolls 9,235 students, but only has a total capacity of 8,810 students (See Table 13-2). The district has identified a need for a new 2,500 student comprehensive high school in West Roseville.[10] The campuses currently exceed capacity, which compromises physical education and parking availability.

Based on personal communication with the Executive Assistant to the Superintendant of EUSD, for the 2009-2010 school year, EUSD currently enrolls 3,762 students, and has a total capacity of 4,241 students (See Table 13-2).[11] As a result, EUSD meets the needs of the current K-8 student population.

Table 13-2 Student Enrollment and Capacity	
Grade Levels	**Students**
Roseville Joint Union High School District	
Capacity	8,810
2009-2010 Enrollment	9,235
Difference	**-425**
Grade Levels	**Students**
Eureka Union School District	
Capacity	4,241
2009-2010 Enrollment	3,762
Difference	**479**
Source: Chris Grimes, Director of Facilities Development, Roseville Joint Union High School District and Vivian Gundestrup, Executive Assistant to the Superintendant, Eureka Union School District.	

Fire Protection and Emergency Medical Services

The proposed project is served by South Placer Fire District. The South Placer Fire District serves 26,100 Granite Bay and Eastern Horseshoe Bar residents, approximately 36 square miles of unincorporated Placer County and one square mile of the Town of Loomis. Four fire stations are located in Granite Bay with one station in the Town of Loomis. The South Placer Fire District uses both full-time and volunteer personnel to provide fire protection and prevention services, emergency medical services, and hazardous materials response to the area. The South Placer Fire District staffs 51 full-time employees, with 39 full-time firefighters and paramedics, a minimum of 12 on-duty firefighters, and one battalion chief.

The South Placer Fire District Station #16 located at 5300 Olive Ranch Road would serve the project site. The station is located approximately a quarter mile away from the project site. The District has identified a standard response time to help determine the effectiveness of fire and emergency medical services, from the time the call is received to the arrival of the first unit on scene. According to personal communication with Bill Richardson, Fire Marshal of South Placer Fire District, the South Placer Fire District currently has an Insurance Services Organizational Rating (ISO) 4 and maintains a seven minute response time for medical aid and wildfire services, 80 percent of the time.[12] These response time goals are being achieved by the District area-wide.

Emergency Medical Services available for the community of Granite Bay includes Kaiser Permanente, Sutter Auburn Faith Hospital, and Sutter Roseville Medical Center with a 24-hour Emergency Department and Trauma Center.

Law Enforcement

Placer County Sheriff's Department (PCSD) provides law enforcement services for the GBCP area with patrols dispatched from the South Placer substation. The Sheriff's department employs a total of 347 people in the Auburn/South Placer region, with 181 sworn positions, 161 civilian positions, and 30 reserve officers. Offices serving the GBCP area are staffed 24-hours with two

full-time patrol officers at the South Placer substation, with a supervisor on full-time duty at the South Placer substation during the day and at the Auburn office during graveyard shifts.

According to Policies 4.H.1 and 4.H.2 of the PCGP, Placer County shall strive to maintain staffing ratios of one officer per 1,000 residents in unincorporated areas and a response time for emergency calls of six minutes in urban areas. The PCSD is currently meeting the response time goal of six minutes for Priority 1 calls.

Library Services

The closest library to the project site is the Granite Bay Branch Library located in the community of Granite Bay at 6475 Douglas Blvd. The Granite Bay Branch Library is a part of the Placer County Library system, allowing residents to access all County libraries within Placer County. The Granite Bay Branch Library has programs for nearly all ages ranging from preschool to adults. The library is open from 11 AM to 7 PM Tuesday through Thursday, 10 AM to 6 PM on Fridays, 10 AM to 5 PM on Saturdays, and closed on Sundays and Mondays.[13]

13.2 Regulatory Setting

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

Federal Regulations

Clean Water Act (CWA) / National Pollutant Discharge Elimination System Permits (NPDES)

The CWA is the cornerstone of water quality protection in the United States. The statute employs a variety of regulatory and nonregulatory tools to sharply reduce direct pollutants discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. These tools are employed to achieve the broader goal of restoring and maintaining the chemical, physical, and biological integrity of the nation's waters so that they can support "the protection and propagation of fish, shellfish, and wildlife and recreation in and on the water." The CWA regulates discharges from "non-point source" and traditional "point source" facilities, such as municipal sewage plants and industrial facilities. The CWA makes it illegal to discharge pollutants from a point source to the waters of the United States. Section 402 of the Act creates the NPDES regulatory program. Point sources must obtain a discharge permit from the proper authority (usually a state, sometimes EPA, a tribe, or a territory). NPDES permits cover industrial and municipal discharges, discharges from storm sewer systems in larger cities, storm water associated with numerous kinds of industrial activity, runoff from construction sites disturbing more than one acre, mining operations, and animal feedlots and aquaculture facilities above certain thresholds. All so-called "indirect" dischargers are not required to obtain NPDES permits. An indirect discharger is one that sends its wastewater into a city sewer system, so it eventually goes to a sewage treatment plant (POTW). Although not regulated under NPDES, "indirect" discharges are covered by another CWA program, called pretreatment. "Indirect" dischargers send their wastewater into a city sewer system, which carries it to the municipal sewage treatment plant, through which it passes before entering surface water. Permit

