

## 4.9 PUBLIC SERVICES

Public services include fire protection, law enforcement, parks, public infrastructure such as roads and utilities, and other governmental services including schools, libraries, and other public service systems. In municipal areas such as the community of Granite Bay and the City of Roseville, individual departments within the local governmental structure provide law enforcement, fire protection, and emergency services to their communities.

The Public Services chapter of the EIR summarizes the setting information and identifies potential new demands resulting from the proposed project on fire and sheriff protection services, schools, parks, wastewater systems, solid waste disposal, and gas and electric infrastructure. Information for the Public Services chapter was drawn primarily from the Placer County General Plan and the Granite Bay Community Plan.

The County received comments on the NOP related to impacts on public services, which are addressed in this chapter to the extent they pertain to potential project impacts (see Appendix A for the NOP and comment letters). NOP comment letters received relevant to this chapter include: a letter from the City of Roseville regarding utility improvements, wastewater transmission capacity, and the ability of the South Placer Fire District (SPFD) to provide adequate emergency medical and fire protection services to the project. The Granite Bay Community Association submitted comments regarding the need for the facility to rely on SPFD for medical emergencies and suggested the project install solar and rain water capture for energy conservation. Defend Granite Bay commented regarding the need for the project to prepare an Emergency Response study cumulatively with the Ovation Senior Living project, and comments from private citizens addressed the ability of emergency responders to maintain quality service to all residents in the area. This chapter addresses these concerns.

### 4.9.1 ENVIRONMENTAL SETTING

#### FIRE PROTECTION SERVICES

The South Placer Fire District (SPFD) provides fire protection services to the proposed Project site. The SPFD provides commercial and residential structural fire protection, wildland fire protection, rescue service, emergency hazardous materials service, emergency medical services, paramedic ambulance transportation service and variety of other non-emergency related services. These services are provided through a professional staff of over 40 employees.

The closest fire station to the project site is Station 15 located at 4650 East Roseville Parkway approximately 1.5 miles to the northeast. Station 15 has an Advanced Life Support (ALS) engine,

and an engine for wildland fires (grass truck) and is staffed 24 hours by three full-time employees, one of whom is required to be advanced life support qualified.

The second closest fire station to the project site is Station 17 located at 6900 Eureka Road approximately 4.3 miles east of the project site. Station 17 has an ambulance, ladder truck, and an engine for fighting wildland fires. Station 17 is staffed with 5 full-time employees.

The SPFD Board of Directors has adopted the following response times:

*Structure Fires:*

The first unit shall arrive within 7 minutes, total reflex time, 80 percent of the time. The second unit shall arrive within 10 minutes, total reflex time, 80 percent of the time. The remaining units, including the Incident Commander, shall arrive within 12 minutes, total reflex time, 80 percent of the time.

*Medical Emergencies:*

The first unit shall arrive within 7 minutes, total reflex time, 80 percent of the time. The second unit, including ALS, shall arrive within 10 minutes, total reflex time, 80 percent of the time.

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**LAW ENFORCEMENT SERVICES**

The Placer County Sheriff's Office provides law enforcement to the unincorporated areas of Placer County. The Sheriff's Office oversees the County Coroner, court security, and marshal duties to the entire county. In general, Sheriff services correspond to the activities of the police department within city boundaries. The Sheriff's Office also provides countywide public protection services such as fingerprinting and identification services and administers the jail and other detention facilities.

The Sheriff's Office is staffed by the sheriff, one under-sheriff, five captains, 262 sworn officers, 133 non-sworn safety personnel, and 165 professional support staff. The South Placer Sub-Station, located in Loomis at 6140 Horseshoe Bar Road, approximately 8 miles from the project, is the closest Sheriff's office. The Sheriff's Patrol Division personnel are the first to respond to emergencies. The Patrol Division is staffed by approximately 120 uniformed officers and supervisors who provide 24-hour coverage through a three-shift system. The Patrol Division also has an active Citizen Volunteer program made up of approximately 100 volunteers. The County Sheriff strives to maintain the following average response times for emergency calls for service: a) 6 minutes in urban areas b) 8 minutes in suburban areas c) 15 minutes in rural areas d) 20 minutes in remote rural areas.

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## SCHOOLS

The proposed project is located within the jurisdiction of the Eureka Union School District (EUSD). EUSD serves students in Granite Bay and East Roseville in Placer County. The District covers 15 square miles and serves a portion of East Roseville and Granite Bay. EUSD provides services to preschool through eighth grade students.