requirements for treatment are expressed as end-of-pipe conditions. This set of numbers reflects levels of three key parameters: (1) biochemical oxygen demand (BOD), (2) total suspended solids (TSS), and (3) pH acid/base balance. These levels can be achieved by well-operated sewage plants employing "secondary" treatment. Primary treatment involves screening and settling, while secondary treatment uses biological treatment in the form of "activated sludge."

National Pretreatment Program

The National Pretreatment Program is a cooperative effort of federal, State, and local regulatory environmental agencies established to protect water quality. The program is designed to reduce the level of pollutants discharged by industry and other non-domestic wastewater sources into municipal sewer systems, and thereby, reduce the amount of pollutants released into the environment through wastewater. The objectives of the program are to protect the Publicly Owned Treatment Works (POTW) from pollutants that may interfere with plant operation, to prevent pollutants that may pass through untreated from being introduced into the POTW, and to improve opportunities for the POTW to reuse wastewater and sludges that are generated. The term "pretreatment" refers to the requirement that non-domestic sources discharging wastewater to POTWs control their discharges, and meet limits established by EPA, the State or local authority on the amount of pollutants allowed to be discharged. The control of the pollutants may necessitate treatment prior to discharge to the POTW (therefore the term "pretreatment"). Limits may be met by the non-domestic source through pollution prevention techniques (product substitution recycle and reuse of materials) or treatment of the wastewater.

Safe Drinking Water Act (SDWA)

The Federal SDWA, which was enacted in 1974, gives the United States Environmental Protection Agency (EPA) the authority to set standards for contaminants in drinking water supplies. The SDWA was amended in 1986 and amended and reauthorized in 1996. For each of the 83 contaminants listed in the SDWA, the EPA sets a maximum contaminant level or treatment technique for contaminants in drinking water.

State Regulations

Schools

California Code of Regulations

The California Code of Regulations, Title 5 Education Code, governs all aspects of education within the State.

Proposition 1A/Senate Bill 50

Proposition 1A/Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) is a school construction measure authorizing the expenditure of State bonds totaling $9.2 billion through 2002. To receive funds from Proposition 1A/SB 50, local communities must provide 50 percent of the cost

of building new K-12 schools, and 20 percent of the cost of repairing older schools. They can raise local money through any combination of developer fees, local bonds, or other sources.

Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any "[…] legislative or adjudicative act…involving …the planning, use, or development of real property" (Government Code 65996(b)). Additionally, a local agency cannot require participation in a Mello-Roos for school facilities; however, the statutory fee is reduced by the amount of any voluntary participation in a Mello-Roos. Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer is deemed to be "full and complete mitigation." The law identifies certain circumstances under which the statutory fee can be exceeded, including preparation and adoption of a "needs analysis," eligibility for State funding, and satisfaction of two of four requirements (post-January 1, 2000) identified in the law including year-round enrollment, general obligation bond measure on the ballot over the last four years that received 50 percent plus one of the votes cast, 20 percent of the classes in portable classrooms, or specified outstanding debt. Assuming a district qualifies for exceeding the statutory fee, the law establishes ultimate fee caps of 50 percent of costs where the State makes a 50 percent match, or 100 percent of costs where the State match is unavailable. District certification of payment of the applicable fee is required before the City or County can issue the building permit.

Proposition 55

Proposition 55 is a school construction measure passed in 2004 authorizing the sale of approximately $12.3 billion in bonds to fund qualified K-12 education facilities to relieve overcrowding and to repair older schools. Funds target areas of the greatest need and must be spent according to strict accountability measures. These bonds would be used only for eligible projects. Approximately ten billion dollars would be allocated to K-12 schools, with the remaining 2.3 billion allocated to higher education facilities.

Department of Education Standards

The California Department of Education published the Guide to School Site Analysis and Development to establish a valid technique for determining acreage for new school development. Rather than assigning a strict student/acreage ratio, this guide provides flexible formulas that permit each district to tailor the Department's ratios as necessary to accommodate each district's individual conditions. The Department of Education also recommends that a site utilization study be prepared for the site, based on these formulas.

Fire Services

California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, include regulations for building standards (as also set forth in the California Building

Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

California Fire Code

The *California Fire Code, California Code of Regulations, Title 24 Part 9* incorporates, by adoption, the 2006 edition of the *International Fire Code* of the *International Code Council* with the California amendments. The California Fire Code regulates the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings.