Granite Bay High School is approximately 0.9 miles east of the project site. Granite Bay High School is in the Roseville Joint Union High School District (RJUSD). The District serves more than 10,000 students. The District includes the City of Roseville, Granite Bay, and a part of Antelope and includes portions of both Placer and Sacramento counties. The District operates five comprehensive high schools, a continuation school, adult school, and an independent study school.

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## PUBLIC FACILITIES

Granite Bay is served by a comprehensive network of utilities and public facilities, including parks, roads, electric power distribution and transmission facilities, telecommunications and other cabled services are provided by the private sector in Granite Bay. These utilities include electric and gas service, telephone, and cable television.

### 4.9.2 REGULATORY AND PLANNING SETTING

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#### FEDERAL

There are no federal regulations that pertain to public resources for the proposed project.

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#### STATE

**2016 California Fire Code.** The *California Fire Code* (2016) contains regulations relating to construction and maintenance of buildings and the use of premises, among other issues. The purpose of the code is to establish minimum requirements consistent with nationally recognized best practices to safeguard the public health, safety and general welfare from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structure and premises, and to provide safety and assistance to fire fighters and emergency responders during emergency operations. The CFC also references the California Building Code and Section as it pertains to and contains specific requirements for fire-safe construction.

**Quimby Act-California Code Sections 66475-66478 (Parks).** The Quimby Act (California Government Code Sections 66475-66478) was approved by the California legislature to preserve open space and parkland in the State. This legislation was in response to California's increased

rate of urbanization and the need to preserve open space and provide parks and recreation facilities for California's growing communities. The Quimby Act authorizes local governments to establish ordinances requiring project sponsors of new subdivisions to dedicate parks, pay an in-lieu fee, or perform a combination of the two.

The Quimby Act provides two standards for the dedication of parks. If the existing park acreage in a community is greater than three (3) acres per 1,000 persons, then the community may require dedication based on a standard of up to five (5) acres per 1,000 persons within a subdivision. If the existing park acreage in a community is less than 3 acres per 1,000 persons, the community may require a dedication of parks based on a standard of only 3 acres per 1,000 persons residing in the subdivision. Section 66475.1 of the California Code also states that a new subdivision may be required to dedicate land for bicycle paths if they are dedicating roadways to the public.

The County has adopted a parkland-dedication/in lieu fee program consistent with the Quimby Act, and requires dedication based on a standard of five acres passive recreation area or open space per 1,000 new residents of the area covered by new development (GP Policy 5.A.1).

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## COUNTY

**Placer County General Plan.** The Placer County General Plan (PCGP) identified goals and policies pertaining to public services and utilities including law enforcement and fire protection services. Goals and policies applicable to the proposed project are discussed in *Table 4.9-1: General Plan Goals and Policies – Public Services* below.

**Granite Bay Community Plan (GBCP).** The GBCP identifies that the County and other agencies provide a range of public services and quasi-public services to the community including schools, law enforcement protection, fire services, and other public services such as libraries. The GBCP lists goals and policies pertaining to the provision of services, including sufficiency of services, promoting the health and safety of the public, ensuring services are adequate to serve the plan area, ensuring facilities are built to appropriate standards, requiring fair share contributions, and ensuring that adequate services are maintained, protected, and expanded. Community Plan goals and policies applicable to the project are discussed in *Table 4.9-2: Granite Bay Community Plan Goals and Policies – Public Services* below.

**Placer County Fire Facilities Impact Fee.** The Placer County Fire Facilities Fee (Placer County Code Chapter 15.36) provides additional funding for additional fire stations and apparatus (vehicles and equipment) that are required as a direct result of the increase in fire service demand brought on by new development. New development is required to pay these fees at the time of building

permit issuance. The fee is assessed on new development to pay for its fair share of system enhancements due to the incremental increased demand for service. Because the base property tax and special assessment revenue accruing to Placer County Fire is wholly devoted to current operations, fire facilities impact fees are assessed to provide the funding needed for construction of new facilities and purchase of new equipment.

***Placer County Capital Facilities Impact Fee.*** The Capital Facilities Impact Fee (Placer County Code 15.30) is implemented to mitigate the impact of new development on the County's capital facilities. The impact fee is used only for expansion of facilities to accommodate new development, not for operating or maintenance costs. Revenues are used to maintain per capita facility standards for general government, libraries, public protection, health and human services, sheriff's patrol and investigation and animal services. A separate fund is kept for each city and the unincorporated area. Facilities to be funded under the Fee Program include expansion and construction of office space, libraries, adult and juvenile detention facilities, health and human services space, social service facilities, communications/dispatch equipment, warehouse, animal services facilities, vehicles and related furnishings and equipment.

***Placer County Park Dedication Fee Ordinance Program.*** The Park Dedication Fee Program (Placer County Code 15.34) is implemented to mitigate the effect new development has on existing recreational facilities by acquiring, constructing new and/or rehabilitating existing parks and recreation facilities. Park Dedication Fees may be used to pay for capital costs but may not be used for maintenance. These fees are collected prior to the issuance of building permits.

Table 4.9-1: General Plan Goals and Policies – Public Services

General Plan Goals and Policies	Consistency Determination	Analysis
<p><b>Goal 4.H:</b> To provide adequate law enforcement services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the County.</p>	Consistent	The project is consistent with this goal. The project would have 160 residents. It is estimated that approximately 80% of those residents would come from the surrounding community. The project would pay the County’s Capital Facilities Impact Fee which includes funding to offset the cost of new development on sheriff’s patrol and investigation.
<p><b>Policy 4.H.1:</b> Within the County’s overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):</p> <ul style="list-style-type: none"> <li>a. 1:1,000 for unincorporated areas</li> <li>b. 1:7 for jail population</li> <li>c. 1:16,000 total county population for court and civil officers</li> </ul>	Consistent	The project is consistent with this policy. The project would have 160 residents, which would result in the increase in demand for 0.16 of an additional deputy. This calculation represents a conservative calculation as it is estimated that approximately 80% (128) of the 160 residents would come from the surrounding community currently served by the Sheriff. The existing residents would not create new demand on the Sheriff’s Department because they are already living in the community. The project would pay the County’s Capital Facilities Impact Fee which includes funding to offset the cost of new development on sheriff’s patrol and investigation.
<p><b>Policy 4.H.2:</b> The County Sheriff shall strive to maintain the following average response times for emergency calls for service:</p> <ul style="list-style-type: none"> <li>a. 6 minutes in urban areas</li> <li>b. 8 minutes in suburban areas</li> <li>c. 15 minutes in rural areas</li> <li>d. 20 minutes in remote rural areas</li> </ul>	Consistent	The project is consistent with this policy. While the proposed project would result an incremental increase in population, the resulting demand for sheriff protection services is anticipated to be minimal. With onsite management, many of the typical crimes against seniors is avoided by the nature of seniors living in a supervised and communal home where they are less likely to be taken advantage of or be the victims of petty crime. The project would pay the County’s Capital Facilities Impact Fee which includes funding to offset the cost of new development on sheriff’s patrol and investigation.
<p><b>Policy 4.H.3:</b> Within the County’s overall budgetary constraints, the County shall</p>	Consistent	The project is consistent with this policy. The project would pay the County’s Capital Facilities Impact Fee which includes funding to offset the cost of new development

Table 4.9-1: General Plan Goals and Policies – Public Services

General Plan Goals and Policies	Consistency Determination	Analysis
provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.		on sheriff's patrol and investigation. The impact fee is used only for expansion of facilities to accommodate new development, not for operating or maintenance costs. A separate fund is kept for each city and the unincorporated area. Facilities to be funded under the Fee Program include (among other items) expansion and construction of office space, vehicles and related furnishings and equipment.
<b>Policy 4.H.4:</b> The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.	Consistent	The project is consistent with this policy. Please see discussion for Policy 4.H.3 above.
<b>Policy 4.H.5:</b> The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.	Consistent	The project is consistent with this policy. The County would review the project's landscape plan prior to construction. Crime prevention through environmental design would be one of the safety considerations for the project in addition to the operational safety features incorporated into the project (e.g., 24-hour staff presence, key card entry, etc.).
<b>Goal 4.I:</b> To protect residents and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.	Consistent	The project is consistent with this goal. The project would be built to current California Building Code, California Fire Code, and Americans with Disabilities Act, standards, including sprinkler requirements. The landscaping around the building would be irrigated and meet the County's landscaping requirements for fire resistant landscaping. The proposed building would be setback from the existing riparian and wetland habitats onsite.
<b>Policy 4.I.1:</b> The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance	Consistent	The project is consistent with this policy. The project is located approximately 1.5 miles away from South Placer Fire Protection District Station 15 located at 4650 East Roseville Parkway. The second closest fire station to the project site is Station 17 located at 6900 Eureka Rd. approximately 4.3 miles east of the project site. The project would be required to pay the Placer County Fire Facilities Fee (Placer County