Local Regulations

Granite Bay Community Plan

Public/Quasi-Public Services Element

The following goals and policies in the GBCP are applicable to the public services and utilities of the proposed project.

Sewer Service

Goal 1 To provide sewage disposal facilities which will serve the Granite Bay area's proposed density of residential, commercial and public uses in a way which protects the public from any adverse water quality or health impacts.

Policy 1 Through Placer County Sewer Maintenance District #2 (SMD #2), to provide public sewer service to all residential, commercial and public projects within the district based on the permitted densities of the 1989 Granite Bay Community Plan/Land Use Element.

Policy 3 Require the WWTP to demonstrate adequate capacity exists at the wastewater treatment facility for annual use.

Water Service

Goal 1 To provide an adequate quantity and quality of water to the residents of the Granite Bay area.

Policy 2 Provide adequate quantity and quality of water to developments requiring treated water that have adequate distribution system.

Schools

Goal 1 To provide new school facilities as they are needed.

Policy 2 New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demands for new school facilities in a timely manner.

13.3 IMPACTS AND MITIGATION MEASURES

Standards of Significance

In accordance with CEQA, the effects of a project are evaluated to determine if they would result in a significant adverse impact on the environment. For the purposes of this Draft EIR, an impact is considered significant if the proposed project would:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Require or result in the construction of new on-site sewage systems;
- Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;
- Require sewer service that may not be available by the area's waste water treatment provider;
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Comply with federal, state, and local statues and regulations related to solid waste;
- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated;
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment;
- Increase the demand for additional law enforcement or fire protection services beyond the ability of the existing departments to provide adequate service;
- Increase the total number of students beyond the capacity of local school districts;
- Increase the demand for maintenance of public facilities; or
- Increase the demand for additional governmental services.

Method of Analysis

The following section evaluates the impacts of the proposed project on the existing public services that would occur if the project as currently proposed went into effect. Impact significance is determined by comparing project conditions to the existing conditions.

As stated earlier, impacts identified as *potentially significant* within the Initial Study are addressed below. All other impacts listed in the Standards of Significance above have already been addressed in the Initial Study and have been identified as having *no impact*, a *less-than-significant* impact, or include mitigation measures to reduce the proposed project's potential for an adverse impact to a less-than-significant level.

Project-Specific Impacts and Mitigation Measures

13-1 Adequate water supply and delivery for new residents.