**Table 4.9-1: General Plan Goals and Policies – Public Services**

General Plan Goals and Policies	Consistency Determination	Analysis
<p>Service Organization (ISO) ratings):</p> <ul style="list-style-type: none"> <li>a. ISO 4 in urban areas</li> <li>b. ISO 6 in suburban areas</li> <li>c. ISO 8 in rural areas</li> </ul>		<p>Code Chapter 15.36) provides additional funding for additional fire stations and apparatus (vehicles and equipment) that are required as a direct result of the increase in fire service demand brought on by new development. New development is required to pay these fees at the time of building permit issuance. The fee is assessed on new development to pay for its fair share of system enhancements due to the incremental increased demand for service.</p>
<p><b>Policy 4.1.2:</b> The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):</p> <ul style="list-style-type: none"> <li>a. 4 minutes in urban areas</li> <li>b. 6 minutes in suburban areas</li> <li>c. 10 minutes in rural areas</li> </ul>	<p>Consistent</p>	<p>The project is consistent with this policy. Please see discussion under Policy 4.1.1 above.</p>
<p><b>Policy 4.1.3:</b> The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project would be required to pay the Placer County Fire Facilities Fee (Placer County Code Chapter 15.36) provides additional funding for additional fire stations and apparatus (vehicles and equipment) that are required as a direct result of the increase in fire service demand brought on by new development. New development is required to pay these fees at the time of building permit issuance. The fee is assessed on new development to pay for its fair share of system enhancements due to the incremental increased demand for service.</p>



Table 4.9-1: General Plan Goals and Policies – Public Services

General Plan Goals and Policies	Consistency Determination	Analysis
<p><b>Policy 4.1.9:</b> The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.</p>	Consistent	<p>The project is consistent with this policy. The South Placer Fire Protection District would review the project site plan, driveways, internal drive aisles, and emergency vehicle access points to ensure they meet fire safety standards. This review is completed prior to the issuance of building permits.</p>
<p><b>Policy 5.A.1:</b> The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.</p>	Consistent	<p>The project is consistent with this goal. The proposed residential care home provides many onsite recreational amenities that are specifically designed for this population. There is little increase in the need for parks and other governmental services and the project would not result in a substantial increase in parks and other expanded recreation facilities and services. The project would pay fees pursuant to the County's Park Dedication Fee Program. This program is intended to mitigate the effects new development has on existing recreational facilities by acquiring, constructing new and/or rehabilitating existing parks and recreation facilities. Park Dedication Fees may be used to pay for capital costs but may not be used for maintenance. These fees are collected prior to the issuance of building permits.</p>
<p><b>Policy 5.A.3:</b> The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development.</p>	Consistent	<p>The project is consistent with this policy. The project would pay fees pursuant to the County's Park Dedication Fee Program. This program is intended to mitigate the effects new development has on existing recreational facilities by acquiring, constructing new and/or rehabilitating existing parks and recreation facilities. Park Dedication Fees may be used to pay for capital costs but may not be used for maintenance. These fees are collected prior to the issuance of building permits.</p>
<p><b>Policy 5.A.4:</b> The County shall consider the use of the following open space areas as passive parks to be applied to the</p>	Consistent	<p>The project is consistent with this policy. In addition to paying the County's Park Dedication Fee Program fees, the project would also preserve approximately 1.5 acres of Valley Foothill Riparian and perennial stream habitat onsite under the</p>

**Table 4.9-1: General Plan Goals and Policies – Public Services**

General Plan Goals and Policies	Consistency Determination	Analysis
<p>requirement for 5 acres of passive park for every 1,000 residents.</p> <ul style="list-style-type: none"> <li>a. Floodways</li> <li>b. Protected riparian corridors and stream environment zones</li> <li>c. Protected wildlife corridors</li> <li>d. Greenways with the potential for trail improvement</li> <li>e. Open water (e.g., ponds, lakes, and reservoirs)</li> <li>f. Protected woodland areas</li> <li>g. Protected sensitive habitat areas provided that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species)</li> </ul> <p>Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.</p>		<p>Modified Frontage Improvements option, which also includes a public multi-purpose pathway along this natural area. The Full Frontage Improvements option would provide sidewalks and bike lanes along Old Auburn Road and would impact portion of the riparian and wetland areas, resulting in less area for preservation.</p>

Table 4.9-1: General Plan Goals and Policies – Public Services

General Plan Goals and Policies	Consistency Determination	Analysis
<p><b>Policy 5.A.5:</b> The County shall require the dedication of land and/or payment of fees, in accordance with State law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all the public parkland and park development needs generated by new development.</p>	Consistent	The project is consistent with this policy. Please see discussion for Policy 5.A.1.