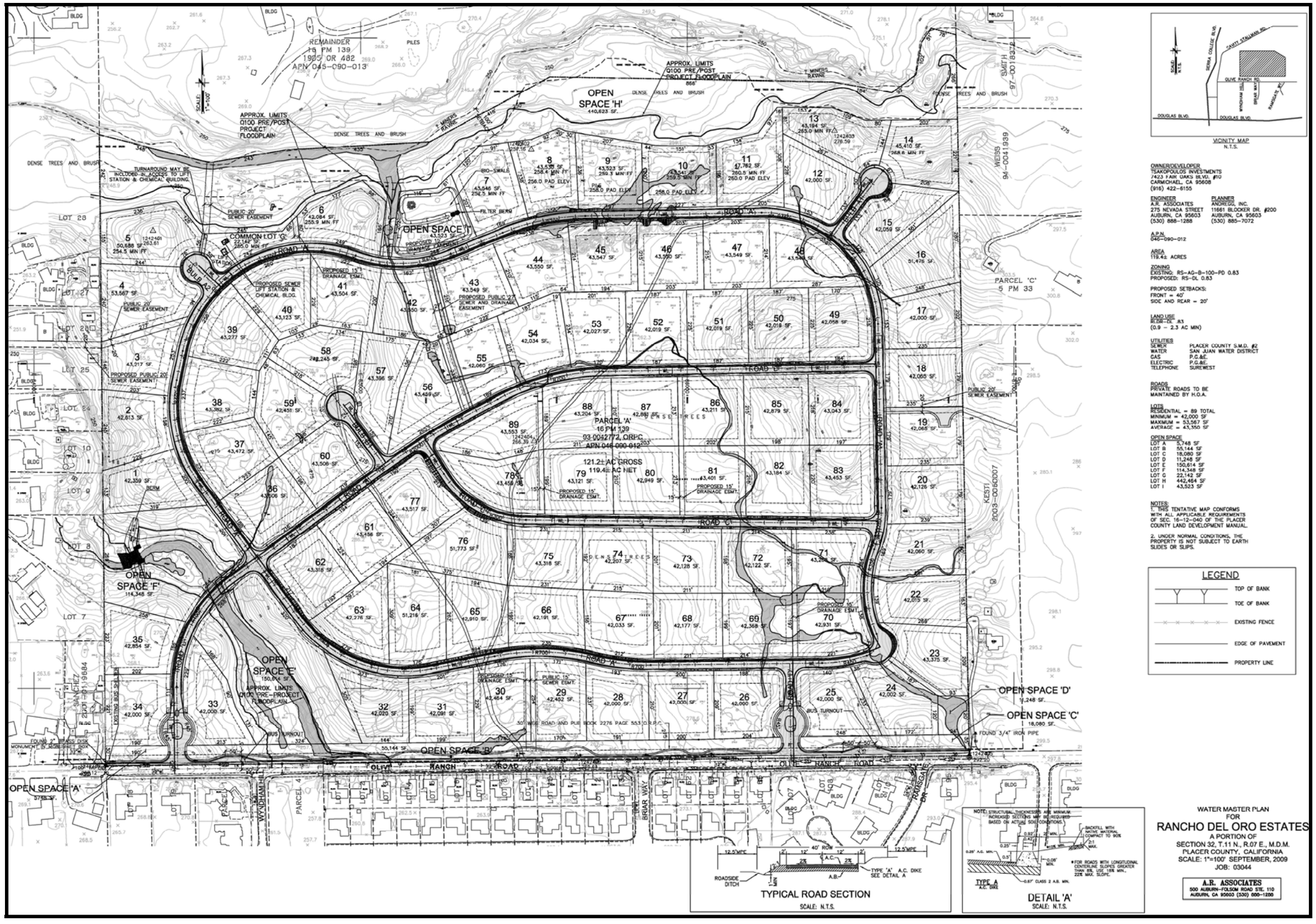
Supply

Water would be supplied for the Rancho Del Oro Estates project by SJWD. According to the *Final Program Environmental Impact Report for the Granite Bay Community Plan*, SJWD owns approximately 25,000 af/yr of water and uses approximately 10,000 af/yr of water. In order to enable the development of 89 single-family units on the project site, the proposed project would include a rezone of the property to RS-B-42 DL 0.83 (Residential Single-Family, Combining Minimum Building Site of 42,000 square feet, Density Limitation of 0.83 units per acre). Amending the zoning designation would increase the allowable density for the site and therefore result in an increase in water demand compared to what was originally anticipated for the project site. However, according to the Letter of Water Availability received March 10, 2009, SJWD confirmed adequate water supply exists to serve the normal anticipated water demands for a project similar to Rancho Del Oro Estates.[14]

Conveyance

The SJWD water is conveyed through domestic water lines from the Bacon pump station to the Granite Bay service area. The project includes an on-site looped water line system that would connect to the existing 12-inch water line located at Olive Ranch Road. On-site water lines connecting to the existing water line in Olive Ranch Road are shown below in Figure 13-1, Water Master Plan.

Figure 13-1
Water Master Plan



Conclusion

As previously stated, the project's additional water demand would not exceed SJWD's existing water supply. With on-site improvements connecting to the existing 12-inch water line in Olive Ranch Road, the proposed project would have adequate water conveyance. It should be noted that the necessary improvements to the water distribution system, including a 12-inch line along the frontage of the project site that would be connected to the 16-inch line at the southeast corner of the site, two 16-inch lines that would be looped southerly to Douglas Boulevard, and one 16-inch line that would be looped northerly to Cavitt Stallman Road, would not result in significant impacts to the site beyond what is analyzed in this EIR. In addition, it should be noted that, pursuant to SJWD requirements, all necessary easements will be required to be obtained prior to constructing the improvements. However, the project applicant has not received a "will-serve" letter from SJWD ensuring that adequate water supply will be made available to serve the project; therefore, a ***potentially significant*** impact could result.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

13-1 *Prior to approval of Improvement Plans, the project applicant shall receive a water availability letter from SJWD confirming adequate water supply and system service capacity exists to serve the proposed project. The project applicant shall submit water system improvement plans for the review and approval of SJWD and County Planning Department. The project applicant shall fund and construct all necessary water system improvements needed for the project and comply with SJWD requirements and standards. Individual will-serve applications, payment of fees, and charges for each metered connection are required prior to receiving water service to each parcel.*

13-2 Adequate wastewater facilities for new residents.

Conveyance

According to the *Preliminary Sewer Master Plan/Capacity Study* the proposed project includes construction of a lift station on Common Lot "G" serving 65 lots in the Rancho Del Oro Estates subdivision plus six single family lots in the adjacent Lawrence Estates project to the west. The project lift station would pump these sewer flows to the existing 12-inch trunk line in Olive Ranch Road. The remaining 24 lots for the Rancho Del Oro Estates project would gravity flow to the existing 12-inch Olive Ranch Road trunk line. According to the *Preliminary Sewer Master Plan/Capacity Study*, (pg. 7) the existing 12-inch Olive Ranch Road trunk line would have adequate capacity for Sheds 1, 2, and 3, including the proposed project.

Future Rancho Del Oro / Winterhawk Gravity Trunk (Sewer Line "A")

Sewer Line "A" would extend to the eastern boundary of the proposed project site between project Lots 18 and 19. If the Winterhawk Lift Station (located to the east of the project site) were abandoned, it would be feasible to extend a gravity line from the abandoned lift station to the proposed Rancho Del Oro Lift Station. An 8-inch section of this line would cross several undeveloped parcels between Winterhawk and Rancho Del Oro and the on-site section would be 10 inches in diameter. The preliminary profile for Sewer Line "A" is included in the *Preliminary Sewer Master Plan/Capacity Study* that was prepared for the proposed project (See Appendix Q).

Future Gravity Trunk (Sewer Line "B")

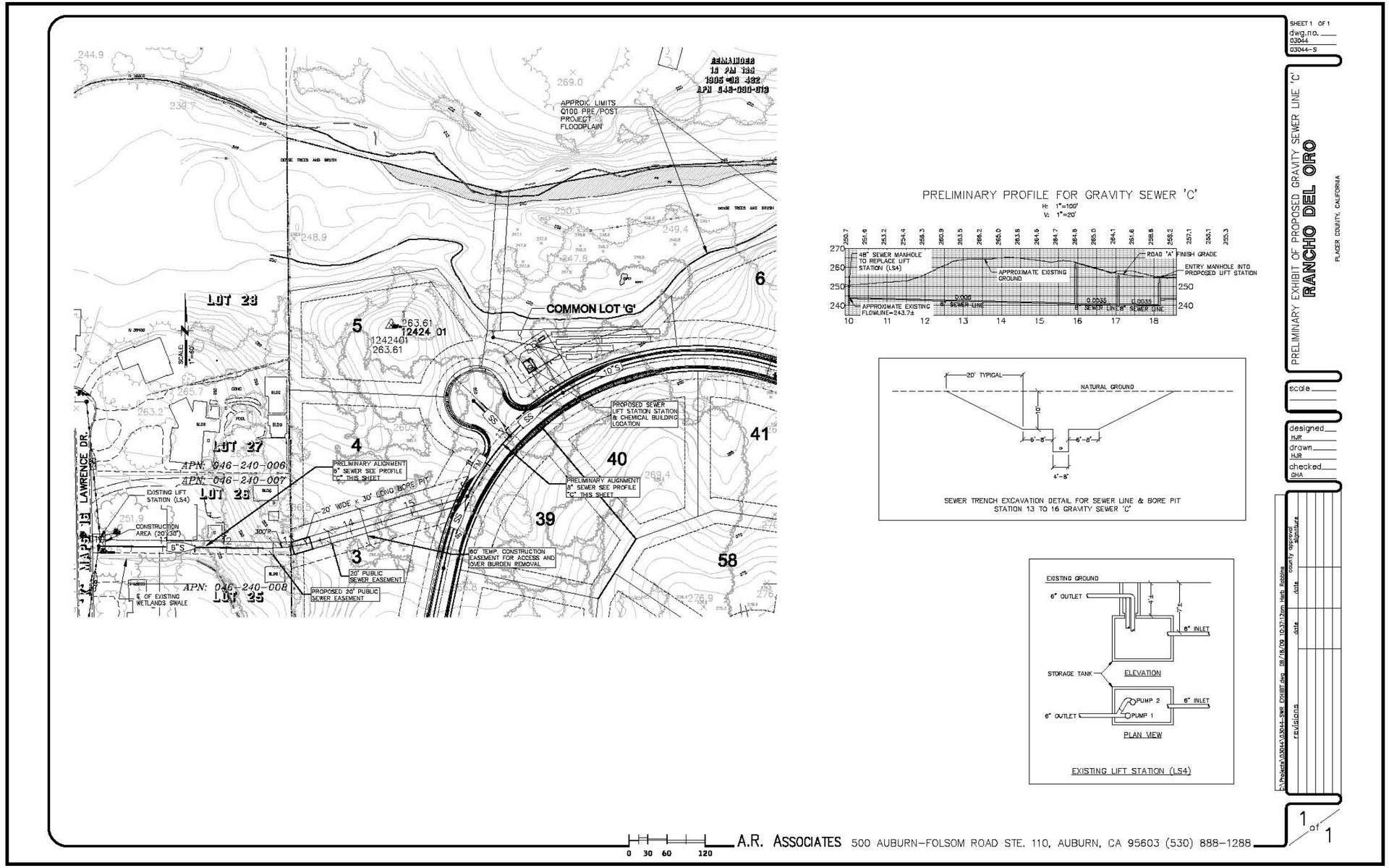
As discussed in the *Preliminary Sewer Master Plan/Capacity Study*, it is anticipated that a six-inch gravity trunk will be constructed between project Lot 5 and Common Lot G (See Figure 3-5 showing 20-foot public sewer easement) at a later date to serve future development of properties north of the project site.