Table 4.9-2: Granite Bay Community Plan Goals and Policies – Public Services

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p><b>Goal 8.3.1:</b> Protect citizens of the Granite Bay area from loss of life while protecting property and natural resources from fire.</p>	Consistent	<p>The project is consistent with this goal. The project would be built to current California Building Code, California Fire Code, and Americans with Disabilities Act, standards. The landscaping around the building would be irrigated and meet the County’s landscaping requirements for fire resistant landscaping. The proposed building would be setback from the existing riparian and wetland habitats onsite. Additionally, The South Placer Fire Protection District would review the project site plan, driveways, internal drive aisles, and emergency vehicle access points to ensure they meet fire safety standards prior to the issuance of building permits.</p>
<p><b>Policy 8.3.1:</b> Ensure that all proposed developments are reviewed for compliance with fire safety standards by the applicable fire district per the <i>California Fire Code</i>, fire district standards and County ordinances.</p>	Consistent	<p>The project is consistent with this policy. Please see discussion of Goal 8.3.1 above.</p>
<p><b>Policy 8.3.2:</b> Maintain strict enforcement of the Uniform Building Code and the Uniform Fire Code.</p>	Consistent	<p>The project is consistent with this policy. The project would be built to current California Building Code, California Fire Code, and Americans with Disabilities Act, standards which comply with national building and fire protection standards.</p>
<p><b>Policy 8.3.3:</b> Continue a program whereby new development pays the cost of new capital improvements necessary to provide the fire district with new fire stations, equipment and apparatus necessary to maintain the desired level of service, and to serve new development in the Granite Bay area.</p>	Consistent	<p>The project is consistent with this policy. The project would be required to pay the Placer County Fire Facilities Fee (Placer County Code Chapter 15.36) provides additional funding for additional fire stations and apparatus (vehicles and equipment) that are required as a direct result of the increase in fire service demand brought on by new development. New development is required to pay these fees at the time of building permit issuance. The fee is assessed on new development to pay for its fair share of system enhancements due to the incremental increased demand for service.</p>

Table 4.9-2: Granite Bay Community Plan Goals and Policies – Public Services

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p><b>Policy 8.3.4:</b> Encourage the modification of vegetation around structures and developments as encouraged by Fire Safe Standards.</p>	Consistent	<p>The project is consistent with this policy. The landscaping around the building would be irrigated and meet the County’s landscaping requirements for fire resistant landscaping. The proposed building would be setback from the existing riparian and wetland habitats onsite.</p>
<p><b>Goal 11.5.1:</b> Provide adequate law enforcement protection services throughout the Placer County Sheriff’s office to deter increases in crime and to meet the growing demand for services with the increasing population and commercial enterprises in the area require.</p>	Consistent	<p>The project is consistent with this goal. While the proposed project would result an incremental increase in population, the resulting demand for sheriff protection services is anticipated to be minimal. With onsite management, many of the typical crimes against seniors is avoided by the nature of seniors living in a supervised and communal home where they are less likely to be taken advantage of or be the victims of petty crime. The project would pay the County’s Capital Facilities Impact Fee which includes funding to offset the cost of new development on sheriff’s patrol and investigation.</p>
<p><b>Policy 11.1:</b> Identify a means by which new development in the area can be charged with the incremental increase in criminal justice and costs which they generate.</p>	Consistent	<p>The project is consistent with this policy. The project would pay the County’s Capital Facilities Impact Fee which includes funding to offset the cost of new development on sheriff’s patrol and investigation. The impact fee is used only for expansion of facilities to accommodate new development, not for operating or maintenance costs. A separate fund is kept for each city and the unincorporated area. Facilities to be funded under the Fee Program include (among other items) expansion and construction of office space, vehicles and related furnishings and equipment.</p>

Table 4.9-2: Granite Bay Community Plan Goals and Policies – Public Services

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p><b>Policy 11.2:</b> Attempt to reduce response time and increase service levels through road circulation system improvements.</p>	Consistent	<p>The project is consistent with this policy. The project proposes two roadway frontage options to provide the required improvements to implement the buildout of Old Auburn Road to the Granite Bay Community Plan standards. Both options would provide the necessary capacity, but the Modified Frontage Improvements option would have a reduced amount of environmental impacts. Both the Modified Frontage Improvements option and Full Frontage Improvements option provide an emergency vehicle access on Sierra College Boulevard.</p>
<p><b>Policy 11.3:</b> Seek to maintain Sheriff’s office staff levels at an acceptable level as determined by the Board of Supervisors and County Executive’s Office.</p>	Consistent	<p>The project is consistent with this policy. The project would add 160 residents, which would result in the increase in demand for 0.16 of an additional deputy. This calculation represents a conservative calculation as it is estimated that approximately 80% (128) of the 160 residents would come from the surrounding community currently served by the Sheriff. The existing residents would not create new demand on the Sheriff’s Department because they are already living in the community. The project would pay the County’s Capital Facilities Impact Fee which includes funding to offset the cost of new development on sheriff’s patrol and investigation.</p>
<p><b>Policy 11.4:</b> Consider public safety issues in all aspects of commercial and residential project design.</p>	Consistent	<p>The project is consistent with this policy. The project is consistent with this policy. The County would review the project’s landscape plan prior to the approval of improvement plans. Crime prevention through environmental design would be one of the safety considerations for the project in addition to the operational safety features incorporated into the project (e.g., 24-hour staff presence, key cared entry, etc.).</p>

### 4.9.3 POTENTIAL IMPACTS AND MITIGATION MEASURES

#### SIGNIFICANCE CRITERIA

Based upon the criteria derived from Appendix G of the State CEQA Guidelines, a project would normally have a significant impact on public services or utilities if the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- Fire Protection;
- Sheriff Protection;
- Schools;
- Parks;
- Maintenance of Public Facilities including Roads; or
- Other Governmental Services.

#### PUBLIC SERVICES AND FACILITY IMPROVEMENTS

**Significance Criteria 4.9-1: Would the project result in substantial adverse physical impacts associated with Fire Protection, Sheriff Protection, Schools, Parks, Maintenance of Public Facilities, or Other Governmental Services? (Less Than Significant Impact)**

##### **Fire Protection Services**

Construction and operation of the proposed project would not result in a need for new or expanded fire protection facilities that could result in an impact to the environment. The proposed project would be served by the existing fire services infrastructure. The project site is serviced by SPFD for its fire protection services, with the nearest station, Station 15, located at 4650 East Roseville Parkway. This station is located approximately one traveled mile northeast of the project site. In addition to the main access from Old Auburn Road, the proposed project would provide a secondary emergency access point along Sierra College Boulevard for the exclusive use of emergency vehicles. The newly constructed facility would be required to comply with California Building Code Chapter 7A, which, among other more specific requirements, requires new buildings to be constructed with fire resistive exterior materials and prohibits

unprotected exterior wall openings. To comply with SPFD access requirements, all interior roadways would be designed to conform to fire department requirements for width and turning radius. The SPFD has completed a preliminary review of the project site plan and had issued a temporary will serve letter for the project. The SPFD has determined that no new facilities or equipment would be required. A final will serve letter would be issued upon final plan approval by the SPFD.<sup>1</sup>

The project site is surrounded by a largely urbanized area, and much of the land in the vicinity of the project site has been developed and currently features residential land uses. While, the additional demand generated by the proposed project would result in an incremental increase in demand for fire protection services, the project would not result in the need for new fire protection facilities<sup>2</sup>. The County of Placer collects a fire mitigation fee at the time of building permit issuance on behalf of the SPFD. These fees are used to fund planned improvements in accordance with SPFD's adopted Capital Facilities Plan. Therefore, this impact is considered **less than significant** impact and no mitigation is required.

While not related to a physical impact on the environment, the following details about the project operations to minimize emergency medical calls are provided for informational purposes.

- The proposed project would not result in a significant number of new residents into the Granite Bay Community. As outlined in the project description, based on similar residential care homes operated by the project applicant in other locations in the United States and Canada, approximately eighty percent of the anticipated 160 residents are expected to come from the existing community<sup>3</sup>, which would result in approximately 32 additional new residents in the Granite Bay Community requiring fire protection and emergency medical services.
- The management team from the proposed facility is typically an experienced couple from another facility owned and operated by the project applicant. The management team is experienced in helping residents in the event of an emergency.
- The proposed residential care home would be designed with several safety features that reduce potential impacts. Each residential suite is outfitted with call systems in the bathroom and near the bed that alert the onsite management staff in case of an

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<sup>1</sup> South Placer Fire District, Temporary Will Serve Letter, March 1, 2018, included in Appendix J.