A future creek crossing would be required on the proposed project site in order to extend the six-inch line to the north. The preliminary profile for the Sewer Line "B" creek crossing is included in the *Preliminary Sewer Master Plan/Capacity Study* that was prepared for the proposed project (See Appendix Q). The profile shows that it would be feasible to construct a below-creek crossing and still access the lift station at a reasonable depth; however, the lift station wetwell depth would have to increase by at least eight feet. The wetwell depth would be approximately 21 feet without the Sewer Line "B" connection and 29 feet with the Sewer Line "B" connection. This crossing is the preferred alternative. The study analyzed an alternative stream crossing further upstream between Lots 10 and 11 on the proposed project site, but in order to cross under Miners Ravine at this location, 1,500 feet of the 8-inch sewer line and manholes in Road 'A' would have to be lowered an additional eight feet. Several of these manholes would be greater than 20 feet deep. This alternative reveals that the lift station would only be two feet shallower than the preferred crossing described above; therefore, this would not be a cost effective or desirable alternative.

Sewer Line "C"

In addition, the proposed project includes the construction and installation of Sewer Line "C," which would serve to replace the existing LS70 sewer pump facility located between Lots 25 and 26 of Lawrence Estates, which is west of the project site (See Figure 13-2). Sewer Line "C" would connect to the proposed Rancho Del Oro Estates lift station on Common Lot "G." This would enable the sewage from six lots in the adjacent Lawrence Estates subdivision to gravity flow to the Rancho Del Oro Estates lift station via Sewer Line "C."

Figure 13-2
Sewer Line "C"



From the Rancho Del Oro Estates lift station, Sewer Line "C" would be routed west between Lots 3 and 4 of the proposed project. Sewer Line "C" would be approximately 22 to 24 feet deep from the west to east border of Lot 4 of the proposed project. Installation of Sewer Line "C" would require removal of 10 feet of over-burden with 2:1 side slopes, a bench-width of eight feet, a trench-width of four feet and a depth of 15 feet.

At the western border of Lot 4 of the proposed project, Sewer Line "C" would be jack and bored under a small tributary of Miners Ravine, referred to as Swale A in this document, for an approximate distance of 350 feet. The bore pit would be 25 to 30 feet long and 15 to 20 feet wide. Removal of the existing pump facility, creation of a bore exit, and installation of a new sewer manhole would require a five- to six-foot-deep excavation of 10 to 15 square feet. In addition, during construction, removal of the pump facility would require temporary pumping of wastewater from Lawrence Estates Lots 21 through 26. Impacts associated with the additional infrastructure improvements for the conveyance of wastewater are further discussed in the Biological Resources and Cultural Resources chapters (Chapters 5 and 6) of this EIR.

Treatment Capacity

Wastewater treatment would be provided by the City of Roseville pursuant to the SPWA Operations Agreement for properties within the SPWA service area boundary (SAB). Rancho Del Oro Estates is located within the SMD No. 2 service area and the 2005 Regional SAB considered in the SPWA June 2007 South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation). The SPWA Systems Evaluation identifies treatment system expansions, improvements, and upgrades necessary to meet anticipated wastewater treatment requirements at buildout of the SAB. For the proposed project, the Systems Evaluation assumed a buildout of up to 105 EDUs for this parcel. The proposed project would include the buildout of 89 EDUs and is, therefore, consistent with and would not exceed the assumed flows for the project site contained in the Systems Evaluation model. The project will be conditioned to obtain a sewer "will-serve" letter from Sewer Maintenance District No. 2 indicating that the District can and will provide sewer service to the project. The District is subject to new restrictions at any time, as is the DCWWTP, where the wastewater would be treated. New restrictions could effectively reduce the capacity of the system, thus causing an interim prohibition on new connections. Therefore, service is available for individual connections on a first come, first served basis.

Conclusion

As previously stated, the proposed project is located within the SMD No. 2 service area and the 2005 SAB of the SPWA Systems Evaluation; therefore, the project would not require expansion of existing sewage facilities. However, the project would need additional infrastructure improvements for the conveyance of wastewater. As a result, the proposed project would have a ***potentially significant*** impact related to adequate wastewater facilities for new residents.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to *less-than-significant* level. It should be noted that the project applicant will not be conditioned to obtain off-site sewer easements; however, the project applicant shall make a commercially reasonable effort to acquire the easements to complete Sewer Line "C" to the Lawrence Lift Station. Placer County's reimbursement obligation extends to the cost of negotiations and preparing and acquiring these easements, as well as the cost of the easements and the real property interests involved therein, and the cost of design, engineering, wetland permitting, and construction of Sewer Line "C," including the additional cost of deepening the sewer line in the street to accommodate Sewer Line "C," the additional cost of upsizing of the lift station, and deepening of the wet well at the lift station.