<sup>2</sup> Chief Michael Ritter, Person Communication, April 3, 2018

<sup>3</sup> Placer County, California, Senior Overview and Demand Analysis – September 2018, prepared by the Davis Company. This report is included as Appendix M of this EIR.



emergency. Onsite managers touch base with every resident each day, checking in and evaluating how they are doing. This type of daily awareness of the wellbeing of residents avoids many of the calls a senior citizen may make to emergency responders if they were living on their own.

- The building is designed to meet accessibility standards under the Americans with Disabilities Act (ADA) for access to and from the residential suites and to the common areas. This building design helps facilitates safe movement for residents in their suite, throughout the building and in the outdoor common areas. The building would be equipped with elevators which would provide the residents of the option of not taking the stairs. Additionally, the building would be outfitted with a full fire sprinkler and fire alarm systems. Building to ADA standards reduces trips and falls and provides a safer environment for an aging population. The fire safety features ensure that seniors would be protected in case of a fire. These are all features not typically found in a private residential home.
- The typical resident would be a single person in their late 70's or 80's. Moving into the Placer Retirement Residence provides security and onsite management that is available 24 hours a day. This reduces impacts on emergency services on a community wide scale and provide much needed protective services to an aging population that already lives in Placer County.

### **Sheriff Protection**

Construction and operation of the proposed project would not result in a need for new or expanded Sheriff protection facilities that could result in an impact to the environment. The proposed project would be served by the existing law enforcement services infrastructure. The project site is surrounded by a largely urbanized area, and much of the land in the vicinity of the project site has been developed and currently features substantial residential populations. Although the Granite Bay Community Plan anticipates a target ratio of one deputy per one thousand residents in unincorporated areas, the ratio at the time of the plan's adoption was one deputy per 1,142 people (Placer County, 2012).

While the proposed project would result an incremental increase in population, the resulting demand for sheriff protection services is anticipated to be minimal. With onsite management, many of the typical crimes against seniors is avoided by the nature of seniors living in a supervised and communal home where they are less likely to be taken advantage of or be the victims of petty crime. The project anticipates that 160 residents would occupy the proposed project which

would result in an increase in demand of 0.16 deputies which would not result in a need to expand existing facilities or staff to maintain acceptable service ratios and response times.<sup>4</sup> The County of Placer collects a Capital Facilities Impact Fee at the time of building permit issuance to fund impacts of new development on County Facilities including sheriff's patrol and investigation. Therefore, this impact is considered **less than significant** impact and no mitigation is required.

### Schools

The project site is served by Eureka Union School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). Students generated by the proposed project could attend Maidu Elementary School (K-3), Excelsior School (4-6), and Olympus Jr. High School (7-8) in the Eureka Union School District. Students could also attend Granite Bay High School in the Roseville Joint Union High School District.

Construction and operation of the proposed project would not result in a need for new or expanded school services that could result in an impact to the environment. The proposed project consists of a residential care home for seniors that is age restricted. No school aged children would reside on the site or be generated by the project. Therefore, the proposed project does not have the potential to create an incremental demand for school services such that an impact to the environment would occur. Impacts would be **less than significant** and no mitigation is required.

The Eureka Union School District and Roseville Joint Union High School District collect impact fees from new developments under the provisions of SB 50. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from taxes, would fund capital and labor costs associated with school services. The adequacy of fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the project, would fund improvements associated with school services. Under the provisions of SB 50, a project's impacts on school facilities are fully mitigated via the payment of the requisite new school construction fees established pursuant to Government Code Section 65995. As such, the project's impacts on school services are **less than significant**.

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<sup>4</sup> Lieutenant Josh Barnhart, Placer County Sheriff's Department, Personal communication April 24, 2018.

## Maintenance of Public Facilities

The proposed project would result in the creation of 145 suites in the new residential care home with associated infrastructure. The project includes a private road network that would connect to public roads. The project would also include frontage improvements along Old Auburn Road. Additional improvements would be made for an interior private drive to allow for a driveway for emergency vehicle access only. The project would tie into existing utilities as needed to allow for electrical, natural gas, and other services to be extended into the project site. All improvements would be made to conform to all pertinent code and regulatory requirements, are included as part of the proposed project, and hence, are considered a part of the analysis in this EIR. The impact from the new residential care home, while increasing a need for maintenance, would be incremental and **less than significant** and no mitigation is required.

## Other Public Facilities

Other public facilities in the County of Placer include parks, libraries, hospitals, and cultural centers such as museums. The proposed project would not create a significant demand for governmental services beyond those already considered in the Granite Bay Community Plan. Buildout of the project would not result in a significant increase in demand for public facilities such that new libraries, hospitals, cultural centers, or other public facilities that would need to be constructed or expanded to serve the proposed new development. The provision of these services would be offset by existing fee programs regulated by ordinance (such as Capital Facilities Impact Fee Program and County Park Dedication Fee Program) that are integrated into the building permit process. The impact would be **less than significant**, and no mitigation is required.

### Option 1: Full Frontage Improvements – (Less Than Significant Impact)

The Full Frontage Improvements option would result in impacts that would be the same as described above (**less than significant**)

### Option 2: Modified Frontage Improvements (the Proposed Project) – (Less Than Significant Impact)

The Modified Frontage Improvements option would result in impacts that would be the same as described above (**less than significant**)

### 4.9.3 CUMULATIVE IMPACTS

Chapter 5.5 of this EIR provides a list of related projects and other possible development in the area determined as having a direct potential to interact with the proposed project (to the extent that a significant cumulative effect could occur) are identified in *Table 5-1: Cumulative Projects*. Figure 5-1: Cumulative Projects Map identifies the location of the cumulative projects. The proposed project, in conjunction with future development in the area, would result in an increased need for public services. As previously identified, fire protection is provided by the South Placer Fire Protection District and police protection is provided by the Placer County Sheriff. No significant impacts as result of requirements for new facilities for public service providers were identified for the proposed project.

The cumulative projects could increase the demand for public service providers; however, the cumulative projects would not require unique or altered fire protection or police services such as introducing a new or unusual land use that would require specialized personnel or new types of equipment. Each individual project would be assessed for development fees for law enforcement, fire protection, schools, parks, and other public services. Payment of appropriate school, capital facilities, and park fees are determined for all projects subject to discretionary actions, to offset the increase in demand on public services. Impacts from the proposed project, in conjunction with other projects in the area, are considered to be less than cumulatively considerable and **less than significant**.

Some concerns on were raised during the NOP comment period that the cumulative effect of additional senior care homes could result in significant impacts on fire and emergency response services. While the operations of the fire district are not considered physical environmental impacts, the following discussion is provided for informational purposes.

As shown in Figure 5-1, of the cumulative projects in the Granite Bay area, most are located outside of the island area of the GBCP. Of the four projects located within the island area, three of them are some variation of a senior care or senior living facility. Each of these facilities provide 24-hour care for the residents with staff available to assist and determine the best course of action when medical care is needed; e.g., call 911, call for non-emergency transport, or provide some other non-emergency treatment onsite or at a medical facility. As a result, these facilities have staff available to help discern when an emergency response is required rather than calling 911 as a default because no other alternatives are available.

Furthermore, the project site and the other cumulative projects within the Granite Bay island area are located approximately 1.2 to 2 miles from the South Placer Fire District Station 15 located at 4650 East Roseville Parkway. As shown in Figure 5-1, other senior living facilities

located in Granite Bay are located approximately 2.5 miles from the proposed project site and are closer to other South Placer Fire Protection District stations such as Station 17 located at 6900 Eureka Road. Both of these stations have emergency medical personnel assigned to the station. The South Placer Fire Protection District has not identified that additional facilities or equipment are required to serve the proposed project, or the previously approved Ovation Project or the Park Project.

#### 4.9.4 REFERENCES – PUBLIC SERVICES

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Placer County, 2017. *Placer County SMD 2 Granite Bay Sewer System Management Plan*. July 18. Available: <https://webcache.googleusercontent.com/search?q=cache:B2y-ixZCFrEJ:https://www.placer.ca.gov/~media/fac/environmental-engineering/sewer/documents/sanitary-sewer-management-plan-2016/volume-04-granite-bay-smd2.pdf%3Fla%3Den+&cd=5&hl=en&ct=clnk&gl=us>

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South Placer County, 2017. South Placer Fire District. July 17. Available: <http://www.southplacerfire.org/AboutUs.html>

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