13-2(a) *The project shall include the construction of a new sanitary sewer system to serve the proposed project. The system shall include a new lift station and sanitary sewer pipelines. All sewage conveyance infrastructure to be constructed on site and in the offsite improvement area shall be included on the project Improvement Plans, which are subject to approval by the Engineering and Surveying Department and the Facility Services Department, Environmental Engineering Division.*

13-2(b) *The project applicant shall provide a Sewer Study and Lift Station Design Report to the Environmental Engineering and Utilities Division for review and approval concurrent with submittal of the project Improvement Plans. This Sewer Study, Lift Station Design Report, and sewer utility plan shall be in general conformance with Placer County standards. The lift station for this project shall be designed and constructed to accommodate the ultimate shed area that it will serve. The developer shall have a Registered Civil Engineer develop a master plan for the shed area to determine ultimate flows and the required size of the lift station. The overflow tank shall be sized at least for the existing average dry weather flows of the specific development but the design shall include easements for additional overflow tanks based on the ultimate flows of the entire shed area. Certain costs associated with the over sizing of the lift station to serve the off-site areas may be eligible for reimbursement.*

The sewer utility plan shall depict sewage infrastructure extension to the parcels to the east, Sewer Line "A," between parcels 18 and 19 to the eastern property boundary and to the parcels to the north, Sewer Line "B," to the northern property boundary of Common Lot 'G'. The sewer utility plan shall depict the demolition of the existing Lawrence Drive Lift Station and the plan for collection and transmission, Sewer Line "C," of the existing sewage flow from the facility to the new lift station located in Common Lot G. The Sewer Study shall demonstrate that gravity sewer service has been provided to the maximum number of parcels feasible. The Sewer Study shall describe the average daily wastewater generation from

the site and the methodology used to derive the estimates. The sewer utility plan shall show paved vehicular access to all sewer manholes. The Sewer Study and Lift Station Design Report shall be approved prior to or concurrent with approval of the Improvement Plans.

13-2(c) *The CC&Rs for the proposed Rancho Del Oro subdivision shall include the following provisions:*

- *Upon presentation of proper identification, Environmental Engineering and Utilities Division personnel and their representatives shall be provided access to all public sewer infrastructure easements for the purposes of inspection, maintenance, and repair of the sewer facilities.*
- *Homeowners shall be prohibited from planting trees or constructing structures or significant landscaping within any sewer easement. Language to this effect shall be included in any easement agreement for easements located onsite or in the offsite improvement area. The requirement shall also be included in the project Development Notebook.*
- *The access entry code for the gate entrance to the project site shall be provided to the Environmental Engineering and Utilities Division for use by their maintenance personnel.*
- *Notification shall be made to all future property owners within 500 feet of the sewer lift station via CC&Rs and Developer's Notebook, that they may experience some unwanted elements associated with the maintenance of the lift station, i.e. truck traffic, noise, alarms, odors, etc.*

13-3 Adequate gas and electricity/cable/telephone services for the proposed project.

PG&E is the provider for natural gas and electric for the Rancho Del Oro Estates project. Based on the PCGP, PG&E does not anticipate significant constraints on their ability to accommodate growth within the service area; where additional facilities are warranted, services could be expanded. Therefore, the project would be able to extend the existing gas and electric infrastructure to connect to and serve Rancho Del Oro Estates.

Installation of cable and telephone would be provided for the project site by Starstream Communications and Surewest Communications. The project applicant would be responsible for funding the extension of existing utilities in order to receive needed services. Upon extension of the infrastructure, the telephone and cable service providers would be able to provide services to the new development; therefore, the impact to gas and electricity and cable and telephone services for the proposed project would be ***less-than-significant***.

Mitigation Measure(s)
None required.

13-4 Impacts to current schools.

The project is located within the RJUHSD and EUSD. The proposed project would include development of 89 dwelling units, creating a demand for services from the RJUHSD and EUSD. The on-site infrastructure for the proposed project would consist of two school bus turnouts. The on-site design feature would provide a safe route for potential students generated by the Rancho Del Oro Estates development.

The student generation rate for EUSD is 0.435 per housing unit. Based on the student generation rate, the proposed project could generate 39 (0.435 x 89 = 38.72) additional students for the EUSD (grades K-8). According to communications with Vivian Gundestrup, Executive Assistant to the Superintendant of EUSD, the district has adequate capacity to support the current student population and the additional growth generated by the development of Rancho Del Oro Estates.

The student generation rate for RJUHSD is 0.138 per housing unit. Based on the student generation rate, the proposed project could generate 13 (0.138 x 89 = 12.28) additional students for the RJUHSD (grades 9-12). Because the RJUHSD is already over capacity, additional students to the district may result in further overcrowding and compromising programs. Therefore, the project would have a ***potentially significant*** impact to current schools.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

13-4 *Prior to construction, the project applicant shall participate in the Mutual Benefit Agreement and pay minimum statutory developer fees of $1.15 per square foot to provide revenue for overcrowding and funding shortfalls.*

13-5 Adequate fire protection and emergency medical services available to new residents.

Rancho Del Oro Estates is within the South Placer Fire District boundary. The proposed project would add 89 new residential single-family units in the community of Granite Bay. Based on the PCGP standard of 2.5 persons per household, the proposed project would add approximately 223 residents (2.5 x 89 = 223) to the Granite Bay community. The South Placer Fire District would need adequate staff, facilities, location of hydrants, access, and water flow to serve the additional 223 residents within the proposed project area.

According to personal communication with Bob Richardson, Fire Marshal of the South Placer Fire District, Station #16 would serve the project site and would maintain a response time of seven minutes. Station #16 is located within a quarter mile of the project

site allowing South Placer Fire District to respond well within seven minutes for medical aid and wildfire calls. In addition, the project developer has obtained permission from private property owners to establish an off-site emergency vehicle access (EVA) route that would provide a north-south connection between Olive Ranch Road and Cavitt-Stallman Road. The South Placer Fire District has indicated that such an off-site EVA would provide adequate access for the project site, existing, and future development in the vicinity, as it would eliminate the need for the District to travel the circuitous route along Sierra College Drive (See Appendix R). The improved emergency access route would traverse South Shadow Oaks Lane located approximately 1,000 feet east of the project site (See Figure 8-9, Off-Site Emergency Vehicle Access Route for the Proposed Project, in Chapter 8, Transportation and Circulation, of this EIR). The project developer has obtained easements from property owners and the EVA easements would extend over three consecutive parcels (APN 046-140-035, APN 046-140-037, and APN 046-140-038), from Olive Ranch Road northerly along the west side of South Shadow Oaks Lane. Proposed emergency vehicle access improvements are further discussed in the Transportation and Circulation chapter (Chapter 8) of the EIR.

The project would result in an increase in demand for fire protection and emergency services, which could adversely affect the ability of South Placer County Fire District to provide these services throughout their service boundaries. However, as discussed in Chapter 8, Transportation and Circulation, Impact Statement 8-8, as a project Condition of Approval, a letter from the South Placer Fire District will be required to be obtained by the applicant stating that the District does not have any concerns with the width of roadways, number of access points, grades, parking restrictions, location of hydrants, emergency access ingress and egress, or private gates. Therefore, with the incorporation of emergency access gates and EVA easements, impacts related to emergency vehicle access to the site would be ***less-than-significant***.

Mitigation Measure(s)
None required.

13-6 Adequate ratio of law enforcement personnel to residents.

The proposed project is located within the jurisdiction of, and would be provided services by, the Placer County Sheriff's Office. Placer County has adopted a public safety policy that includes the provision of capital facilities and personnel sufficient to maintain an officer/population ratio of one deputy per 1,000 residents.

The proposed project would add approximately 223 residents to Granite Bay. The Granite Bay Sheriff's substation is located at 4120 Douglas Boulevard, which is only approximately 0.75 miles from the proposed project site. Therefore, County law enforcement personnel would have ready access to the project site and, as a result, there would be a ***less-than-significant*** impact related to the development of Rancho Del Oro Estates.

Mitigation Measure(s)
None required.

13-7 Adequate library services available for new residents.

The Granite Bay Branch Library is located in Granite Bay and is a part of the Placer County Library System. Placer County Library System's total space provides its service population with a service ratio of 0.27 square feet per thousand residents. The proposed project would introduce approximately 223 new residents to the community of Granite Bay and would demand an additional 0.06 square feet of library space (223 x 0.27 / 1,000 = 0.06). Because the additional need is so small, the existing library system would be sufficient to meet the needs for the development of Rancho Del Oro Estates. Therefore, a ***less-than-significant*** impact would result related to adequate library services for new residents.

Mitigation Measure(s)
None required.

Endnotes

[1] Placer County, *Placer County General Plan*, August 16, 1994.
[2] Placer County, *General Plan EIR*, August 1994.
[3] Placer County, *Granite Bay Community Plan*, 1989.
[4] Jones & Stokes, *Final Program Environmental Impact Report for the Granite Bay Community Plan*, May 2004.
[5] George Atteberry, *Preliminary Sewer Master Plan/Capacity Study*, October 1, 2008.
[6] San Juan Water District, "*How Water Gets to You,"* http://www.sjwd.org/WaterDistribution.html, April 22, 2009.
[7] Jones & Stokes, *Granite Bay Community Plan FEIR*, May 2004.
[8] Jones & Stokes, *Granite Bay Community Plan FEIR*, May 2004.
[9] South Placer Wastewater Authority, *South Placer Regional Wastewater and Recycled Water Systems Evaluation*, June 2007.
[10] Personal Communication with Christopher Grimes, Director of Facilities Development, May 18, 2009.
[11] Personal Communication with Vivian Gundestrup, Executive Assistant to the Superintendant of Eureka Union School District, May 14, 2009.
[12] Personal Communication with Bill Richardson, Fire Marshal, June 30, 2009.
[13]Granite Bay Branch Library Website, http://www.granitebay.com/library_home.htm, April 22, 2009.
[14] San Juan Water District, *Letter of Water Availability*, March 10, 2009.